

REDDING AUCTION SERVICE, INC.

Public Sale of Real Estate

74+/- Acres

2-Story Farmhouse – Large Shed – Many Wooded Acres

Saturday, November 9th @ 12:00PM

Sale Address: 1319 Knoxlyn Road, Gettysburg, PA 17325



This one-of-a-kind property has views that will take your breath away. If you are looking for a secluded property with acreage that you can restore to your vision or build the house of your dreams on, this is the property for you!

Main Level:

- ❖ 24'x14' Kitchen/Dining Area w/Carpet Flooring, Wood Beam Ceiling, Windows, Refrigerator, and Wood Stove in Working Order
- ❖ 26'x5' Screened-In Front Porch w/Carpet Flooring and Front Yard Access
- ❖ 15'x14' 1st Bedroom w/Carpet Flooring, Paneled Walls, and Access to Front Porch
- ❖ 14'x9' 2nd Bedroom w/Carpet Flooring, Paneled/Plastered Walls, Dryer, and Access to Half Bath w/Toilet
- ❖ 8'x5' Half Bath w/Toilet and Wood Flooring

Second Floor:

- ❖ 10'x12' 3rd Bedroom w/Wood Floors, Plaster/Wood Walls, and Attic Access
- ❖ 12'x14' 4th Bedroom w/Wood Floors, Plaster/Wood Walls, and Closet
- ❖ 12'x14' 5th Bedroom w/Wood Floors and Plaster/Wood Walls
- ❖ 12'x14' 6th Bedroom w/Wood Floors and Plaster/Wood Walls

Attic:

- ❖ Full Attic w/Pitched Ceiling and Carpet Flooring

Basement:

- ❖ Full Cement Floor Basement w/Stone Walls, Refrigerator/Freezer, Sump Pump, and Electric Panel Box

Other Home Amenities:

- ❖ Home has Wood Exterior
- ❖ Metal Roof
- ❖ Stone Foundation
- ❖ Home is on Own Well and Septic

Outdoor Shed:

- ❖ 32'x24' Wooden Exterior Shed w/Cement Flooring, Metal Roof, Sliding Wood Doors, and 12'x32' Overhang Area

****Property just had a recent subdivision approved by Highland Township****

Open Houses:

Saturday October 19th 1:00PM-3:00PM

Tuesday October 29th 4:00PM-6:00PM

Personal Inspection:

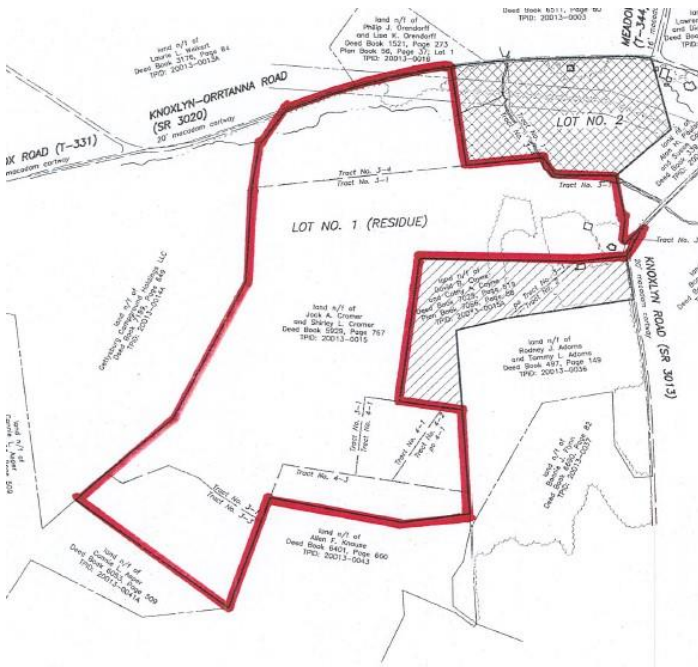
By Appointment Only – Please Call 717-334-6941 to Schedule

Terms:

25,000 Down Day of Sale – Settlement within 45 Days

Attorney: Bernie Yannetti

Auction for Jack & Shirley Cramer



Aerial Map taken from recent subdivision dated 7-18-2024 designed by Beyond All Boundaries, Inc.

Home Facts:

Farmhouse Style Home

Gettysburg School District

74+/- Acres

70 +/-Wooded Acres

2.3 +/- Tillable Acres

Enrolled in Clean & Green

Highland Township