



## ***PUBLIC SALE OF REAL ESTATE***



**781 Georgetown Road Littlestown, PA 17340**

**Auction Date: Monday September 15<sup>th</sup>, at 6:00PM**

Open Houses: Thursday August 14<sup>th</sup> 5:00PM-7:00PM

Monday August 25<sup>th</sup> 6:00PM-7:00PM

*For Complete Listing & Pictures Please Visit: [reddingauction.com](http://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 **Monday September 15<sup>th</sup>**.

Thank you,  
Redding Auction Service







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## General Information

**General Information:** Sitting on 20 acres, this property is any horse enthusiast's dream! In addition to the acreage, this property boasts a two-in-one home, encompassing 2 separate living areas that are connected, but divided, leaving the possibilities endless! The first living space consists of an eat-in kitchen, dining room, family room, a multi-purpose room, 2 bedrooms, 2 full baths, and an unfinished basement. The second living space consists of a kitchen, dining room, family room, a multi-purpose room, 3 bedrooms, 2 full baths, and an unfinished basement. The home also includes an attached 2-car garage. Beyond the home amenities, the property encompasses a horse barn with 12 stalls, a large machine shed, a hay shed, and lots of pasture area. Don't miss out on the chance to make this unique property your own!

### This home has the following rooms with dimensions:

#### House #1

##### Main Floor

- **Eat in Kitchen:** 21'x16' – Wood Cabinets, Center Island, Laminate Flooring, Multiple Windows, Kenmore Dishwasher, Kenmore Electric Stove, Pantry's, Access to Family Room & Dining Room.
- **Family Room:** Carpet Flooring, Ceiling Fan, Windows, Access to Front Entrance, 2<sup>nd</sup> Floor, Basement & Kitchen.
- **Dining Room:** - 14'x12' – Carpet Flooring, Large Windows, Chandelier Light, Access to Multi- Purpose Room & Kitchen.
- **Multi-Purpose Room:** 15'x14' – Carpet Flooring, Ceiling Fan, Large Windows, Access to House # 2, Entrance Way & Dining Room.
- **Entrance Way:** 15'x9' – Hardwood Floors, Closet, Access to Multi-Purpose Room, 2<sup>nd</sup> Floor, Basement & Family Room.

##### 2<sup>nd</sup> Floor

- **Primary Bedroom:** 20'x15' – Carpet Flooring, Ceiling Fan, 9'x5' Walk in Closet with Built in Shelving, Access to Primary Bath.
- **Primary Bath:** 9'x5' – Laminate Flooring, Single Sink Vanity, Step in Shower.
- **Bedroom 2:** 14'x13' – Carpet Flooring, Ceiling Fan, Closet, Windows.
- **Full Bath:** 10'x7' – Laminate Flooring, Double Sink Vanity, Step in Shower, Closet, Window, Large Mirror.

##### Lower Level

- **Laundry/Mud Room:** 14'x7' – Carpet Flooring, Kenmore Washer & Dryer, Sink, Closet, Ceiling Fan, Window, Access to Main Floor, Basement & Garage.
- **Basement:** 28'x36' – Cement Floor, 200AMP Electric Pannel, Sub pump, New 50 Gallon Hot Water Heater, Carrier Central Heat & A/C (2009)
- **Attached 2 Car Garage:** 29'x20' – Cement Floor, (2) 7'x8' Electric Garage Doors, Work Area, Windows.

#### House #2

- **Multi-Purpose Room (Connecting Both Houses):** 17'x12' – Ceiling Fan, Door Leading to Rear Deck
- **Dining Room:** 25'x15' – Laminate Flooring, Ceiling Fan, Access to Rear Deck, Kitchen, Basement & Multi-Purpose Room.
- **Kitchen:** 11'x10' – Wood Cabinets, Laminate Counter Tops, Laminate Flooring, Kenmore Dishwasher, Double Sink, Pantry, Access to Dining Room & Family Room.
- **Family Room:** 13'x16' – Front Door Access, Window, Closet, Access to Kitchen & Hallway.
- **Primary Bedroom:** 12'x15' – Carpet Flooring, Ceiling Fan, Windows, Closet, Access to Primary Bath.
- **Primary Bath:** 8'x7' – Laminate Flooring, Single Sink Vanity, Step in Shower, Window.
- **Bedroom 2:** 11'x15' – Carpet Flooring, Closet, Ceiling Fan.
- **Bedroom 3:** 10'x11' – Hardwood Flooring, Closet, Ceiling Fan, Window.
- **Full Bath:** 11'x5' – Laminate Flooring, Double Sink Vanity, Step in Shower, Large Mirror.

- **Basement:** 44'x25' – Cement Floor, 200AMP Electric Pannel, Sub Pump, Ruud Hot Water Heater, Carrier Central Heat & A/C (2009).

#### Other Structures:

- **Horse Barn:** 36'x108' – (10) 12'x12' Stalls, (2) 12'x18' Stalls, 12'x12 Washroom, 12'x18' Hay Storage, 6'x12' Feed Room with Cabinets, 12'x18' Tac Room with Sink.
- **Machine Shed:** 30'x72' – Gravel Floor, Steel Siding and Metal Roof, 15'x30' Cement Work Area, (2) 12' Sliding Metal Doors.
- **3-Sided Shed:** 30'x25' – Metal Roof and Sides, Gravel Floor

#### This Property has the Following Features

- **Acreage:** 20.00
- **Road Frontage From:** Georgetown Road
- **Township:** Germany Township
- **County:** Adams.
- **Taxes Approx:** 5,957
- **School District:** Littlestown Area School District.
- **Zoning:** Contact Germany Township.

