



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



### **Open Houses:**

**Tuesday March 31<sup>st</sup> 5:00PM-7:00PM & Tuesday April 7<sup>th</sup> 5:00PM-7:00PM**

**206 Boyle Road Fairfield, PA 17320**

**Auction Date: Tuesday April 21<sup>st</sup>, at 6:00PM**

*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 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
- Auction Day Deposit
- 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. We are looking forward to having you at the auction on **Tuesday April 21<sup>st</sup>**.

Thank you,  
Redding Auction Service





REDDING AUCTION SERVICE INC.

## General Information

**General Information:** Let this scenic driveway lead the way to a beautiful home with acreage and lots of seclusion. Built in 1989, this 3552 sqft., 3-bedroom, 2 and a half bath home, sitting on 44.42 acres, is truly one of a kind. The main level of this home encompasses 2 entrance ways, a kitchen, a dining room, a formal dining room, a family room, a living room, a half bath, and a laundry room. The second floor of this home encompasses a primary bedroom with access to the primary full bath, a second and third bedroom, an additional full bath, and a large studio area. In addition, the home includes a large unfinished basement for plenty of storage and an attached 3-car garage with an unfinished 2nd floor apartment. If you are looking for secluded property with lots of opportunities for entertainment and recreation, and endless wildlife, you do not want to miss out on the chance to make this property yours.

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

- **Custom Home:** 3552sqft. 3 Bed 2.5 Bath sitting on 44 Acres

#### Main Level:

- **Side Entrance Way:** 4'x4' – Laminate Flooring, Access to Washer & Dryer Room, Dining Room & Side Door to Deck.
- **Kitchen:** 12'x14' – Hardwood Flooring, Gas Range, Double Sink, Kenmore Refrigerator, Maytag Double Oven, KitchenAid Dishwasher, Multiple Cabinets. Access to Dining Room, Formal Dining Room, Half Bath & 2<sup>nd</sup> Floor.
- **Dining Room:** 11'x11' – Hardwood Flooring, Window, Access to Rear Deck, Kitchen & Entrance Way.
- **Formal Dining Room:** 19'x11' – Hardwood Flooring, Multiple Windows, Chandelier, Access to Kitchen & Family Room.
- **Family Room:** 19'x10' – Hardwood Flooring, Multiple Windows, Access to Formal Dining Room & Front Entrance Way.
- **Front Door Entrance Way:** 21'x4.5' – Tile Flooring, Closet, Front Door Access. Access to Living Room, Kitchen & 2<sup>nd</sup> Floor.
- **Living Room:** 21'x13' – Carpet Flooring, Beamed Ceiling Accents, Fireplace, Windows, Ceiling Fan.
- **Half Bath:** 5'x5' – Laminate Flooring, Single Sink Vanity, Toilet.
- **Washer & Dryer Room:** 9'x6' – Laminate Flooring, GE Dryer, Whirlpool Washer, Built in Shelf. Access to Hallway & Side Entrance Way.

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

- **Primary Bedroom:** 18'x13' – Carpet Flooring, Windows, 2 Closets, Ceiling Fan, Access to Primary Bath.
- **Primary Bathroom:** 11'x5' – Laminate Flooring, Double Sink Vanity, Walk-In Shower, Toilet, Closet.
- **2<sup>nd</sup> Bedroom:** 13'x13' – Carpet Flooring, Windows, Large Closet.
- **3<sup>rd</sup> Bedroom:** 15'x12' – Carpet Flooring, Window, Closet, Ceiling Fan
- **Full Bathroom:** 8'x7' – Laminate Flooring, Single Sink Vanity, Step in Shower, Window.
- **Studio:** 21'x20' – Laminate Flooring, Multiple Windows, Closet, Sink, Ceiling Fan, Studio Lights (Could be a bedroom)

#### Basement:

- 33'x25' – Cement Floor, Built in Wood Cabinets, Double Stainless-Steel Sink, Electric Panel, Water Treatment System, Hot Water Heater (2018), Gas Ruud Furnace (2022),
- **Original 1 Car Garage:** 19'x20' – Cement Floor, 8'x7' Garage Door (Manual), Access to 3 Car Garage and Basement.
- **Attached 3 Car Garage:** 40'x23' – Cement Floor, (3) 9'x7' Electric Garage Doors, Man Door Access to Driveway. Access to 2<sup>nd</sup> Floor Unfinished Apartment.
- **Unfinished 2<sup>nd</sup> Floor Apartment:** 40'x23' – Plywood Floor, Studded out for bathroom, Kitchen, Bedroom and Family Room.

