



Auction of 106 Acres with 90 Tillable



560 Basehoar Roth Road Littlestown, PA 17340

Auction Date: Saturday September 6th, 12:00PM

Open Houses: Thursday July 31st 5:00PM-7:00PM

Monday August 11th 5:00PM-7:00PM

Saturday August 16th 12:00PM-2:00PM

For Complete Listing & Pictures Please Visit: reddingauction.com



REDDING AUCTION SERVICE INC.

Included Information

Dear Potential Buyer,

Redding Auction Service is proud to present you with the opportunity to own this beautiful well-maintained property. We encourage all potential buyers to inspect the property and the enclosed information prior to the day of sale. We have provided the following information for your review.

- Property Information
- Terms and Conditions
- Deed
- Aerial
- Soil Map

If you have any questions, please don't hesitate to contact Cole Redding at 717-688-1746 or call our office at 717-334-6941. We are looking forward to having you at the auction on **Saturday September 6th at 12:00PM**

Thank you,
Redding Auction Service





REDDING AUCTION SERVICE INC.

General Information

General Information: Let this 0.5-Mile-long scenic driveway lead the way to the property of your dreams. Sitting on 106 acres, with 90 being tillable, and 16 being wooded, this property entertains endless possibilities. In addition to the acreage, the property boasts a 3-bedroom, 1 full bath farmhouse, a spring house, a 2-story bank barn, a 2-car garage, and 2 outdoor sheds. This property encompasses views that will take your breath away, endless types of wildlife, and plenty of room for all types of recreation. Don't miss out on the chance to make this unique, one-of-a-kind property yours.

This home has the following rooms with dimensions:

- **2 Story House:** 32'x29' – Brick House with Updated Metal Roof.
- **Family Room:** 25'x12' – Brick Fireplace, Carpet Flooring, Beamed Ceiling, Wood Paneling, Deep Sill Double Pane Windows, Access to Front Door, Rear Porch, Kitchen, Dining Room and Second Floor.
- **Dining Room:** 12'x12' – Carpet Flooring, Wood Paneling, Built in Cabinet, Deep Sill Double Pane Windows, Access to Kitchen and Family Room.
- **Kitchen:** 13'x12' – Wood Cabinets, Laminate Counter Tops, Laminate Wood Flooring, Deep Sill Double Pane Windows, Whirlpool Cook Top, Whirlpool Built in Oven, Frigidaire Refrigerator, Access to Rear Porch, Dining Room, Family Room, Second Floor.
- **Front Porch:** 7'x7' Brick Flooring, Wood Railing, Hanging Light.
- **Rear Porch:** 32'x7' – Wood Decking & Railing.

Second Floor:

- **Bedroom 1:** 13'x12' – Carpet Flooring, Deep Sill Double Pane Windows.
- **Bedroom 2:** 13'x10' – Wood Paneling, Carpet Flooring, Built in Closet, Deep Sill Double Pane Windows, Built in Corner Cabinet.
- **Bedroom 3:** 12'x13' – Carpet Flooring, Closet, Deep Sill Double Pane Windows, Access to Attic & Rear Porch.
- **Full Bath:** 12'x11' – Step in Shower, Laminate Flooring, Single Sink Vanity, Washer & Dryer Hook Up, Deep Sill Double Pane Windows, Built in Cabinets, Closet.
- **Rear Porch:** 32'x7' – Wood Decking & Railing.

Attic:

- Full House Attic with Insulation on Floor.

Basement:

- 27'x25' – Stone Floor, Outside Entrance, Utica Boiler (Oil), 2 Fuel Oil Tanks, Water Filter System, 150AMP Electric Panel.
- **Spring House:** 18'x24' – Wood Sided, Metal Roof, Wood Flooring, Double Door Access.
- **2 Story Bank Barn:** 65'x40' – Wood Sided, Stone Foundation, Metal Roof, 4 Stall Doors, Gravel Floor.
- **2 Car Garage:** 24'x24' – Wood Sided, Metal Roof, (2) 9'x8' Garage Doors, Man Door, Concrete Floor.
- **Shed 1:** 28'x24' – Wood Sided, Metal Roof, Gravel Floor.
- **Shed 2:** 20'x40' – Wood Sided, Metal Roof, Gravel Floor.

This Property has the Following Features

- **Acreage:** 106 +/-
- **Tillable Land:** 90 Acres
- **Road Frontage From:** Basehoar Roth Road (2200 Feet)
- **Township:** Mount Joy
- **County:** Adams
- **Taxes Approx:** \$3,796.00
- **School District:** Gettysburg Area School District
- **Zoning:** Agricultural District

Utilities:

- **Water:** Well
- **Sewer:** On-Site Septic
- **Gas:** N/A
- **Heating:** Boiler (Oil)
- **Cooling:** N/A
- **Parcel Number:** 30G17-0040-000

Terms: \$40,000.00 Down Payment in certified funds Made Payable to **Estate of Daniel I. Keys** due on the day of the auction by the successful bidder. Property is being sold with a reserve. Settlement within 45 days. Property is being sold AS-IS. Announcements made on the day of the auction take precedence over all printed materials. NO BUYERS PREMIUM

- Closing location to be determined by the seller.
- Possession will take place at time of settlement.

