REDDING
AUCTION
SERVICE

1085 Table Rock Rd., Gettysburg, PA | Tel: 717-334-6941 | Fax: 717-334-3525

PUBLIC SALE OF REAL ESTATE



650 Quaker Valley Road Biglerville, PA 17307

Auction Date: Saturday December 19th, 2026, at 12:00PM

Open Houses:
Saturday December 5th 12:00PM-2:00PM &
Tuesday December 8th 4:00PM-5:00PM

For Complete Listing & Pictures Please Visit: reddingauction.com

REDDING AUCTION SERVICE INC.

Included Information

Dear Potential Buyer,

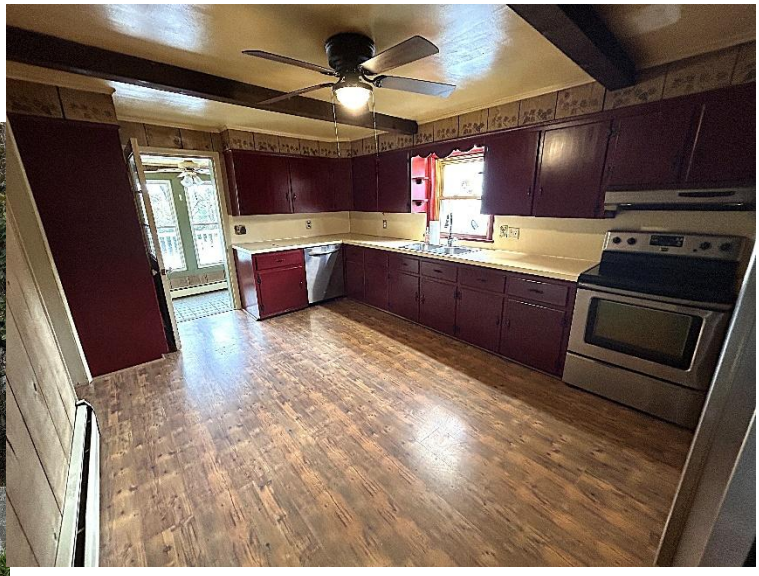
Redding Auction Service is proud to present you with the opportunity to own this property. We encourage all potential buyers to inspect the property and the enclosed information prior to the day of sale. We have provided the following information for your review.

- 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 **Saturday December 19th, 2026.**

Thank you,
Redding Auction Service





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General Information

General Information: If you are looking for a spacious home, ready to be made your own with lots of seclusion, this is the property for you! Built in 1890, this 2,179 sqft., 4-bedroom, 1 and a half bath home, sitting on 3.36 acres, is truly one of a kind. The main level of this home encompasses a large kitchen, dining room, living room, sunroom, storage room, and half bath. The second floor of this home encompasses a primary bedroom, 3 additional bedrooms, 1 full bathroom, and access to the whole house attic. In addition, the home includes a partial basement with lots of storage opportunity, a wraparound porch with views you must see for yourself, and a side deck off the sunroom. The property comes along with a 6,240 sqft. cement block building with a concrete floor and lots of opportunity. If you are looking for a secluded property with lots of opportunities for entertainment, recreation, and exceptional orchard views, you do not want to miss out on the chance to make this property yours.

This home has the following rooms with dimensions:

- **House:** 2,179 square foot two-story house, Vinyl/Asbestos Siding, Shingle Roof. Paved Wrap Around Driveway.

Main Floor

- **Living Room:** 26'x15' – Carpet Flooring, Fireplace, Large Bay Windows, Front door access to Front Porch.
- **Kitchen:** 18'x12' – Laminate Flooring, Laminate Counter Tops, Multiple wood Cabinets, Double Sink, KitchenAid Dishwasher, Maytag Electric Stove, Whirlpool Refrigerator. Access to Living Room, Sunroom, Dining Room, Basement.
- **Sunroom:** 25'x7' – Tile Flooring, Ceiling Fan, Multiple Windows. Access to Side Deck, Storage Room, Kitchen.
- **Storage Room:** 10'x10' – Concrete Flooring, Windows, Shower, 10'x4' Cedar Closet. Access to Sunroom.
- **Half Bath:** 5'x5' – Tile Flooring, Single Sink Vanity. Access from Sunroom.
- **Dining Room:** 12'x16' – Laminate Flooring, Windows, Ceiling Fan. Access to 2nd Floor.

Second Floor

- **Primary Bedroom:** 18'x12' – Laminate Flooring, Ceiling Fan, Windows, Closet.
- **Bedroom #2:** 12'x15' – Carpet Flooring, Windows, Ceiling Fan, Closet.
- **Bedroom #3:** 11'x12' – Carpet Flooring, Windows, Ceiling Fan, Closet.
- **Bedroom #4:** 14'x12' – Original Wood Flooring, Windows, Ceiling Fan, Closet.
- **Full Bath:** 8'x6' – Laminate Flooring, Step in Shower, Single Sink Vanity, Closet.

Attic

- **Whole House Attic:** Wood Flooring.

Basement

- **Partial Basement:** 31'x26' – Cement Floor, Washer & Dryer Hookup, Double Sink, Oil Fired Boiler, Well Troll Water Tank, Electric Pannel.

Exterior

- **Wrap Around Porch:** 8' Wide Cement Wrap Around Front Porch.
- **Side Deck:** 15'x10' – Wood Deck with Steps leading to Ground Level. Deck Leads into Sunroom.

Block Building

- **Cement Block Building:** 6,240 Square Feet. Concrete Floor, Open area.
- **Lower Room:** 28'x11' – Cement Floor, Well Pump, Electric Pannel.

