



PUBLIC SALE OF REAL ESTATE



420 Rock Valley Road Aspers, PA 17304

Auction Date: Saturday October 31st at 12:00PM

Open Houses:

Wednesday October 14th 4:00PM-6:00PM

Wednesday October 21st 5:00PM-6:00PM

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 **Saturday October 31st**.

Thank you,
Redding Auction Service





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General Information

General Information: Let this long, scenic driveway lead the way to a beautiful home with acreage and lots of seclusion. Built in 1880, this 2,715 sqft., 3-bedroom, 2 bath home, sitting on 17 acres, is truly one of a kind. The main level of this home encompasses a large eat-in kitchen, dining room, family room, mudroom, and a utility closet. The second floor of this home encompasses a primary bedroom, 2 additional bedrooms, 2 full bathrooms, 2 storage rooms, and an office. In addition, the home includes a partial basement, rear deck, covered porch, attached 1 car garage, and an outdoor shed. If you are looking for a secluded property with lots of opportunities for entertainment, 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:

House:

- 45'x33' – Vinyl Siding, Shingle Roof, Long Stone Driveway.

Main Floor:

- **Eat-in Kitchen:** 22'x15' – Laminate Tile Flooring, Wood Cabinetry, Ceramic Counter Tops, Center Island, Windows, Frigid Air Electric Stove, Bosch Dishwasher, Whirlpool Fridge, Access to Family Room, Dining Room, 2nd Floor & Porch.
- **Dining Room:** 20'x16' – Original Wood Flooring, Multiple Windows, Access to Kitchen & Basement.
- **Family Room:** 25'x12' – Wood Flooring, Brick Hearth with Wood Stove, Double Doors to Rear Patio, Access to Kitchen.
- **Mudroom:** 11'x11' – Laminate Flooring, Toilet, Washer and Dryer, Multiple Cabinets, Windows.
- **Utility Closet:** 13'x6' – Concrete Flooring, Wood Shelving, Sub-Electric Panel.

2nd Floor:

- **Primary Bedroom:** 13'x13' – Carpet Flooring, 9'x4' Closet, New Windows.
- **2nd Bedroom:** 14'x10' – Carpet Flooring, Closet, Window, Access to Rear Deck.
- **3rd Bedroom:** 11'x15' – Hardwood Flooring, Closet, New Windows (Recently Remodeled)
- **Bathroom:** 10'x6' – Step in Shower, Single Sink Vanity, Windows.
- **Storage Room 1:** 10'x7' – Wood Flooring, Window.
- **Storage Room 2:** 10'x9' – Wood Flooring, Window.
- **Office:** 13'x14' – Carpet Flooring, Shelving, Large Window, Access to Rear Deck.
- **Bathroom:** 5'x10' – Tile Flooring, Tub, Toilet, Sink. (Bathroom is Not Operable)

Basement:

- Partial – Concrete/Dirt Flooring, Utilities.

Rear Deck:

- 25'x8' – Wood Deck with Access to Office and 2nd Bedroom.

Covered Porch:

- 16'x8' – Concrete Flooring, Access to Kitchen.

Attached Garage (Rear of House)

- 20'x12' – Concrete Flooring, 9'x7' Garage Door, Man Door.

Shed

- 12'x8' – Wooded Sided Shed, Tin Roof, Side Double Door Entry.

This Property has the Following Features

- **Acreage:** 17 Acres
- **Road Frontage From:** Rock Valley Road
- **Township:** Tyrone
- **County:** Adams
- **Taxes Approx:** \$3962.00
- **School District:** Upper Adams School District
- **Zoning:** (AP-1) Contact Tyrone Township 717-528-4012

Utilities:

- **Water:** Well
- **Sewer:** On-Site Septic
- **Gas:** N/A
- **Heating:** Oil Fired Forced Hot Air Furnace
- **Cooling:** Central Air
- **Parcel Number:** 40H06-0008-000

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: Christina E. Glatfelter Estate

Attorney: John Murphy – Apple Leaf





REDDING AUCTION SERVICE INC.

Deed

Stamp #2016-039492	Consideration	\$1.00
Loc Tyrone Township	Amt	N
Commonwealth of Pennsylvania		\$794.64
Tyrone Township		\$397.32
Coneewago Valley School Dist-A		\$0.00
Upper Adams School District		\$397.32
By :BRENDA CHENAUL	Total :	\$1,589.28

This Indenture, made the 8th day of January, 2016,

Between

PATRICE J. SMITH, single, AND CHRISTINA E. GLATFELTER, single

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

CHRISTINA E. GLATFELTER, single

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

Witnesseth, that the said Grantors for and in consideration of the sum of **ONE AND 00/100 DOLLARS (\$1.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee.