**This Property has the Following Features**

- **Acreage:** 44.42
- **Road Frontage From:** Boyle Road
- **Township:** Freedom
- **County:** Adams
- **Taxes Approx:** \$5890.00
- **School District:** Gettysburg Area School District
- **Zoning:** Rural Conservation (RC)

**Utilities:**

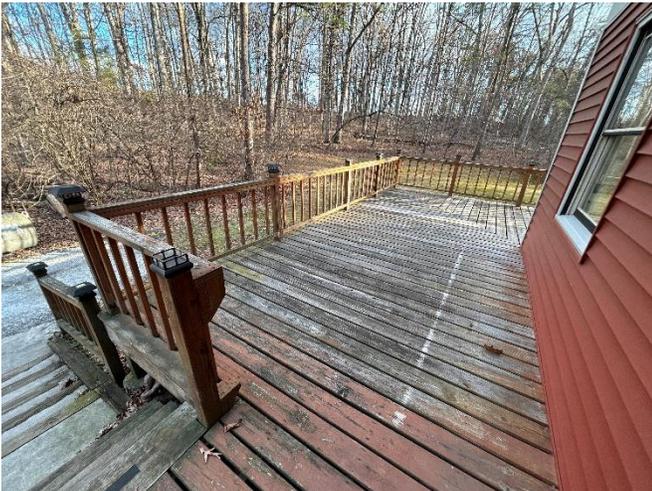
- **Water:** Well
- **Sewer:** Sand mound
- **Gas:** Propane
- **Heating:** Gas Furnace
- **Cooling:** Central Air
- **Parcel Number:** 13D18-0048-000

**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:** Linda Corson

**Attorney:** David K. James





REDDING AUCTION SERVICE INC.

# Deed

DEED - Warranty Deed - Short Form - Act 1907 - County of Henry, Va., Ireland, Pa.

## This Deed,

94948

MADE THE 17th day of March in the year of our Lord one thousand nine hundred Eighty Nine (1989)

BETWEEN

DAVID CORSON and LINDA R. CORSON, husband and wife, of 1913 Grayfalcon Drive, Norfolk, VA 22518, parties of the first part

Grantor

and

DAVID CORSON and LINDA R. CORSON, husband and wife, as tenants of an estate by the entirety of 1913 Grayfalcon Drive, Norfolk, VA 22518, parties of the second part

Grantee :

WITNESSETH, that in consideration of One and no/100 (\$1.00)

Dollars,

in hand paid, the receipt whereof is hereby acknowledged, the said grantor a do hereby grant and convey to the said grantee

ALL THAT CERTAIN TRACT OF LAND SITUATE, LYING AND BEING IN FREEDOM TOWNSHIP, ADAMS COUNTY, PENNSYLVANIA, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING for a point at a p.k nail on the center line of Township Road T-313, known as Boyle Road, and lands now or formerly of James L. Hobbs; thence along the center line of said Boyle Road, South 54 degrees 57 minutes 40 seconds East, 164.70 feet to a railroad spike at lands now or formerly of Charles Coover; thence along same, South 36 degrees 17 minutes 20 seconds West, 194.00 feet to an existing axle at lands now or formerly of Robert L. White; thence along same, the following eight courses and distances: 1) North 89 degrees 42 minutes 10 seconds West, 105.49 feet to an existing angle iron at a stone; thence 2) South 19 degrees 34 minutes 25 seconds East, 588.17 feet to an existing rebar at a corner post; thence 3) South 44 degrees 27 minutes 10 seconds West, 315.24 feet to a rebar and stones; thence 4) South 49 degrees 07 minutes 15 seconds West, 284.24 feet to a rebar and stones; thence 5) South 53 degrees 24 minutes 50 seconds West, 269.90 feet to an existing steel post; thence 6) North 32 degrees 48 minutes 50 seconds West, 220.38 feet to an existing pipe at a fence corner; thence 7) South 62 degrees 07 minutes 30 seconds West, 1,111.07 feet to a rebar at a fallen corner post; thence 8) South 00 degrees 48 minutes 25 seconds East, 42.23 feet to a rebar set at a fallen corner post at lands now or formerly of Theresa Papp; thence along same, South 63 degrees 34 minutes 20 seconds West, 613.20 feet to an existing rebar with a yellow cap "C-145" at a corner post of lands now or formerly of Bernard Boyle; thence along same, the following three courses and distances: 1) North 12



