

# PUBLIC AUCTION

THURSDAY MAY. 28, 2026 @ 6:30 Pm

Location: 18 Bullfrog Road, Grantville, PA 17028

4 Bedroom home on 8.7 Acres +/- with heated 40' x 70' Shop



## OPEN HOUSE

SAT – May 16 & 23

(1-3 PM)

OR BY

APPOINTMENT CALL

THE AUCTIONEER

(717) 587-5105

This charming 4-bedroom country home is nestled on 8.7 scenic acres, offering the perfect blend of rural tranquility and convenient access to major roadways and local amenities. The home features two full baths, an inviting eat-in kitchen, a comfortable family area, and a first-floor master bedroom. A second main-level room provides flexibility as an additional bedroom or a home office. The first-floor bath includes a tub/shower combination for added convenience. Upstairs, you'll find two spacious bedrooms with closets — one featuring a private second-floor deck — along with a shared full bath

The basement includes the laundry area, an oil-fired furnace, and a hot-water heater, and the newly updated 200 Amp electric system. Attached to the home is an oversized two-car garage for easy access and storage. Outdoors, the property truly shines with an insulated 40' x 70' pole-barn shop featuring 12' x 12' overhead doors & propane heat, ideal for equipment, vehicles, or workshop use. A separate cattle/horse barn offers four stalls and a large pasture area, perfect for livestock or hobby farming. There's also a detached two-car garage for additional storage or vehicle space. With its private well, septic system, and partially paved driveways, this property delivers the authentic country lifestyle, to be enjoyed on the large covered rear deck / gathering area — peaceful, spacious, and ready for your personal touch.

**Auctioneer Note:** Come prepared to purchase this amazing property, as the owner is moving on and is motivated to sell.

**Terms By:** Angela S. Baker

Glick, Goodley, Deibler & Fanning LLP. 717-354-7700

**Taxes:** \$3,018 +/- Currently enrolled in Clean & Green

**Terms:** 10% down at auction; Settlement within 30 days

Please view our website for more Photos and Information

**2% Broker Participation**

**Offered Please Fill Out**

**paperwork on our website**

**BL OBERHOLTZER**  
**AUCTION SERVICE LLC.**

AY-002435

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**AUCTIONEER: BRIAN L. OBERHOLTZER AU-005951**