All that certain lot or piece of ground situate in **Tyrone Township, County of Adams, Commonwealth of Pennsylvania**, more particularly bounded and described as follows:

BEGINNING at a pipe in the center line of Rock Valley Road (T-566) at lands now or formerly of Eugene Witter; thence in the center line of said road, South 07 degrees 53 minutes 20 seconds East, 237.60 feet to an existing pipe in the center line of said road at lands now or formerly of Marian Anne Jones; thence by said lands now or formerly of Marian Anne Jones, and passing through a pipe set 50.30 feet from the beginning of this course, South 73 degrees 19 minutes 50 seconds West, 1187.82 feet to an existing iron pin at lands now or formerly of Thurston Bucher; thence by said lands now or formerly of Thurston Bucher, North 04 degrees 11 minutes 30 seconds East, 1134.04 feet to a pipe at lands now or formerly of Eugene Witter; thence by said lands now or formerly of Eugene Witter, South 61 degrees 30 minutes 30 seconds East, 1163.29 feet, and passing through a pipe set 30 feet from the end of this course, to a pipe in the center line of Rock Valley Road (T-566), the place of BEGINNING. CONTAINING 17.002 Acres, more or less.

The above description was taken from a draft of survey prepared by Adams County Surveyors on June 15, 1977.

BEING the same premises which Wilma A. Ross, formerly known as Wilma A. Ankney, widow, by deed dated August 3, 1998, and recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Book 563, Page 624, granted and conveyed unto Patrice J. Smith and Christina E. Glatfelter, as joint tenants with the right of survivorship, GRANTORS herein.

Adams County, PA
Karen Heflin Register and Recorder

BK **6105** PG **22**

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Fee Amt: \$1,654.78 Page 1 of 5
Instr# 201600000486



REDDING AUCTION SERVICE INC.

Deed

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 them, the said grantors, 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, her heirs and assigns, to and for the only proper use and behoof of the said Grantee, her heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantee, her heirs and assigns, that they, the said Grantors, and their 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, her heirs and assigns, against them, the said Grantors, and their heirs, will specially warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.



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BK 6105 PG 23



REDDING AUCTION SERVICE INC.

Deed

In Witness Whereof, the parties of the first part have hereunto set their hands and seals.
Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

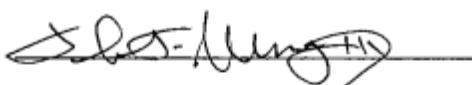
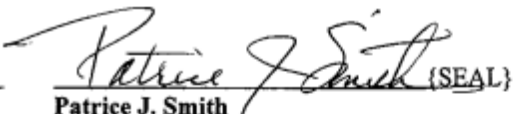
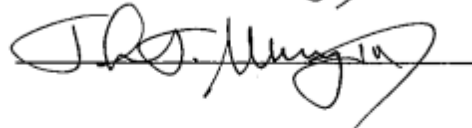
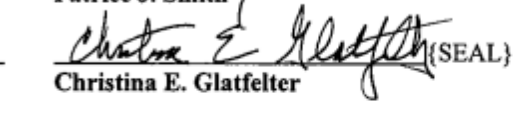
	 (SEAL)
	 (SEAL)
	Patrice J. Smith
	Christina E. Glatfelter

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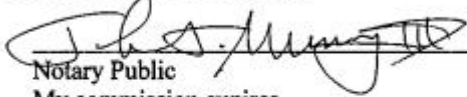
REDDING AUCTION SERVICE INC.

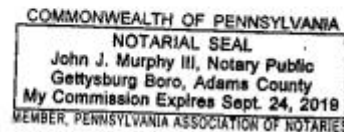
Deed

Commonwealth of Pennsylvania } ss
County of Adams

On this the 8th day of January, 2016, before me, the undersigned Notary Public, personally appeared **Patrice J. Smith and Christina E. Glatfelter**, 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.