This Property has the Following Features

- **Acreage:** 3.36
- **Road Frontage From:** Quaker Valley Road
- **Township:** Menallen Township
- **County:** Adams
- **Taxes Approx:** $3826.00
- **School District:** Upper Adams School District
- **Zoning:** R – Residential

Utilities:

- **Water**: Well
- **Sewer**: Conventional
- **Gas**: Fuel Oil
- **Heating**: Boiler Providing Baseboard Heat
- **Cooling**: N/A
- **Parcel Number**: 29E06-0031-000

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: Charles C. Dull Estate

Attorney: Jared S. Childers





REDDING AUCTION SERVICE INC.

Deed

THIS DEED

MADE the 31st day of January in the year two thousand twenty-two (2022)

BETWEEN **CHARLES C. DULL**, individually, and **SANDRA E. DULL**, by Leslie S. Dull-Runkle, her Plenary Guardian pursuant to that Order of Court, dated November 9, 2021, and docketed to No. OC-88-2021, of the Adams County Orphans Court, of 650 Quaker Valley Road, Biglerville, PA 17307 ..... GRANTORS

AND **CHARLES C. DULL**, of 650 Quaker Valley Road, Biglerville, PA 17307..... GRANTEE

WITNESSETH, that in consideration of other good and valuable considerations and the sum of One ($1.00) Dollar, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey, in fee simple, to the said Grantee

ALL that tract of land situate in Menallen Township, Adams County, Pennsylvania, bounded and described as follows:

BEGINNING at a stone in Pennsylvania Legislative Route 01019 at corner of land now or formerly of Cameron R. Garretson; thence by said Garretson land, South 2 degrees 00 minutes 00 seconds West 619.74 feet to a point at the Southeastern corner hereof; thence by land now or formerly of William R. Myers and wife, formerly a part hereof, North 88 degrees 00 minutes 00 seconds West 196.94 feet to an iron pin on line of land now or formerly of William B. Wilson; thence by said last mentioned land, North 11 degrees 34 minutes 00 seconds West 506.80 feet to a nail in aforesaid Pennsylvania Legislative Route 01019; thence in said road, North 68 degrees 00 minutes 00 seconds East 83.45 feet to a point in said road; thence continuing in said road, North 73 degrees 00 minutes 00 seconds East 141.80 feet to a point in said road; thence further continuing in said road, North 68 degrees 00 minutes 00 seconds East 115.50 feet to the above described place of BEGINNING. CONTAINING 3.355 acres.

The above description is taken from a draft prepared from records only by J. Riley Redding, R. S., dated May 11, 1976, and recorded in the office of the Recorder of Deeds of Adams County, Pennsylvania, in Plat Book 11 at page 11.

Stamp #2022-059025 Consideration	$1.00
Loc Menallen Township	Affl N
CommonWealth of Pennsylvania	$0.00
Menallen Township	$0.00
Upper Adams School District	$0.00
By: KAREN L CAREY Total:	$0.00

Doc ID: 008669930003 Type: GEN
Recorded: 02/07/2022 at 03:11:18 PM
Fee Amt: $70.25 Page 1 of 3
Adams County, PA
Karen Heflin Register and Recorder
BK 6923 PG 418-420

REDDING AUCTION SERVICE INC.

Deed

BEING the same real estate conveyed to Charles C. Dull and Sandra E. Dull, husband and wife, by deed of Zane R. M. Meixner and Gertrude D. Meixner, husband and wife, dated December 12, 1985 and recorded in Adams County Deed Book 415, Page 842.

SUBJECT, HOWEVER, to the easements and rights of way set forth in Adams County Deed Book 326, page 625.

This transaction is exempt from Pennsylvania and local realty transfer tax being a transfer from husband and wife to husband. ✓

R. THOMAS MURPHY & ASSOCIATES, THE WRITER OF THE WITHIN DEED, IS IN NO WAY CERTIFYING AS TO THE STATUS OF THE TITLE OF THE ABOVE REAL ESTATE AND HAS NOT SEARCHED THE RECORDS PERTAINING THERETO.

AND the said Grantors will warrant generally the property hereby conveyed.

IN WITNESS WHEREOF, the said Grantors, Charles C. Dull, individually, and Sandra E. Dull, by Leslie S. Dull-Runkle, the duly appointed Plenary Guardian as aforesaid, have hereunto set their hands and seals the day and year first above written.

WITNESS:

Charles C. Dull ✓ (SEAL)
Charles C. Dull

Leslie S. Dull-Runkle ✓ (SEAL)
Leslie S. Dull-Runkle,
Plenary Guardian of Sandra E. Dull

REDDING AUCTION SERVICE INC.

Deed

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF FRANKLIN :

This record was acknowledged before me on January 31, 2022, by Charles C. Dull.

Signature of notarial officer

Title of Office: Notary Public
My commission expires: 6.12.22

Commonwealth of Pennsylvania - Notary Seal
Joyce S. Murphy, Notary Public
Franklin County
My commission expires June 18, 2022
Commission number 1256174
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF FRANKLIN :

This record was acknowledged before me on February 2, 2022, by Leslie S. Dull-Runkle, as Plenary Guardian of Sandra E. Dull.

Signature of notarial officer

Title of Office: Notary Public
My commission expires: 6.12.22

Commonwealth of Pennsylvania - Notary Seal
Joyce S. Murphy, Notary Public
Franklin County
My commission expires June 18, 2022
Commission number 1256174
Member, Pennsylvania Association of Notaries

Certificate of Residence

I hereby certify that the precise residence of the Grantee herein is:

650 Quaker Valley Road, Biglerville, PA 17307

Witness my hand this 3rd day of February, 2022.

Attorney for Grantee

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 Estate of Charles C. Dull
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.

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