

# PUBLIC AUCTION

**TUESDAY SEPT. 30, 2025 @ 6:00 PM**

**LOCATION: 341 DUKE STREET, EPHRATA PA 17522**

## Charming 2-Story Home in Ephrata Borough



**OPEN HOUSE**

**SAT. SEPT. 13 &  
20 (1-3 PM)**

**OR BY  
APPOINTMENT  
CALL THE  
AUCTIONEER**

**(717) 587-5105**

This delightful 2-bedroom, 2-story home is perfect for investors or first-time buyers. Located in the Ephrata Borough within the Ephrata Area School District, this 1,008 sq. ft. home offers a cozy living space with modern amenities. **Main Floor Features: Living Room: 11' x 13', Dining Room: 13' x 13', Kitchen: 7' x 7' with electric range, Rear Entrance: 6' x 8'.**

The partially open carpeted stairs lead to two bedrooms. The master bedroom (13' x 13') features a spacious 8' x 4.5' walk-in closet. The bathroom includes a shower/tub and storage nooks with vinyl flooring. The second bedroom (11' x 11') has a built-in closet and access to the stand-up unfinished attic storage area. The second floor is carpeted and features electric baseboard heating.

### **Additional Property Features:**

- Large unfinished basement housing a propane radiant heater, propane domestic hot water heater (new in 2015), washer & dryer hookup, and a water softener unit (new in 2020).
- New 30-year shingle and rubber roofs professionally installed in early spring of 2024.
- Vinyl replacement windows throughout.
- Chimney relined with a new cap in spring 2025.
- Rear parking area, good-sized backyard with brick paver patio, and storage shed.
- Public water and sewer, Ephrata Borough electric, and garbage pickup.

**Auctioneer's Note:** The sellers are serious and ready to move as their family has outgrown this residence. Come prepared to buy this beautiful home. For more pictures, visit our website: [www.obauctioneer.com](http://www.obauctioneer.com)

**Terms:** \$15,000 down on the day of the auction; Settlement within 45 days.

**Terms by:** Jon & Samantha Smoker **Taxes:** Approx. \$2,334

**Attorneys:** Glick, Goodley, Deibler & Fanning LLP. Phone # 717-354-7700

**BL OBERHOLTZER AUCTION**



**SERVICE LLC.**

AY-002435

33 Malsnee Road  
Reinholds, PA 17569

Phone: 717-587-5105  
E-mail: [obauctioneer@gmail.com](mailto:obauctioneer@gmail.com)  
Website: [www.obauctioneer.com](http://www.obauctioneer.com)



**Auctioneer: Brian L. Oberholtzer AU-005951**