



REDDING
AUCTION
SERVICE

1085 Table Rock Rd., Gettysburg, PA | Tel: 717-334-6941 | Fax: 717-334-3525



4525 Carlisle Road Gardners, PA 17324

Auction Date: Tuesday June 24th, 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 June 24th at 6:00PM**

Thank you,
Redding Auction Service





REDDING AUCTION SERVICE INC.

General Information

General Information: Let this long, paved driveway lead you up to your own private oasis. Sitting on 12 acres, this 2-bedroom, 1 and a half bath home, has views and a landscape that will take your breath away. In addition to the bedrooms and bathrooms, this home encompasses a large multi-purpose room, an eat-in kitchen, a large family room with a stone fireplace, a full basement, and many closets for extra storage. This property located in Dickinson Township, Cumberland County boasts 6 outdoor sheds, plenty of privacy, and lots of space to create outdoor memories and enjoy wildlife. The property also contains its own well and septic. Don't miss out on the great opportunity to make this property your own!

This home has the following rooms with dimensions:

1st Floor

- **Multi-Purpose Room:** 19'x22' – Tile Flooring, Deep Windows, (2) Large 7'x6' Bay Windows Overlooking Driveway, Access to Outside, Kitchen, Half Bath & Family Room.
- **Kitchen:** 15'x11' – Granite Countertop, Wood Cabinets, Tile Floor, Fridge, Electric Stove, Windows, Radiator Heat, Access to Family Room & Multi-Purpose Room.
- **Family Room:** 16'x22' – Carpet Flooring, Wood Accent Beams, Stone Fireplace, Multiple Large Windows, Radiator Heat, Access to Half Bath, Kitchen & Second Floor.
- **Half Bath:** 6'x3' – Single Sink Vanity, Window, Tile Flooring.

2nd Floor

- **Primary Bedroom:** 15'x23' – Carpet Flooring, 8' Ceilings, Windows, 6'x5' Closet with Attic Crawl Space Access, 4'x4' Closet, Ceiling Fan.
- **Bedroom 2:** 23'x16' – Carpet Flooring, 8' Ceilings, Window, 5'x3' Closet, 8'x6' Storage Area.
- **Full Bath:** 7'x5' – Single Sink Vanity, Step in Shower, Tile Flooring, Window.

Basement

- **Room 1:** 22'x14' – Concrete Floor, Stone Walls, Outside Entrance, (2) Fuel Oil Tanks, Boiler.
- **Room 2:** 8'x14' – Concrete Floor, Cement Block Walls, Wood Cabinets, Washer & Dryer.

Porch: 15'x15' Wood Deck

Sheds: (5) 10.5x16.5x12.5 Wood Built Sheds with Double Door Access; Metal Roof & Electric.

This Property has the Following Features

- **Acreage:** 12 +/-
- **Road Frontage From:** Carlisle Road
- **Township:** Dickinson
- **County:** Cumberland
- **Taxes Approx:** \$3856.00
- **School District:** Carlisle School District
- **Zoning:** Residential

Utilities:

- **Water:** Well
- **Sewer:** On-Site
- **Gas:** Oil
- **Heating:** Electric Boiler
- **Cooling:** N/A
- **Parcel Number:** 08-38-2175-041

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 INC.

Deed

34162e

THIS DEED,

MADE THE 17th day of August in the year two thousand and four (2004),

BETWEEN JEUNE D. ROCKEY, widow, of Dickinson Township, Cumberland County, Pennsylvania, hereinafter called Grantor,

AND DANIEL L. KEYS, of Dickinson Township, Cumberland County, Pennsylvania, hereinafter called Grantee:

WITNESSETH, that in consideration of the sum of Two Hundred Twenty Thousand and no/100 (\$220,000.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, his heirs and assigns,

ALL that certain tract of land with the improvements thereon erected situate in Dickinson Township, Cumberland County, Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin for a corner; thence by land now or formerly of Elmer Sowers, North 1¼ degrees East 53.2 perches to an iron pin; thence by the same, North 78¾ degrees West 39.9 perches to a point in the center of State Highway Route No. 34; thence by the center of said Highway and adjoining land now or formerly of James Kuhn and Hoyt B. Sowers, South 5¼ degrees East 55.8 perches to a point in the center of said highway Route No. 34; thence by land now or formerly of George Bohn, South 76 degrees East 15.7 perches to an iron pin; thence by the same, South 82½ degrees East 15 perches to the place of BEGINNING.

CONTAINING 12 acres 3 perches; and being improved with a dwelling house known as 4525 Carlisle Road, Gardners, Pennsylvania.

AND BEING the same property which Ruth E. Rockey, widow, granted and conveyed to Kenneth E. Rockey and Jeune D. Rockey, his wife, by deed dated April 25, 1973 and recorded in the Office of the Recorder of Deeds for Cumberland County in Deed Book C, Volume 25, Page 810.

ROBERT P. ZIEGLER
RECORDER OF DEEDS
CUMBERLAND COUNTY - PA
2004 AUG 20 PM 2 54

BOOK 264 PAGE 4013



REDDING AUCTION SERVICE INC.

Deed

THE said Kenneth E. Rockey, died on May 15, 2002 whereupon title became vested in fee simple in Jeune D. Rockey, grantor herein.

AND the said Grantor hereby covenants and agrees that she will warrant specially the property hereby conveyed.

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

Signed, Sealed and Delivered
in the presence of

(SEAL)
JEUNE D. ROCKEY

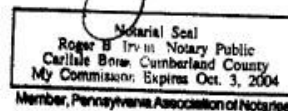
COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF CUMBERLAND :

On this, the 17th day of August, 2004, before me the undersigned officer, personally appeared **JEUNE D. ROCKEY**, widow, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and seal.

(SEAL)
Notary Public



BOOK 264 PAGE 4014



REDDING AUCTION SERVICE INC.

Deed

I do hereby certify that the precise residence and complete post office address of the within named Grantee is

August 17, 2004

Robert L. McQuade (w)
Attorney for Grantee

IRWIN & McKNIGHT
ATTORNEYS

I Certify this to be recorded
In Cumberland County PA



Robert P. Zingler

Recorder of Deeds

DEED
DEED - WRIT
DEED - RTT STATE
CARLISLE AREA
DIXONSHIRE TOWNSHIP
DEED - A/H
J.C.S. / A.T.J.
CD IMPROVEMENT FND
REC. IMPROVEMENT FND
Check# 1897
Check# 1899
Check# 1898
Total Received.....

BOOK 264 PAGE 4015

Remarks: R. McQUADE

Instr# 2004-034162 8/20/2004 15:00:57

Receipt# 514110

Cumberland County Recorder of Deeds
Instrument Filing



REDDING AUCTION SERVICE INC.

Aerial





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

