



Turn-Key Restaurant & Real Estate



2 Neil Road Shippensburg, PA 17257

Auction Date: Monday March 9th, at 2:00PM

Open Houses: Tuesday February 17th 4:00PM-6:00PM &
Monday February 23rd 4:00PM-5:00PM

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 Restaurant. 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
- Methods of Payment
- How to Buy

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 **March 9th, 2026**.

Thank you,
Redding Auction Service





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General Information

General Information: Rare opportunity! Sale includes turn-key restaurant and Real Estate! This restaurant is turn-key and ready to go! Extremely clean equipment, kitchen, hood system, pizza oven, deep fryers, griddle, prep stations & walk-in freezer. Separate dish room, mechanical room & office. Dining room has 50+ seats in eating area, pick-up window and large patio. Restaurant has 38 paved parking spaces and plenty of gravel parking spaces. Great visibility, easy access and large signs. Property sits on 1 acre near the Michaux State Forest cabins, Easy access to Shippensburg and I-81 exit 29 (2 Miles).

This restaurant has the following rooms with dimensions:

- **Restaurant:** 55'x32' – *New Metal Roof, Vinyl Siding, Side & Rear Pick-up Windows for Easy Take-Out Service.
- **Dining Area:** 30'x20' – Tile Flooring, (8) Booths, (2) Tables with Chairs, Large Windows, Entrance to front Patio, Restrooms, Service Counter and Side Entrance.
- **Service Counter:** 19'x10' – Tile Flooring, Pepsi Self-Serve Cooler, 6'x2.5' Stainless Steel Cabinet with Racking and Storage, Entrance to Kitchen, Dining Area, Ice Cream Bar & Outside Vestibule Entrance.
- **Service Counter Room:** 10'x10' – Tile Flooring, Granite Countertop, Ice Machine, Pepsi Fountain Machine, Single Sink, (2) Toast POS Systems.
- **Kitchen:** 30'x12' – Tile Flooring, 2 Door Pizza Oven, Turbo Air Refrigerator, with Granite Countertop as a Prep Station, (2) Avantco Deep Fryers, Imperial Stainless-Steel Griddle, 6 Burner Imperial Stove, Larkin Hood Vent with Fire Suppression System, Turbo Air Cooler, Multiple Stainless-Steel Tables, Media Up-right Freezer.
- **Dish Room:** 12'x13' – Tile Flooring, 6'x7' Bally Walk in Freezer, 3-Compartment Stainless Steel Sink, Large Hobart Mixer, Hobart Meat Slicer, (2) Stainless Steel Tables, Multiple Dishes, Pans, Utensils & Accessories to go along with the restaurant.
- **Storage Closet:** - 4'x8' – Cement Flooring, Fountain Drink Dispenser, Multiple Accessories for the Restaurant.
- **Ice Cream Counter:** 5'x5' – Tile Flooring, Wood Cabinet, Hand Dipped Ice Cream Cooler.
- **Women's Rest Room:** 5'x8' – Tile Flooring, Single Sink Vanity, Storage Closet.
- **Men's Rest Room:** 5'x8' – Tile Flooring, Single Sink Vanity.
- **Mechanical Room:** 6'x6' – Tile Flooring, Toilet, Ruud Hot Water Heater (2025), Soap Dispenser, Fire Suppression System, Built in Shelves.
- **Storage Closet:** 3'x8' – Cement Flooring, Built in Shelves.
- **Office/Storage Room:** 11'x7' – Tile Flooring, Pick-up Window, Built in Shelving, GW Security Camera System, Freezer, Pizza Boxes!!
- **Covered Patio:** 30'x16' – Concrete Floor, (4) Picnic Tables, Entrance to Parking Lot & Dining Room.
- **Vestibule Entrance:** 6'x7' – Tile Flooring, (2) Large Windows, Entrance into Service Counter & Dining Room.

Outside Sheds

- **Shed 1:** 20'x12' – Vinyl Sided, Metal Roof, Garage Door, Man Door,
- **Shed 2:** 16'x8' – Wood Sided, Metal Roof, Man Door Access.