Auction for: Daniel I. Keys Estate

Attorney: Scott L. Kelley – Barley Snyder





REDDING AUCTION SERVICE INC.

Deed

Know all Men by these Presents,

That I, **Bernard V. Miller,**

108436

Sheriff of the County of Adams, in the State of Pennsylvania, for and in consideration of the sum of Two Hundred Eighty-Six Thousand - - - - -
- - - - - (\$286,000.00) dollars to me in

hand paid, do hereby grant and convey to **Daniel I. Keys, of 491 Cunningham Road, Gettysburg, PA 17325, Grantee, All those two (2) tracts of land situate, lying and being in Mount Joy Township, Adams County, Pennsylvania, bounded and described as follows:**

TRACT NO. 1: BEGINNING at a stone at corner of land now or formerly of J.B. Spangler and now or formerly of Henry Mumert; thence by land now or formerly of said Mumert, North 41½ degrees West, 110.7 perches; thence by same, North 21 degrees West, 27.2 perches to corner of land now or formerly of D. Hess; thence by land now or formerly of said Hess, South 53½ degrees West, 95 perches to corner of land now or formerly of Wash. Motter; thence by land now or formerly of said Motter, South 12-¾ degrees East, 9.9 perches; thence by same, South 12½ degrees West, 78 perches to stone; thence by land now or formerly of Austin Spangler, South 88 degrees East, 23.6 perches to stone; thence by same, South 62-¾ degrees East, 63 perches to stone; thence by land now or formerly of B. Brown and now or formerly of J.B. Spangler, North 56-¾ degrees East, 114 perches to the place of BEGINNING. CONTAINING 104 acres and 53 perches.

TRACT NO. 2: BEGINNING at a stone for a corner at lands now or formerly of A. J. and A.R. Spangler and land now or formerly of Irvin Hyser; thence along said Hyser's land and public road, North 74 degrees West, 31.1 perches to land now or formerly of J.D. Shoemaker at a stone; thence by same, North 56-¾ degrees East, 28 perches to a stone at land now or formerly of A.J. and A.R. Spangler; thence by same, South 11½ degrees East, 24 perches to the place of BEGINNING. CONTAINING 2 acres and 8 perches, more or less.

Being the same real estate as described in Record Book 457 at page 1058.

IMPROVED with a 2½ story brick dwelling, summer kitchen, bank barn, wagon shed and corncrib.

W 108436
06-01-90 16:33JACKIE 5135
FEES \$15.00
PA TRANS TAX \$799.92
LITAM-50 \$399.96
MTJY \$399.96
CHK \$1615.34
RECORDED OF DEEDS
ADAMS CO #1
GETTYSBURG, PA 17325
BETTY H. FITZER
CHK \$1615.34
06-01-90 16:33JACKIE 5135

Satisfactory Sale
Completed 1/14/90
Betty H. Fitzer
Recorder of Deeds

BN0557PG0397

Book: 557 Page: 397 Seq: 1



REDDING AUCTION SERVICE INC.

Aerial





REDDING AUCTION SERVICE INC.

Soil Map

- ReB: Rexford Silt Loam
- PoB: Penn- Klinesville Channery Silt Loams
- AbA: Abbottstown Silt Loam
- CrA: Crosby Silt Loam





ABOUT US

Let our Family serve your Family

Founded in 1970, Redding Auction Service, Inc., is a full-service auction company that is well known for its established reputation in the auction community. Redding Auction Service, Inc. maintains the highest standards in customer service along with continued commitment to providing their customers with a fair and honest auction experience. Redding Auction Service, Inc. is a family owned and operated company with over 127 years combining auction, appraisal, and sales experience. Their knowledgeable, professional staff pride themselves on their commitment to customer satisfaction and gaining the greatest return on your investments. They work hard to ensure that both buyers and sellers have a positive auction experience.

Redding Auction Service, Inc. handles entire estate inventories or can accept single items and small collections to include in a multi-owner auction. The staff at Redding Auction Service, Inc. performs each facet of the sale from inventory to appraisals, promotion of the sale, through conducting the auction with their skilled auctioneers. Redding Auction Service, Inc. is a full-service auction company with proven results. Personal involvement every step of the way will give you a smooth and organized auction. Our knowledgeable and experienced staff can handle large or small sales, estate liquidations, as well as real estate property sales.

If you want professional services at fair rates call Redding Auction Service Inc. today!

PA License # AU003819-L