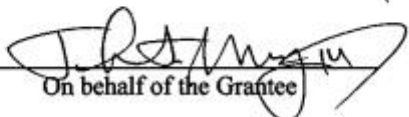
IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public
My commission expires _____



The address of the above-named Grantee is:

420 Rock Valley Road, Aspers, PA 17304


On behalf of the Grantee

File No. **ORT-8029**



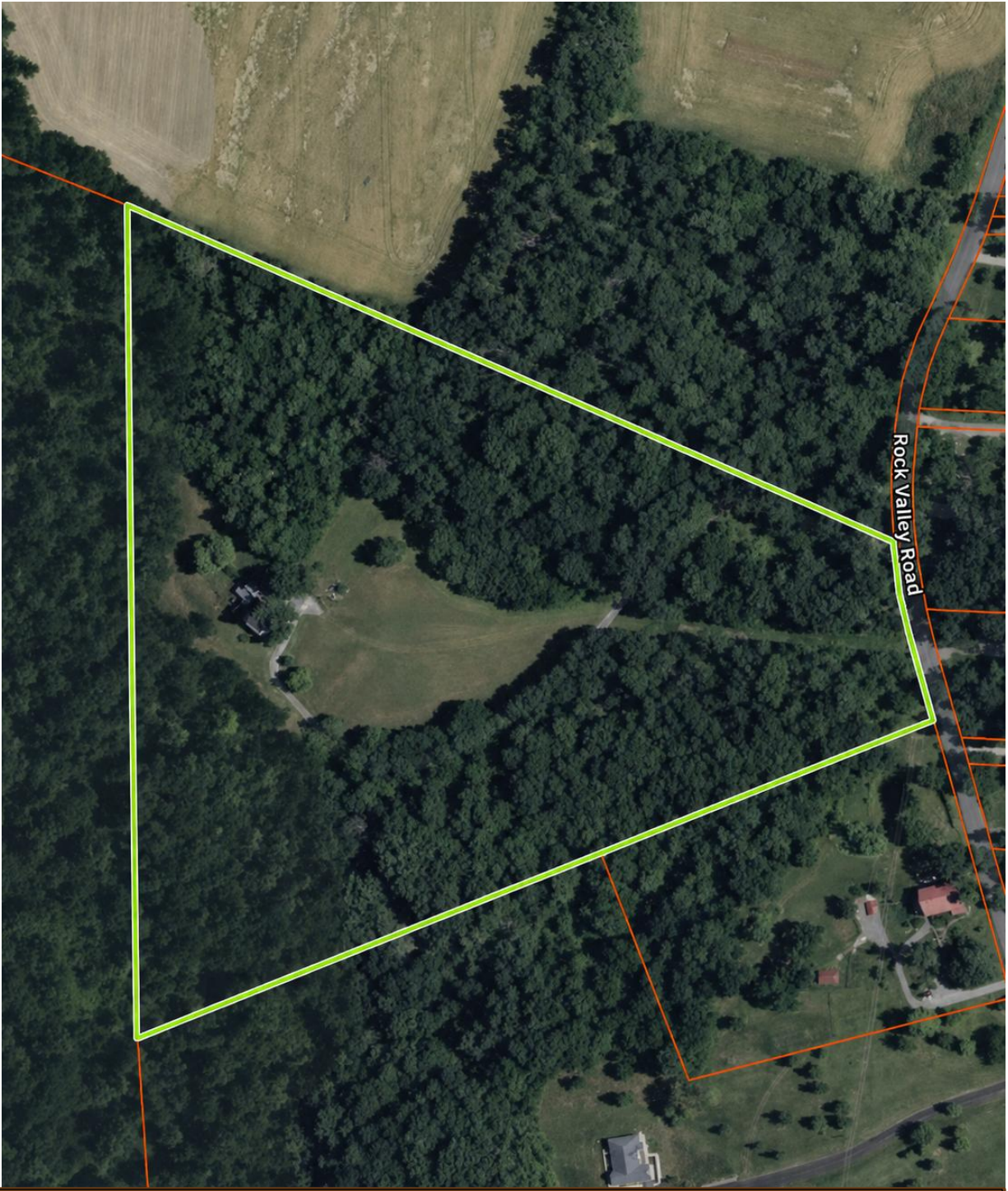
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BK **6105** PG **25**



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Aerial



ALL PROPERTY CORNERS MARKED!



REDDING AUCTION SERVICE INC.

Down Payment (EMD)

Acceptable Methods of Payment

1. ***Cash***
2. ***Certified or Cashier's Check*** payable to **Apple Leaf Settlement Services LLC**
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 #



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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

