



CARL OCKER REAL ESTATE

Absolute Auction

September 9, 2010, 6pm will be sold On-Site
9 Hill Street, Mount Holly Springs, PA 17065



Seller: Daniel Keys Tax Parcel ID: 23-33-1942-001. Deed Bk/pg: 274-518
Situating in Borough of Mount Holly Springs, Cumberland County, Pennsylvania.
Property Taxes: \$2,317 (2010 Face Value School, County & Borough)

LOT: Approximately 1.4 acres, very deep- 93'x700'; more than half of it is wooded

House is recorded as 1940 sq. ft, but probably more now (has been added onto recently). We will verify soon.

Most windows have been replaced, Roof: Metal standing seam; Basement: Outside cellar entrance only (inside stairs could be converted back); Heat: Oil forced air; 2 electric hot water heaters; Outbuildings and appliances do not convey

1st Floor: Carpeted with areas of unfinished flooring- 1 large bedroom, ½ bath, living w/ fireplace, kitchen, laundry, pantry, dining

2nd Floor: 3 bedrooms, full bath, large game room

House is now vacant.

Open House: Tuesday, Sep. 7 5-7pm

TERMS: \$5,000 cash or certified check at sale; closing in 45 days

Directions: From I-81, exit 47 (Hanover St) South on Hwy 34 approx 5.2 miles into Mt Holly.

Pass through town (stay on Hwy 34) past Pine, turn right on Hill St. House is on left side.

BROKERS WARMLY WELCOMED - CB7400487

Our last 22 real estate auctions resulted in a hammer sale on auction day!

“ABSOLUTE” MEANS NO RESERVE

NO BUYER'S PREMIUM

This sale is for the Real Estate Only – no personal property will be sold-

The sale will be quick (~15 minutes)... So please be on-site to register **Before 6pm.**

CORE Auctions, LLC – Carl E. Ocker, president- PA Lic# AY002045

Updates, deeds, photos, and other information on **CoreAuctions.com**

or call **Dan Duke 717-977-8716**