#### Utilities:

- **Water:** 2 Wells
- **Sewer:** Sand mound.
- **Gas:** N/A
- **Heating:** Central
- **Cooling:** Central
- **Parcel Number:** 15I18-0091A-000

**Terms:** \$30,000.00 Down Payment in certified funds 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:** Joy L. Knight Estate

**Attorney:** Jennifer Stetter – Barley Snyder







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## Deed

Image ID: 000000643760 Type: GEN  
Recorded: 08/20/2004 at 03:07:04 PM  
Fee Amt: \$41.00 Page 1 of 3

### THIS DEED

Instr# 200400017314  
Adams County, PA  
Peter S. Gochenauer Recorder of Deeds  
BK **3678** PG **235**

MADE THE 13<sup>th</sup> day of August in the year of our Lord Two Thousand Four (2004),

### BETWEEN

**JOY L. KNIGHT and KIMBERLY L. KNIGHT**, now known by marriage as **KIMBERLY L. TOOMBS**, who is joined by her husband, **LAWRENCE E. TOOMBS**, of P.O. Box 146, Littlestown, Adams County, Pennsylvania, ----- **-GRANTORS**

-and-

**JOY L. KNIGHT**, of P.O. Box 146, Littlestown, Adams County, Pennsylvania, - - **-GRANTEE**

**WITNESSETH**, that in consideration of the sum of **One (\$1.00) Dollar**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantee, their heirs and assigns,

**ALL** that certain tract of land situate, lying situate, lying and being in Germany Township, Adams County, Pennsylvania, bounded and described as follows, to wit:

**BEGINNING** for a point on the centerline of State Route 2014, known as Georgetown Road, and Lot No. 3A of the hereinafter referenced subdivision plan; thence along the centerline of said Georgetown Road, South seventy-eight (78) degrees thirty-nine (39) minutes nineteen (19) seconds East, three hundred thirty-eight and eight hundredths (338.08) feet to point at lands now or formerly of John R. Singer; thence along same, the following two courses and distances: 1) South thirteen (13) degrees fifty-four (54) minutes forty-six (46) seconds West, four hundred sixteen and two hundredths (416.02) feet to an existing iron pipe; thence 2) South sixty-six (66) degrees thirty-five (35) minutes fourteen (14) seconds East, four hundred fifty-five and sixty-six hundredths (455.66) feet to an existing steel pin at lands now or formerly of Joseph A. Phillips; thence along same, and lands now or formerly of Robert J. Gross, South twenty-two (22) degrees thirty-two (32) minutes forty-three (43) seconds West, four hundred ninety-one and twenty-four hundredths (491.24) feet to an existing white oak; thence continuing along said lands now or formerly of Robert J. Gross, South one (01) degree thirty-seven (37) minutes thirteen (13) seconds West, three hundred twenty-four and forty-three hundredths (324.43) feet to an existing steel pin at remaining lands of the Grantor herein; thence along same, and along the state line between Maryland and Pennsylvania, North eighty-eight (88) degrees forty-one (41) minutes forty-four (44) seconds West, nine hundred fifty and ninety-three hundredths (950.93) feet to a steel pin at Lot No. 3A of the hereinafter referenced subdivision plan; thence along same, the following two courses and distances: 1) North twenty-eight (28) degrees forty-one (41) minutes fifty-one (51) seconds East, seven hundred ten and sixty-five hundredths (710.65) feet to a steel pin; thence 2) North eleven (11) degrees twenty (20) minutes forty-one (41) seconds East, eight hundred (800.00) feet to a point on the centerline of Georgetown Road, the point and place of **BEGINNING. CONTAINING** 20 acres and identified as Lot No. 2 on a plan of lots prepared by Group Hanover, Inc. on March 10, 1994 as revised on June 21, 1994. Said plan is recorded in the Adams County Recorder of Deeds' Office in Plan Book 65, page 18.



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## Deed

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BK 3678 PG 236

IT BEING the same tract of land which Thomas Seibold and Sally Seibold, husband wife, Carl Davidson and Carolyn G. Davidson, husband and wife, and William O'Neil and Kathleen M. O'Neil, husband and wife, by their deed dated August 24, 1994, and recorded in the Recorder of Deeds Office of Adams County, Pennsylvania in Deed Book 0930, page 0065, granted and conveyed unto Joy L. Knight and Kimberly L. Knight, now known by marriage as Kimberly L. Toombs who is joined by her husband, Lawrence E. Toombs, Grantors herein.

UNDER AND SUBJECT TO all other conditions and restrictions as now appear on record.

**THIS IS A TAX EXEMPT TRANSFER FROM MOTHER AND DAUGHTER TO MOTHER.**

AND THE SAID GRANTORS hereby covenant and agree that they will **SPECIALLY** warrant the property hereby conveyed.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals the day and year first above written.

WITNESS:

*Lila P. Kennedy*

*Joy L. Knight* (SEAL)  
Joy L. Knight

*Lila P. Kennedy*

*Kimberly L. Knight* (SEAL)  
Kimberly L. Knight, now known by marriage  
as Kimberly L. Toombs

*Lila P. Kennedy*

*Kimberly L. Toombs* (SEAL)  
Kimberly L. Toombs, formerly  
Kimberly L. Knight

*Lila P. Kennedy*

*Lawrence E. Toombs* (SEAL)  
Lawrence E. Toombs





REDDING AUCTION SERVICE INC.

*Aerial*





## ***ABOUT US***

### ***Let our Family serve your Family***

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