This Property has the Following Features

- **Acreage:** 1.01
- **Road Frontage From:** Neil Road/Cleversburg Road
- **Township:** South Hampton Township
- **County:** Cumberland
- **Taxes Approx:** \$3,322.00
- **School District:** Shippensburg Area School District
- **Zoning:** Contact Southampton Township (717-532-9646)

Utilities:

- **Water:** Public
- **Sewer:** Public
- **Gas:** Propane
- **Heating:** Forced Air
- **Cooling:** Central Air
- **Parcel Number:** 39-37-2092-061

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: JDR Unlimited Property Group

Attorney: John Murphy





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Deed

Return to:

Apple Leaf Abstracting & Sett Co
28 West Middle Street
Gettysburg, PA 17325

CERTIFIED PROPERTY IDENTIFICATION NUMBER
39-14-0169-306 - SOUTHAMPTON TWP
39-37-2092-061 - SOUTHAMPTON TWP
CCGIS REGISTRY 07/08/2020 BY TB

olt

39-14-0169-306

UPI ~~p/c 39-14-0169-020-~~
39-37-2092-061

This Consolidation Deed, made the 26th day of June, 2020,

Between

JDR UNLIMITED PROPERTY GROUP LLC, a Pennsylvania limited liability company,

(hereinafter called the Grantor), of the one part, and

JDR UNLIMITED PROPERTY GROUP LLC, a Pennsylvania limited liability company,

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **One And 00/100** Dollars (\$1.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee.

ALL of the following improved real estate situated at the intersection of along Cleversburg Road and Neil Road in **Southampton Township**, Cumberland County, Commonwealth of Pennsylvania, known as Parcel A / Lot A-20-2 Combined on a "Subdivision of Land of Nathan R. Oberholtzer for conveyance to JDR Unlimited Property Group, LLC" by Carl Bert and Associates, Professional Land Surveyors, dated March 6, 2020 / Plan number C-SO-20-01 / 001, recorded in Instrument Number 2020013811 in the office of Cumberland County Recorder of Deeds, more particularly bounded and described as follows:

BEGINNING at a Magnetic Nail set in or near the center of Cleversburg Road, SR 3002 at Lot A-20-1 on the aforementioned plan; **THENCE** along Lot A-20-1, N 10°03'00" W, a distance of 166.97 feet, to an Iron Pin set at land of Murray J. Pratt Jr., said course passing through an Iron Pin set at 25.00 feet; **THENCE** along land of Murray J. Pratt Jr., N 79°39'00" E, a distance of 90.69 feet, to an Existing Concrete Monument at Parcel A and a common corner with land of Murray J. Pratt, Jr.; **THENCE** continuing along land of Murray J. Pratt Jr., N 17°51'00" W, a distance of 9.19 feet, to an Existing Iron Pin at land of Gary W. Hockenberry; **THENCE** along land of Gary W. Hockenberry, N 77°58'39" E, a distance of 150.00



Deed

feet, to a Magnetic Nail set in or near the center of Neil Road, T-318, said course passing through an Existing Iron Pin 24.71 feet from end point; **THENCE** along or near the center of Neil Road, T-318, S 17°54'10" E, a distance of 183.43 feet, to a Magnetic Nail set at or near the intersection of Neil Road, T-318 and Cleversburg Road, SR 3002; **THENCE** along or near the center of Cleversburg Road, SR 3002, S 79°57'00" W, a distance of 150.79 feet, to a Magnetic Nail set in or near the center of Cleversburg Road; **THENCE** continuing along or near the center of Cleversburg Road, SR 3002, S 79°57'00" W, a distance of 113.62 feet, to a Magnetic Nail set in or near the center of Cleversburg Road, SR 3002 at Lot A-20-1, which is the **PLACE OF BEGINNING**.

CONTAINING 44,078 square feet, of which 10,980 square feet is within the Existing Right-of-Way of Cleversburg Road and Neil Road, leaving a Lot Area of 33,097 square feet as described on the aforementioned plan.

SUBJECT to a 50' by 50' United Telephone Company of Pennsylvania Lease Agreement as acquired in Misc. Book 364 at Page 100, as well as an easement set forth in Record Book 665 at Page 781, situated as shown on aforementioned plan,

BEING a consolidation of the same premises which Nathan R. Oberholtzer, by deed dated June __, 2020, and recorded in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania, as Instrument No. _____, granted and conveyed unto JDR Unlimited Property Group LLC, **AND BEING** the same premises which Calogero Tripoli, by deed dated October 5, 2018, and recorded in the Office of the Recorder of Deeds of Cumberland County, Pennsylvania, as Instrument No. 201824538, granted and conveyed unto JDR Unlimited Property Group LLC.

