



48.85 Acres



REDDING AUCTION SERVICE INC.

Absolute Real-Estate Auction



Wednesday, February 13th, 2019 – 6:30PM

**To be Held at: REDDING AUCTION
SERVICE INC.**

1085 Table Rock Rd. Gettysburg PA 17325

Deeded tract of land located in Tyrone Township, Adams County containing 48.85 acres, zoned rural residential of Adams County paradise. This property is located on well-known Chestnut Hill off of Chestnut Hill Rd., which offers easy access to US Route 15. This is a rare opportunity to own a piece of property that offers seclusion, privacy, exceptional views, hunting (exceptional deer and turkey signs), year round spring, and rock walls w/deeded 8' wide, one half mile long right of way off of Chestnut Hill Rd.

Terms of Real Estate: \$8,000 down at time of purchase, balance due at settlement or within 45 days.

Alice R. Shelleman Estate
Lloyd Shelleman – Executor
Barbara A. Henicle – Estate Paralegal

Directions to Parcel: From U.S. Route 15 – Take the PA Route 234 Exit (Heidlersburg, East Berlin) – Turn West, at End of Exit. Proceed past the Rutter's Convenience Store and continue straight for approximately 2 miles, turn right onto Schoolhouse Road. Proceed straight for approximately one half mile, turn left onto Chestnut Hill Road. Proceed straight for approximately one quarter mile to right of way access. Signs will be posted.

Auctioneer's Note: If you are looking for a great centrally located piece of land for investment, recreational use, hunting use, etc. with privacy, then this is for you!

For information/Inquiries – Contact Redding Auction Service – 717-334-6941

REDDING AUCTION SERVICE INC. – PA LICENSE NO. 3819-L

www.reddingauction.com or Auction Zip #5077