



PUBLIC SALE OF REAL ESTATE



69 Gardenia Drive Hanover, PA 17331

Auction Date: Monday October 26th at 6:00PM

Open Houses: Monday October 5th 5:00PM-7:00PM

Tuesday October 13th 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 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 October 26th, 2026.**

Thank you,
Redding Auction Service





REDDING AUCTION SERVICE INC.

General Information

General Information: If you are looking for a home with solid bones, to make your own or for investment, this is the one for you! Built in 1991, this 1264 sqft. 3-bedroom, 2 bath home sitting on $\frac{1}{4}$ of an acre is full of possibilities. The main level of this home encompasses a family room, eat-in-kitchen, and a mud room with washer and dryer hook-ups. The 2nd floor has 3 bedrooms and 2 full bathrooms. This home has a fully finished basement with large walk-out doors leading to the backyard and tons of entertainment possibilities. This home also has an additional basement area that is unfinished, but perfect for storage. Positioned in a quiet neighborhood, the home has a front porch and a large rear deck. The home also possesses an oversized-attached garage with access to the home. This property is one you won't want to miss out on!

This home has the following rooms with dimensions:

- **Home:** Vinyl Siding/Brick Front, Shingle Roof, Oversized Garage.

Main Level:

- **Eat In Kitchen:** 17'x10' – Wood Plank Flooring, Laminate Counter Tops, Wood Cabinets, Kenmore Fridge, Gas Stove, Microwave, Whirlpool Dishwasher, Double Sink. Access to Mud Room, Family Room & Mudroom.
- **Family Room #1:** - 15'x18' – Carpet Flooring, Multiple Windows. Access to Eat in Kitchen, Family Room #2, 2nd Floor & Front Porch.
- **Mudroom:** - 18'x5' – Laminate Flooring, Multiple Closets, Washer & Dryer Hook Ups. Access to Garage and Eat in Kitchen.

2nd Floor:

- **Primary Bedroom:** 13'x12' – Carpet Flooring, Window, Ceiling Fan. Access to Full Bath.
- **Primary Bath:** 8'x5' – Laminate Flooring, Step in Shower, Single Sink Vanity, Window.
- **Bedroom #2:** 11'x10' – Carpet Flooring, Closet, Window.
- **Bedroom #3:** 14'x10' – Carpet Flooring, Closet, Window, Ceiling Fan.
- **Full Bath:** 8'x7' – Laminate Flooring, Step in Shower, Single Sink Vanity.

Basement:

- **Family Room #2:** 24'x16' – Carpet Flooring, Brick Gas Fireplace, Ceiling Fan, Walkout Doors to Back Yard. Access to Basement.
- **Unfinished Basement:** 24'x17' – Concrete Floors, Sub pump, Trane Gas Furnace, Hot Water Heater, Shelving.

Garage:

- **Oversized Attached:** 29'x21' – Concrete Flooring, Man Door, 7'x16' Garage Door.

Exterior:

- **Front Porch:** 18'x6' – Concrete
- **Rear Deck:** 15'x20' – Wood Decking.

This Property has the Following Features

- **Acreage:** 0.26
- **Road Frontage From:** Gardenia Drive
- **Township:** Penn Twp.
- **County:** York County
- **Taxes Approx:** \$4985.00
- **School District:** Southwestern School District
- **Zoning:** R- Residential

Utilities:

- **Water:** Public
- **Sewer:** Public
- **Gas:** Public
- **Heating:** Gas Furnace
- **Cooling:** Central A/C - Electric
- **Parcel Number:** 44-000-23-0246.00-00000

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: Robert W. Kahler

Attorney: Scott Kelley – Barley Snyder





REDDING AUCTION SERVICE INC.

Deed

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015577

THIS INDENTURE

MADE THE 18th day of APRIL, in the year of our Lord one thousand nine hundred ninety-one (1991).

BETWEEN

ROBERT WAYNE KAHLER^R and JOANNE G. KAHLER^R, husband and wife, of Hanover, Penn Township, York County, Pennsylvania

GRANTORS

-and-

ROBERT WAYNE KAHLER^E and JOANNE G. KAHLER^E, husband and wife, of Hanover, Penn Township, York County, Pennsylvania, as TENANTS BY THE ENTIRETIES

GRANTEES

-- TRANSFER TAX EXEMPT --
--HUSBAND AND WIFE TO HUSBAND AND WIFE--

WITNESSETH, that in consideration of the sum of One and 00/100 (\$1.00) Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantees, their heirs and assigns,

ALL that certain piece, parcel or tract of land with the improvements thereon erected, situate, lying and being in PENN TOWNSHIP, York County, Pennsylvania, more particularly bounded, limited and described as follows:

BEGINNING at a point along the edge of Gardenia Drive, a fifty (50.00) feet wide right-of-way, at corner of Lot No. 45 of the hereinafter referred to subdivision plan; thence continuing along the edge of said Gardenia Drive by a curve to the left having a radius of Two hundred twenty-five (225.00) feet, an arc length of Sixty-seven (67.00) feet, and a chord bearing and distance of South zero (00) degrees two (02) minutes fifty-five (55) seconds West, Sixty-six and seventy-five hundredths (66.75) feet to a point along lands designated as Storm Water Management Pond "D" of the future Phase III of the Hall Estates Subdivision; thence continuing along said lands of the future Phase III of the Hall Estates Subdivision the following two (2) courses and distances: (1) South seventy-nine (79) degrees forty-one (41) minutes forty-three (43) seconds West, One hundred twenty

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REDDING AUCTION SERVICE INC.

Deed

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and eleven hundredths (120.11) feet to a point; and (2) thence North eight (08) degrees seven (07) minutes six (06) seconds West, One hundred sixteen and sixty-three hundredths (116.63) feet to a point at corner of the aforesaid Lot No. 45 of the hereinafter referred to subdivision plan; thence continuing along Lot No. 45 and crossing over a twenty (20) feet wide utility easement, South seventy-eight (78) degrees thirty-four (34) minutes thirty-four (34) seconds East, One hundred thirty-seven and forty-two hundredths (137.42) feet to a point, the place of BEGINNING. (CONTAINING 11,385 square feet and being Lot No. 46 on final plan of Hall Estates II - Phase I, prepared by Group Hanover, dated June 8, 1990, designated as Project No. 891290, which said subdivision plan is recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania, in Plan Book KK, Page 435.

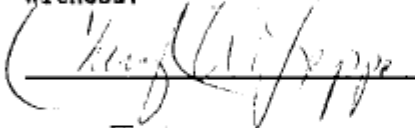
IT BEING the premises which Joseph A. Myers by his Deed dated March 26, 1991, and recorded in the Office of the Recorder of Deeds, in and for York County, Pennsylvania, in Deed Book 145, Page 50, granted and conveyed to Robert Wayne Kahler, who is joined herein by Joanne G. Kahler, his wife, Grantors herein.

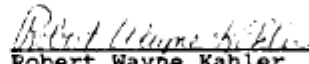
UNDER AND SUBJECT, NEVERTHELESS, to easements, notes, setback lines, covenants, conditions, etc., as set forth on the hereinabove referred to subdivision plan recorded in Plan Book KK, Page 435, and to the Declaration of Restrictions recorded in Deed Book 101-G, page 613.

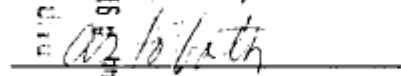
AND the said Grantors hereby covenants and agrees that they will warrant generally the property hereby conveyed.

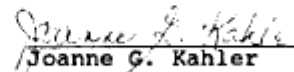
IN WITNESS WHEREOF, the said Grantor has hereunto set their hands and seals the day and year first above written.

Witness:



 (SEAL)
Robert Wayne Kahler



 (SEAL)
Joanne G. Kahler

015924



REDDING AUCTION SERVICE INC.

Deed

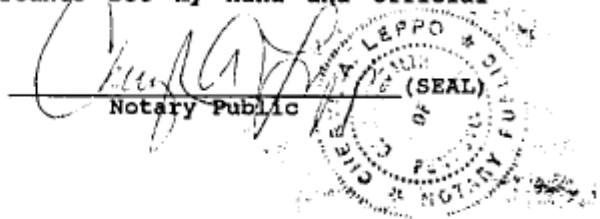
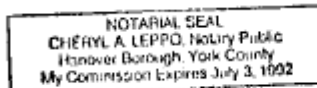
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State of PENNSYLVANIA :
County of YORK : SS:

On this, the 18 day of APRIL, 1991,
before me, the undersigned officer, personally appeared ROBERT
WAYNE KAHLER and JOANNE G. KAHLER, husband and wife, known to me
(or satisfactorily proven) to be the persons whose names are
subscribed to the within instrument and acknowledged that they
executed the same for the purposes therein contained.

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

My Commission Expires:



CERTIFICATE OF RESIDENCE

I do hereby certify that the precise residence and complete
Post Office address of the within named Grantees is: 69
Gardenia Drive, Hanover, PA 17331

APRIL 18, 1991

[Signature]
Attorney for Grantees

Commonwealth of Pennsylvania :
County of York : SS:

RECORDED on this 22nd day of April, 1991, in
the Recorder's Office of the said County, in Deed Book Vol.
154, page 781.

Given under my hand and seal of the said office the date
above written.



[Signature]
Recorder of Deeds



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 **Barley Snyder**
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 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.



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

