



REDDING
AUCTION
SERVICE

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



2080 Pumping Station Road Fairfield, PA 17320

Auction Date: Tuesday August 12th, at 6:00PM

Open Houses: Thursday July 24th 5:00PM-7:00PM

Tuesday July 29th 6:00PM-7:00PM

For Complete Listing & Pictures Please Visit: reddingauction.com

Redding Auction Service

| 717-334-6941

| 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. We are looking forward to having you at the auction on **Tuesday August 12th at 6:00PM**

Thank you,
Redding Auction Service





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General Information

General Information: If you are looking for a home with endless possibilities, sitting on 1 acre, this is the home for you! This home encompasses a large eat-in kitchen, a large family room, a half bath/mudroom combo, 2 full baths, 2 bedrooms, a screened in front porch, a side patio, and a back patio. This home also boasts a fully finished basement with an eat-in kitchen, washer and drier room, full bath, 3 multi-purpose rooms, and a mechanical room. Along with plenty of privacy and yard space, the property comes with a detached 2-car garage, a utility shed, a paved driveway, and an underground dog fence. Located just on the outskirts of Gettysburg, and not far from the Maryland line, this is rare move-in ready property that you will not want to miss out on!

This home has the following rooms with dimensions:

Main Floor

- **Eat in Kitchen:** 20'x13' – Wood Cabinets, Formica Countertops, Double Sink, Center Island, Whirlpool Fridge, GE Dishwasher, Frigidaire Electric Stove Top, GE Oven, Samsung Microwave, Laminate Flooring, Access to Back Patio and Side Entrance Access.
- **Family Room:** 22'x13' - Hardwood Floor, Large Windows, Ceiling Fan, Closets, Access to Screened in Front Porch & Access to Kitchen.
- **Mud Room/Half Bath:** 9'x6' – Built in Wood Cabinets, Single Sink Vanity, Toilet, LG Washer & Dryer, Access from Side Entrance.
- **Full Bath:** 10'x5'6" – Laminate Flooring, Single Sink Vanity, Step in Shower, Built in Cabinets, Window.
- **Primary Bedroom:** 14'x13' – Hardwood Floor, Ceiling Fan, Windows, 9'x5' Walk in Closet, Access to Primary Bath.
- **Primary Bath:** 9'x6' – Laminate Flooring, Single Sink Vanity, Walk in Shower, Built in Cabinets, Closet.
- **Bedroom #2:** 13'x12' – Hardwood Floor, Window, Closet, Ceiling Fan.
- **Screened in Front Porch:** - 35'x13'5" – Wood Decking, Ceiling Fans, Skylights.
- **Side Patio:** - 64'x12' - Cement Patio That Leads to Back Patio, Front Porch & Side Entrance of House.
- **Back Patio:** - 42'x23' – Cement Patio, Access to Kitchen & Side Patio.

Basement

- **Eat in Kitchen:** 32'x12' – Wood Cabinets, Formica Countertops, Double Sink, Whirlpool Fridge, Frigidaire Oven, Whirlpool Stove Top, Whirlpool Microwave, Frigidaire Dishwasher, Access to Outside & Other Rooms.
- **Washer & Dryer Room:** 6'x3' – Built in Cabinets, Laminate Flooring, Kenmore Washer & Whirlpool Dryer.
- **Full Bath:** 9'x5' – Laminate Flooring, Single Sink Vanity, Step in Shower.
- **Room #1:** 13'x10' – Hardwood Floors, Closet.
- **Room #2:** 12'x10' – Hardwood Floors, Closet.
- **Multipurpose Room:** 14'x16' – LVP Flooring, Closet, Window, Access to Main Floor & Mechanical Room.
- **Mechanical Room:** 14'x16' – Metal Shelving, Concrete Floor, Hot Water Heater, 200AMP Electric Panel, Well-X-Trol Water Tank & Access to Multipurpose Room.

Exterior

- **Detached 2-Car Garage:** 30'x26' – T1-11 Siding, Man Door, 2 Garage Doors, Metal Roof, Cement Floor, Windows, Built in Shelving, Drop Ceiling, Metal Roof.
- **Utility Shed:** 10'x8' – Metal Sided Shed with Sliding Doors.

