



4599 Carlisle Road Gardners, PA 17324

Auction Date: Tuesday July 1st, at 6:00PM

Open Houses: Monday June 2nd 5:00PM-7:00PM
Tuesday June 10th 5:00PM-7:00PM

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

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 anytime. We are looking forward to having you at the auction on **Tuesday, July 1st at 6:00PM**

Thank you,
Redding Auction Service





REDDING AUCTION SERVICE INC.

General Information

General Information: If you are looking for a home to make your own or for the perfect investment opportunity, this is the property for you. Sitting on 2.10 acres, this home encompasses 3 bedrooms, 1 full bath, an entranceway/mudroom area, a large kitchen, a formal dining room, a large living room with a brick fireplace, and a full basement that can only be entered from outside. In addition to the home's amenities, the property boasts a detached 2-car garage, a detached metal shed, an Amish style shed, and a tree house. This property comes along with a fully paved driveway, lots of privacy and yard space, and endless opportunities. Don't miss out on the chance to own this home!

This home has the following rooms with dimensions:

1st Floor

- **Entrance Way:** 15'x17' – Concrete Floor, 2-Door Access, Leads into Kitchen.
- **Kitchen:** 11'x9' – Laminate Flooring, Wood Cabinets, Ceramic Countertops, Gas Stove, Microwave, Dishwasher, Double Sink, Refrigerator, Access to Dining Room & Entrance Way.
- **Dining Room:** 15'x8' – Hardwood Floors, Window, Chandelier Light, Access to Kitchen & Family Room.
- **Family Room:** 17'x12' – Hardwood Floors, Brick Fireplace, Large Windows, Ceiling Fan, Access to Dining Room, Front Door, Office & Bedroom.
- **Primary Bedroom:** 10'x12' – Carpet Flooring, Ceiling Fan, Closet, Windows.
- **Office:** 13'x9' – Carpet Flooring, Window, Access to 2nd Floor.
- **Full Bath:** 5'x9' – Single Sink Vanity, Step in Shower, Vinyl Flooring, Window.

2nd Floor

- **Bedroom 2:** 11'x12' – Carpet Flooring, Sky Light, Closet, Baseboard Heat.
- **Bedroom 3:** 10'x10' – Carpet Flooring, Closet, Built in Shelving, Baseboard Heat.

Basement

- **Room 1:** 34'x17' – Cement Floor, Cement Block Walls, Washer & Dryer Hook Up, Arm Strong Furnace, Hot Water Heater, Electric Pannel, Sub pump, Outdoor Access.
- **Room 2:** 27'x22' – Stone Floor, Cement Block Walls, Built in Shelving, Fuel Oil Tank, Sub Pump.

Detached Garage: 22'x20' – Cement Block Walls, Sliding Wood Doors, Cement Floor, Sub Panel Box.

Detached Metal Shed: 20'x20' – Metal Sides, Earth Floor, Man Door Access.

Detached Lean to Shed: 14'x30' – Earth Floor, Wide Double Door Access.

Amish Style Shed

Tree House

This Property has the Following Features

- **Acreage:** 2.10 +/-
- **Road Frontage From:** Carlisle Road
- **Township:** Dickinson
- **County:** Cumberland
- **Taxes Approx:** \$3008.00
- **School District:** Carlisle School District
- **Zoning:** Residential

Utilities:

- **Water:** Well
- **Sewer:** On-Site
- **Gas:** Fuel Oil
- **Heating:** Furnace
- **Cooling:** Central Air
- **Parcel Number:** 08-38-2175-040

Terms: \$20,000.00 Down Payment due on the day of 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 Keys Estate

Attorney: Scott Kelley

Redding Auction Service | 717-334-6941 | reddingauction.com



REDDING AUCTION SERVICE INC.

Deed

Inst. # 202220552 - Page 1 of 1

CERTIFIED PROPERTY IDENTIFICATION NUMBER
08-38-2175-040 - DICKINSON TP
CCGIS REGISTRY 07/18/2022 BY TB

Return to:
Robert L. McQuaide Esq.
Barley Snyder
123 Baltimore St. Suite 101
Gettysburg, PA 17325
Phone: (717) 253-9012

Tax ID Number: 08-38-2175-040
Dickinson Township
Cumberland County, Pennsylvania

Consideration: \$ 194,900

This Indenture Made the

15th day of July

2022.

BETWEEN

KIMBERLY A. TURNER,
single person
("Grantor")

AND

DANIEL I. KEYS,
single person
("Grantee")

WITNESSETH

GRANTOR for and in consideration of the sum of One Hundred Ninety- Four Thousand and Nine Hundred Dollars (\$ 194,900.00) paid to Grantor by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto Grantee, his heirs and assigns;

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Dickinson, Cumberland County, Commonwealth of Pennsylvania, bounded and described as follows:



REDDING AUCTION SERVICE INC.

Deed

Inst. # 202220012 - Page 2 of 6

BEGINNING at a point on the eastern right of way line of Old State Road, T-522, at the southern line of property now or formerly of Kenneth E. Rockey; thence along said last mentioned line, South 85 degrees 30 minutes East 207.48 feet to a point; thence along the western line of said Rockey lands, South 18 degrees 05 minutes West 450 feet to a point at the line of lands now or formerly of Elmer Sowers; thence along said last mentioned lands, North 80 degrees 20 Minutes West 200.79 feet to a point on the eastern right of way line of Pa Route 34; thence along said last mentioned line, North 07 degrees 05 minutes West, 37.74 feet to the eastern right of way line of Old State Road, T-522; thence along said last mentioned line, North 19 degrees 57 minutes 40 seconds East 396.72 feet to a point at the place of **BEGINNING**.

UPI No. 08-38-2175-040

BEING the same premises which Lucas Flickinger and Jamie M. Flickinger, husband and wife, by Deed dated June 27, 2019, and recorded on July 10, 2019, in the Office of the Recorder of Deeds for Cumberland County, Pennsylvania at Instrument Number 201915201, granted and conveyed unto Kimberly A. Turner, single person.

TOGETHER with all the singular buildings, improvements, ways, streets, alleys, driveways, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law and in equity, in and to the same.

TO HAVE AND TO HOLD the lot or piece of ground described above with the messuage or tenement thereon erected hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto Grantee, his heirs and assigns, to and for the only proper use and behoof of Grantee, his heirs and assigns forever.

AND Grantor, her heirs, executors and administrators do covenant, promise and agree, to and with the Grantee, his heirs and assigns, by these presents, that Grantor and her heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against them, the Grantor, her heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her them or any of them, shall and will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal.
Dated the day and year first above written.



4615 CARLISLE ROAD

Carlisle Road

2.10 Ac

4599 CARLISLE ROAD

40

207.48

234.00

396.72

179.17

208.28

174.30

125.00

1.00

96.50

148.00

148.00

33

00.31

00.31

00.31

450.00

431.00

200.79

37.14



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