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

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for itself and its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee,



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Deed

its successors and assigns, against it, the said Grantor, and its successors and assigns, will specially warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

THIS IS A CONSOLIDATION OF TWO TRACTS WITH THE GRANTOR AND GRANTEE BEING THE SAME PARTY, AND IS THEREFORE REALTY TRANSFER TAX EXEMPT.




REDDING AUCTION SERVICE INC.

Deed

In Witness Whereof, the party of the first part has hereunto set its hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

JDR Unlimited Property Group LLC

By:  {SEAL}
Jeffrey D. Richards, Managing Member



REDDING AUCTION SERVICE INC.

Deed

Commonwealth of Pennsylvania } ss
County of Adams

On this, the 26th day of June, 2020, before me, a Notary Public, in and for said Commonwealth, personally appeared, **Jeffrey D. Richards**, who, after being duly sworn according to law, deposes and says that he is the Managing Member of JDR Unlimited Property Group LLC, and that he is authorized to execute the document for the purpose therein contained.

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

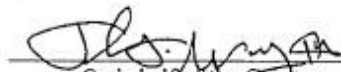

Notary Public
My commission expires _____

Commonwealth of Pennsylvania - Notary Seal
John J. Murphy III, Notary Public
Adams County
My commission expires September 24, 2023
Commission number 1201868
Member, Pennsylvania Association of Notaries

Commonwealth of Pennsylvania - Notary Seal
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The address of the above-named Grantee is:

725 Yellow Hill Road, Biglerville, PA 17307


On behalf of the Grantee

File No. CRT-9783 Consolidation Deed



REDDING AUCTION SERVICE INC.

Aerial





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Down Payment (EMD)

Acceptable Methods of Payment

1. ***Cash***
2. ***Certified or Cashier's Check*** payable to **Apple Leaf Abstracting.**
3. ***Personal Check***, accompanied by a ***Bank Letter of Guarantee***, letter must read as below and be signed by an officer of the bank.

Example Bank Letter of Guarantee:

Date: (Date of Letter)

To: Redding Auction Service, Inc.
1085 Table Rock Road
Gettysburg, PA 17325

RE: (Full name of Customer requesting letter of Guarantee)

This letter will serve as your notification that the (Name of Financial Institution) will honor/guarantee payment of any check(s) written by (Customer), up to the amount of \$20,000.00

Drawn on Account # (Customer's account number).

This Guarantee will apply only to Redding Auction Service for purchases made on (Date of Sale) only.

Sincerely,

Name of Officer
Title
Bank & Location
Office Phone #



REDDING AUCTION SERVICE INC.

How to Buy

Buying Real Estate at auction is EASY!

- Do your homework! Inspect the property and review the information packet before bidding!
- What does the term “Reserve” mean? When a reserve auction takes place, the auctioneer will submit the highest and best bid to the seller. The seller at that time has the right to accept or reject that bid.
- What does the term “Absolute” mean? When an absolute auction takes place the highest and best bid will be the winner regardless of the price.
- Do I need to pre-qualify? No, we do not require you to pre-qualify to bid at our auction. However, if you intend to obtain bank financing, the bank will require you to qualify for their loan. The Deposit that you make on auction day is non-refundable.
- You will need a down payment as stated in terms of this packet and the auction.
- The auction will begin at the scheduled time. You should arrive at least 30 minutes early to register (get a bid number). You will need your driver’s license or another form of photo ID.
- When the auction begins, the auctioneer will ask for bids. He will say numbers until someone in the crowd agrees to offer the amount asked for. For example, the auctioneer may ask for \$250,000 and he may need to come down to \$225,000 until somebody agrees to bid. At this point the auction begins, and the bidding begins to go up. The auctioneer will call out the next bid he is looking for. IF you are willing to pay that amount, simply raise your hand. There may be several people bidding at first. If you feel the auctioneer doesn’t see you, don’t be afraid to wave your hand or call out. Eventually everyone will drop out but one bidder. At this point if the property reaches an amount approved by the seller, the property will be sold to the high bidder. If it doesn’t reach a price acceptable by the seller, the high bidder may then negotiate with the seller.
- If you are the winning bidder, you will then be declared the purchaser and will be directed how to finalize the sale by signing the sales agreement and paying the required down payment.



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