Home Facts:

- Vinyl Siding
- Metal Roof
- Paved Driveway
- Dog Fence

This Property has the Following Features

- **Acreage:** 1.09 +/-
- **Road Frontage From:** Pumping Station Road
- **Township:** Freedom
- **County:** Adams
- **Taxes Approx:** \$3241.00
- **School District:** Gettysburg Area School District
- **Zoning:** Residential/Rural Conservation

Utilities:

- **Water:** Well
- **Sewer:** On-Site Septic
- **Heating:** Forced Air/ Mini Splits
- **Cooling:** Central A/C / Mini Splits
- **Parcel Number:** 13D16-0059-000

Terms: \$20,000.00 Down Payment in certified funds 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: Jane T. Eyler Estate

Attorney: David James





REDDING AUCTION SERVICE INC.

Deed

WARRANTY DEED

The Pennsylvania Co.
Wilkes-Barre, Pa. 17701

This Deed,

59717

MADE the 14th day of October

in the year one thousand and ninety-seven (1997).

BETWEEN JOSEPH A. EYLER and JANE T. EYLER, husband and wife, of Freedom Township, Adams County, Pennsylvania, parties of the first part, GRANTORS,

A N D

JANE T. EYLER, of Freedom Township, Adams County, Pennsylvania, party of the second part, GRANTEE.

WITNESSETH, That in consideration of

One (\$1.00) Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee, and her heirs and assigns,

All that tract of land situate in Freedom Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at an existing nail in the center of Pennsylvania Legislative Route 01052 at corner of land now or formerly of Douglas R. Piper and wife, which place of Beginning is located North 4 degrees 1 minute 10 seconds East, 51.88 feet from a P.R. nail in the center of said Legislative Route marking the northwest corner of land now or formerly of Melvin G. Chapman and wife; thence in said Pennsylvania Legislative Route 01052, North 5 degrees 39 minutes 20 seconds West, 151.93 feet to a P.R. nail in the center of said Legislative Route; thence by land now or formerly of Douglas R. Piper and wife, South 74 degrees 41 minutes 50 seconds East, 389.48 feet to an existing pipe; thence by land now or formerly of R. L. Price, South 37 degrees 58 minutes 10 seconds West, 157.86 feet to an existing iron pin; thence by land now or formerly of Douglas R. Piper and wife, and running through a pipe located 17.3 feet from the end of this line, North 71 degrees 43 minutes 50 seconds West, 274.66 feet to an existing nail in the center of Pennsylvania Legislative Route 01052, the place of BEGINNING. CONTAINING 1.092 Acres.

The foregoing description was obtained from a draft of a survey made by J. Riley Redding, Registered Surveyor, trading as Adams County Surveyors, dated August 10, 1978. Said tract of land is designated as Lot No. 1A on the plan of lots recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Plat Book 10, at page 27.

BX1455PS11208



REDDING AUCTION SERVICE INC.

Deed

BRING the same tract of land which Joseph A. Eyer and Jane T. Eyer, his wife, by their deed dated October 6, 1994, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Record Book 952, page 156, sold and conveyed unto Joseph A. Eyer and Jane T. Eyer, husband and wife, Grantors herein.

MEMO: This is a conveyance from husband and wife to wife and, therefore, is tax exempt under Regulation No. 91.193(b) (6) (1) (A).

N	09/17
10-15-97 DECEMBER	0111982
FEES	\$3.00
REFUND MOLE	\$11.50
WRIT TAX	\$0.50
ST	\$25.00
OK	\$25.00
LD	\$0.00
RECORDER OF DEEDS	
ROOM 101	
GETTYSBURG PA 17305	
BETTY A. PETER	
OK	\$25.00
10-15-97 DECEMBER	0111982

BX 1456PGU209



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REDDING AUCTION SERVICE INC.

Aerial





ABOUT US

Let our Family serve your Family

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

PA License # AU003819-L

