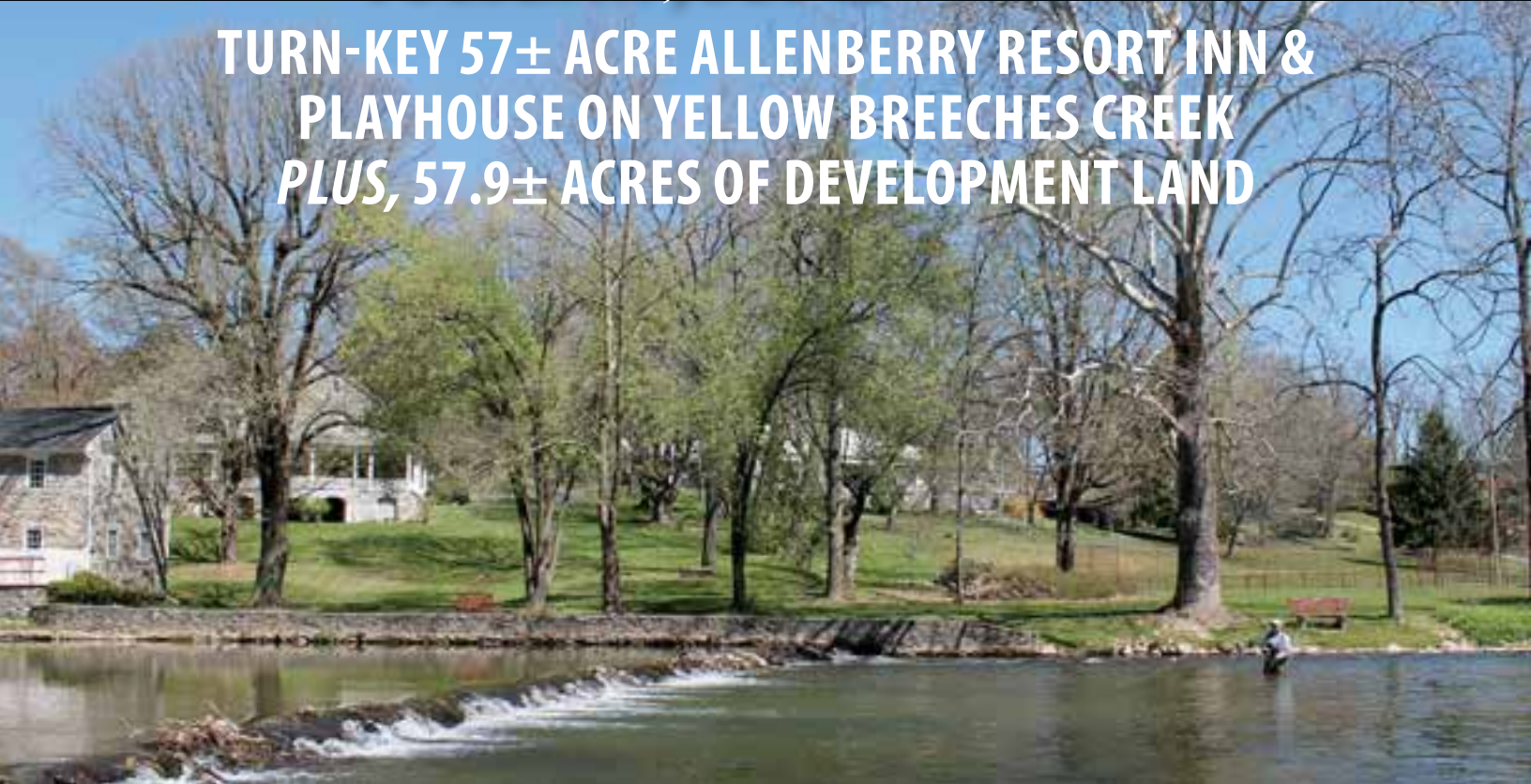


RETIREMENT AUCTION

www.maascompanies.com

TUESDAY, JULY 12 11:00 AM

**TURN-KEY 57± ACRE ALLENBERRY RESORT INN &
PLAYHOUSE ON YELLOW BREECHES CREEK
PLUS, 57.9± ACRES OF DEVELOPMENT LAND**



**1812 MANSION HOUSE WITH
4-LUXURY GUEST SUITES**



**FAIRFIELD HALL- MAIN DINING, BANQUET,
BAR, REGISTRATION/OFFICES**



BOILING SPRINGS, PENNSYLVANIA 17007 USA

**114.9± Acres
Along Yellow
Breeches
Creek!!**

MAAS
companies inc

**AUCTION DIVISION
507.285.1444
Rochester, Minnesota**

RETIREMENT AUCTION

www.maascompanies.com

Two Great Properties Selling Separately!



