



NO RESERVE! - REAL ESTATE AUCTION



4743, 4745, and 4747

Chambersburg Road Biglerville, PA 17307

Auction Date: Monday March 30th at 5:30PM

Open Houses: Thursday March 12th 5:00PM-6:00PM &
Monday March 16th 5:00PM-6:00PM

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 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
- 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 **Monday March 30th**.

Thank you,
Redding Auction Service





REDDING AUCTION SERVICE INC.

General Information

General Information: A property encompassing 21 Acres that generates immediate income and has great potential! This property comes along with 450+ feet of road frontage along Route 30. There are many wooded acres as well as cleared areas. The property has a 924 Sqft., 3-bedroom, 1 bath mobile home with exceptional views and lots of seclusion that is currently rented out for \$1325.00 a month. This property has 2 wells and 2 septic systems. This unique, multi-use property has great potential, even more so with its location along Route 30. Whether you're looking for an investment property, or a property to build a house on and make your own, this unique property produces endless possibilities.

This home has the following rooms with dimensions:

4743 Chambersburg Road.

- **Mobile Home:** 14'x 66' – Vinyl Siding, Metal Roof.
- **Kitchen/Family Room** 15'x13' – Laminate Flooring, Wood Counter Tops, Hardwood Cabinets, Whirlpool Gas Stove, Refrigerator, Access into Family Room & Sliding Glass door to Deck.
- **Family Room:** 14'x13' – Carpet Flooring, Access to Side Porch, Large Bay Window, Access to Hallway.
- **Primary Bedroom:** 10'x13' – Carpet Flooring, Multiple Windows, Closet.
- **Bedroom 2:** 6'x10' – Carpet Flooring, Window, Closet.
- **Bedroom 3:** 6'x10' - Carpet Flooring, Window, Closet
- **Bathroom:** 7'x10' – Lmainate Flooring, Single Sink Vanity, Step in Shower.
- **Front Deck:** 11'x14' – Wood Porch. Access from Driveway & Kitchen.
- **Side Overhang:** - 77'x 6' – Cement, Metal Roof Overhang.

4745 & 4747 Chambersburg Road.

- (2) Cement Block Buildings. & (1) Wood-Sided Building in need of work. (Directly along Chambersburg Road Route 30 West).

This Property has the Following Features

- **Acreage:** 21.09
- **Road Frontage From:** Chambersburg Road
- **Township:** Franklin
- **County:** Adams
- **Taxes Approx:** \$1487.00
- **School District:** Gettysburg Area School District
- **Zoning:** Contact Franklin Township 717-334-4901

Utilities:

- **Water:** Well
- **Sewer:** On-Site Septic
- **Gas:** Propane
- **Heating:** Gas Furnace
- **Cooling:**
- **Electric:** First Energy (Meted)
- **Parcel Number:** 12C09-0050-000

Terms: \$20,000.00 Down Payment in certified funds due on the day of auction by the successful bidder. Property is being sold ABSOLUTE. 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 at Apple Leaf Abstracting & Settlement Company.
- Possession will take place at time of settlement.

Auction for: JDR Unlimited Property Group

Attorney: John Murphy



Stamp #2019-050275 Consideration \$105,000.00
 Loc Franklin Township ARL N
 Commonwealth of Pennsylvania \$1,050.00
 Franklin Township \$525.00
 Gettysburg Area School District \$525.00
 By: KATHY SMITH Total: \$2,100.00

Image ID: 000003954134 Type: GEN
 Recorded: 07/10/2019 at 01:16:10 PM
 Fee Amt: \$2,170.25 Page 1 of 4
 Instr# 201900007539
 Adams County, PA
 Karen Heflin Register and Recorder
 BK 6507 PG 252

This Indenture, made the 9th day of July, 2019,

Between

DANIEL KEYS, a single man

(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 Hundred Five Thousand And 00/100 Dollars (\$105,000.00)** lawful money of the United States of America, unto him 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 that certain lot or piece of ground situate in **Franklin Township, County of Adams, Commonwealth of Pennsylvania**, more particularly bounded and described as follows:

BEGINNING at a mark in the center of the new Lincoln Highway at line of lands now or formerly of Bertha M. Miller; thence by said Miller lands, North 22 ¼ degrees West, 95.2 perches to a stone; thence by same, North 40 ¼ degrees East, 33 perches to a stone; thence by land now or formerly of Daniel S. Mickley, South 25 ¾ degrees East, 122 perches to a mark in the center of said highway; thence along the center of said highway, South 84 ¾ degrees West, 38.7 perches to a mark in the center of said highway, the place of BEGINNING. CONTAINING 22 Acres, 22 Perches, more or less.

LESS, HOWEVER. The following tract of land which Lamont L. Kane, unmarried, by his deed dated July 27, 1962, and recorded in Deed Book Vol. 256 at Page 586, sold and conveyed unto Elvin Weaver, unmarried, bounded and described as follows:

BEGINNING at an existing cross mark in the center of line of concrete pavement represented by U.S. Route 30, thence running along land now or formerly of Bertha M. Miller North 22 degrees 15 minutes West, 344.4 feet to a stake; thence running along land of Lamont L. Kane North 83 degrees 33 minutes East 175 feet to a stake; thence running along land of Lamont L. Kane South 22 degrees 15 minutes East 344.4 feet to a point in the center line of concrete pavement known as U. S. Route 30; thence running in



Deed

the center line of said highway South 83 degrees 33 minutes West 175 feet to the place of BEGINNING. CONTAINING 1.33 Acres, more or less.

BEING the same premises which Joel C. Wetherington, United States Marshal, by deed dated April 30, 1987, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Book 457, Page 120, granted and conveyed unto Daniel Keys, GRANTOR herein.

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 himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that he, the said Grantor, and his heirs, 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, its successors and assigns, against him, the said Grantor, and his heirs, will specially warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

Image ID: 000003954135 Type: GEN
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BK 6507 pg 253



Deed

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

Sealed and Delivered
IN THE PRESENCE OF US:

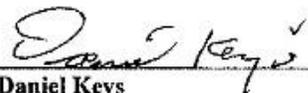
 {SEAL}
Daniel Keys

Image ID: 00003954138 Type: GEN
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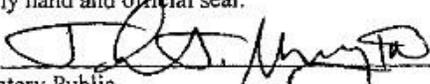


Deed

Commonwealth of Pennsylvania ss
County of Adams

On this the 9th day of July, 2019, before me, the undersigned Notary Public, personally appeared **Daniel Keys**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes 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, 2019
Commission number 1201869
Member, Pennsylvania Association of Notaries

The address of the above-named Grantee is:

725 Yellow Hill Road, Biglerville, PA 17307


On behalf of the Grantee

File No. LT-2456

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REDDING AUCTION SERVICE INC.

Aerial





REDDING AUCTION SERVICE INC.

Down Payment (EMD)

Acceptable Methods of Payment

1. **Cash**
2. **Certified or Cashier's Check** payable to Apple Leaf Abstracting & Settlement Company.
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 #



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 the 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 drivers 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.



REDDING AUCTION SERVICE INC.

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