# Deed

REDDING AUCTION SERVICE INC.

degrees 40 minutes 45 seconds West, 515.62 feet to an existing rebar with a yellow cap "C-145" at a fallen corner post; thence 2) North 51 degrees 05 minutes 15 seconds East, 1,849.05 feet to an existing rebar with a yellow cap "C-145"; thence North 53 degrees 30 minutes 20 seconds West, 176.12 feet to a rebar set at lands now or formerly of James L. Hobbs; thence along same, the following two courses and distances: 1) North 69 degrees 26 minutes 20 seconds East, 840.38 feet to a rebar; thence 2) and through a referenced rebar set back 18.75 feet from the termination point of said course, North 74 degrees 17 minutes 20 seconds East, 301.54 feet to a p.k. nail set on the center line of Boyle Road, the point and place of BEGINNING. CONTAINING 44.421 ACRES. Said plan is taken from a survey prepared by Mark Alan Kuntz dated February 9, 1989. See drawing No. E-107.

Being the same which Thomas E. Dolan, Jr. and Zoa A. Dolan, husband and wife, et al, by their deed dated the 28th day of February, 1989, which deed is recorded in the office of the Recorder of Deeds of Adams County, Pennsylvania in Record Book 515 at page 783, conveyed unto David Carson, one of the grantors herein.

This is a conveyance from Husband and Wife to Husband and Wife, therefore is EXEMPT from Transfer Tax.

*Entered in Error 3-20-89*  
 School District, Adams County, PA  
 REAL ESTATE TRANSFER TAX RESOLUTION  
 Amount of Tax \_\_\_\_\_  
 Received Payment \_\_\_\_\_  
 Collector \_\_\_\_\_

ENTERED FOR RECORD TAXES *1.50*  
 IN RECORDER'S OFFICE  
 OF ADAMS COUNTY, PENNSYLVANIA *1.50*

MAR 20 2 16 PM '89

ACCS: *1.50*  
*outgoing* RECORDERS OFFICE *1.50*  
 RECORDER *paid*

*Entered in Error 3-20-89*  
 Adams County Pennsylvania  
 REAL ESTATE TRANSFER TAX RESOLUTION  
 Amount of Tax \_\_\_\_\_  
 Received Payment \_\_\_\_\_  
 Collector \_\_\_\_\_

And the said grantor hereby covenant and agree that they will warrant generally the property hereby conveyed.

BOOK PAGE  
 0517 0280



# Deed

REDDING AUCTION SERVICE INC.

IN WITNESS WHEREOF, said grantor who hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the Presence of

David Corson  
David Corson  
Linda R. Corson  
Linda R. Corson  
Linda R. Corson

State of Pennsylvania  
County of Adams  
On this, the 17th day of March, 19 89, before me,

the undersigned officer, personally appeared DAVID CORSON and LINDA R. CORSON, husband and wife

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed same for the purposes therein contained.  
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARIAL SEAL  
Linda G. Moore, Notary Public  
Gettysburg Boro., Adams County  
My Commission Expires Dec. 7, 1991

Linda G. Moore  
Linda G. Moore  
Title of Officer.

State of \_\_\_\_\_  
County of \_\_\_\_\_  
On this, the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, Before me,

the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument, and acknowledged that he executed same for the purposes therein contained.  
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Title of Officer.

I do hereby certify that the precise residence and complete post office address of the within named grantee is 1913 Grayfalcon Drive, Norfolk, VA 23518

March 17th 19 89

BOOK PAGE  
0517 0281

Adams Abstract Base  
Attorney for Marveta L. Loh  
Agent 145-12103



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 **David K. James**
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 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 \$400,000 and he may need to come down to \$200,000 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