TUESDAY, JULY 12 – 11 AM
ALLENBERRY RESORT INN & PLAYHOUSE
99,176 SQ. FT. ON 57± ACRES
1559 Boiling Springs Road, Boiling Springs, PA 17007

TRACT 1: The Allenberry Resort Inn & Playhouse is located on a 57± acre country estate just east of Boiling Springs. There are 20 buildings on the resort property that are interspersed with amenities including four lighted Har-Tru clay tennis courts, an Olympic-sized pool with additional children's pool and a Jacuzzi.

There are 71 overnight lodging units ranging from contemporary to historic décor. There are three lodges (Pine, Stone and Meadow), the Mansion House and five cottages. The dining options at the resort have featured casual fare to fine dining before and after theatre performances. The Resort has three bars, a dining room and a buffet. It also has a variety of meeting room/banquet facilities that range in seating capacity from as many as 150 people to as few as 15 people. The resort has hosted and catered an average of 25 to 30 weddings per year.

The Yellow Breeches Creek is a world-class catch & release trout fly fishing destination. The spring-fed creek maintains a year-round 55 degree temperature. This one-mile "catch and release" section of the creek provides anglers the opportunity to catch record-sized trout. The Pennsylvania Fly Fishing Museum Association is located on the lower level of the Meadow Lodge. The museum features more than 125 feet of displays of artifacts and remembrances from past and present Pennsylvania fly fishing icons such as Vince Marinaro, Charlie Fox, George Harvey, Jim Bashline, Lefty Kreh, Joe Humphreys, Ed Shenk and many more.

The Playhouse is a 420-seat theatre that opened the summer of 1949. The theatre would make a great main session venue for business conferences. The theatre has been used by professional casts performing Broadway productions. It was the place where many newcomers had their first acting opportunity. Names like John Travolta, Eileen Brennan, John McMartin, Ruth Maynard, Marty Ingles, John Stratton, Roy Scheider, Jerry Lacy, Norman Fell and Shelley Berman appeared on the Playhouse stage. The theatre season was typically 40 weeks per year, running March through December. At its peak, 1500 tour busses per year brought their passengers to the Allenberry Playhouse.

The resort is situated within the rich history of the Cumberland Valley. There are several historical points of interest within easy driving distance of the resort. The U.S. Army & Heritage Education center in Carlisle houses the largest collection of Civil War photographs. The Carlisle Barracks, the second-oldest army post in the U.S., first utilized in 1777, is just a few miles away. The Gettysburg National Military Park is 30 minutes from the resort. The resort is located at the approximate midpoint of the Appalachian Trail which is a short walk from the entrance. The trail is approximately 2,190 miles long and passes through 14 states.

Future Creekside Lodge Expansion- 55+ Active Adult Resort Lifestyle Community, 3-Story 1-2 Bedroom Apartment Building Complex Planned to be Adjacent to Fairfield Hall.

TRACT 2: 57.9± acres of development land, zoned as vacant land, on Yellow Breeches Creek is located east of the Allenberry Resort Inn & Playhouse with Boiling Springs Road frontage. There is room in this development property for approximately 128 homes and duplex units.



LOCATION: From Carlisle, PA, follow Route 34 to Route 174E (E. Old York Rd.) into Boiling Springs. Allenberry is approximately ½ mile beyond Children's Lake on the right. Proceed to the second Allenberry sign where you will find the entrance.

INSPECTIONS: Friday, June 17 – 10 AM to 5 PM
Monday, June 27 – 10 AM to 5 PM

Other times by appointment.

Monday, July 11 – 10 AM to 5 PM
Tuesday, July 12 – 9 AM to 11 AM

TAKE VIRTUAL TOUR AT MAASCOMPANIES.COM
SEE BIDDER KIT FOR COMPLETE TERMS AND DETAILS!

The 57± acre Allenberry property has beautifully landscaped buildings and grounds in excellent condition. The picturesque setting is a strong draw for conference attendees, vacationers and trout fishing enthusiasts.

FAIRFIELD HALL-LOBBY/CHECK-IN, ADDISON ROOM, CROCKETT ROOM, BELTZHOVER TERRACE



MANSION HOUSE-LIVING ROOM, GUEST SUITE, PINE LODGE- ONE OF TEN GUEST SUITES



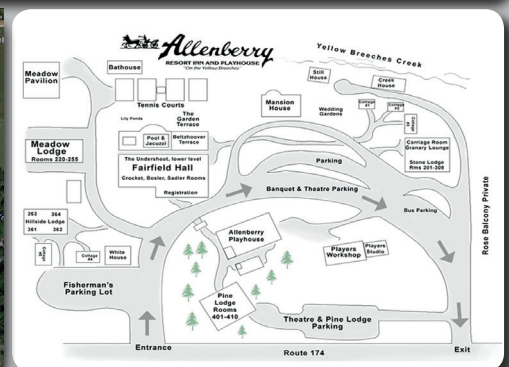
OLYMPIC SIZED SWIMMING POOL, CHILDREN'S POOL, JACUZZI, HAR-TRU CLAY TENNIS COURTS, MEADOW PAVILION



MANNER OF SALE: The 57± acre Allenberry Resort Inn & Playhouse property will be sold first followed by the 57.9± acre development property. If you are unable to attend the auction and wish to bid, Please Contact the Auction Company for Remote Bidding Options. For additional Allenberry Resort information, visit their website at allenberry.com.

BROKER PARTICIPATION: Broker Participation is welcome but not required. A 2% commission will be paid to the licensed broker who at the time of registration, registers the bidder who pays for and settles for the real estate. A broker buying on his/her behalf, or on behalf of any business entity in which he/she holds an interest, is not entitled to a commission.

REAL ESTATE TERMS: 5% Buyer Premium. Person must show a \$20,000 Certified Deposit at time of registration to obtain a bidding number. The \$20,000 Minimum Certified Deposit is due on the day of sale, with a deposit equal to 20% due within 2 business days and balance due at closing on or before 30 days. The deposit money shall become Earnest Money and is non-refundable. Attorney Robert Church of Keefer Wood Allen & Rahal, LLP is coordinating the closing. Real Estate and Equipment is selling AS-IS, WHERE-IS WITH NO WARRANTIES or GUARANTIES EXPRESS OR IMPLIED. Selling subject to owner confirmation. See Bidder Kit for complete terms. In all transactions, Auctioneer is Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by Auction Company. Any announcement made at the auction takes precedence over any material published about this event.



MAAS
companies inc

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Rochester, Minnesota

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In conjunction with Zettlemoyer Auction Co, LLC AY000131L, Sherwood Zettlemoyer AU001237L.
Eric Zettlemoyer AU005210



RETIREMENT AUCTION 57± ACRE ALLENBERRY RESORT INN & PLAYHOUSE PLUS, 57.9± ACRES OF DEVELOPMENT LAND

www.maascompanies.com

TUESDAY, JULY 12

AT 11:00 AM

1559 Boiling Springs Road,

Boiling Springs, PA 17007

Both Properties will be Auctioned

From the Allenberry Resort Inn & Playhouse property.

*World-Class
Fly Fishing &
Just Steps from
the Appalachian
Trail!!*

RETIREMENT AUCTION



ALLENBERRY PLAYHOUSE 420 SEAT LIVE THEATRE, PERFECT FOR TRAINING AND CONFERENCES



CREEK HOUSE PRIVATE RESIDENCE- 3 BEDROOM, 3 BATH, WITH WALK-OUT WATERFRONT PATIO



TRACT 2- 57.9± ACRES DEVELOPMENT LAND, 128 HOMES/DUPLEXES PLANNED, WATER FRONTAGE

