

PUBLIC AUCTION

Saturday October 31, 2026 PP @ 9Am RE @ 12 Noon

LOCATION: 104 Royer Rd, Ephrata PA 17522

3 Bedroom Rancher w/ Barn on 1.98 +/- Acres



This beautifully maintained custom-built Ranch home with an attached two-car garage is set on 1.98± acres in the Ephrata School District. Backed by open farmland, the property offers stunning sunset views and a peaceful country atmosphere while remaining conveniently close to local amenities. The nearly 2-acre parcel features level to gently sloping ground, including a pasture area with a barn structure—ideal for small livestock or hobby farming. The expansive backyard provides an excellent space for children, outdoor gatherings, and hours of entertainment. Exterior highlights include a large asphalt driveway, private well, inground septic system, mature landscaping, a small fishpond, and a spacious rear deck perfectly positioned to enjoy evening sunsets. Inside, the home offers a generous kitchen and dining area with LVT flooring, a large carpeted front living room, three main-level bedrooms, two full bathrooms, and a convenient laundry area. The finished lower level expands the living space with a large family/rec room featuring a gas fireplace, built-in shelving, and carpeted flooring. Additional rooms include two sizable sewing/craft rooms and a dedicated storage/mechanical room housing the well pressure tank, electrical panel, and canning shelves. Recent improvements include a 7-year-old 30-year asphalt shingle roof, vinyl replacement windows, and various other upgrades that enhance the home's comfort and efficiency

Open Houses: October 10, 17 & 24 (1-3Pm)



Auctioneer's Note: Come prepared to buy this one owner custom-built home. Nancy has decided to move on to a retirement community and is ready to sell.

TERMS: 10% Down on sale day, Settlement within 45 days

TERMS BY: Nancy Good

TAXES: Approx. \$ 6050.00

ATTORNEY: Glick, Goodley, Deibler & Fanning 717-354-7700

BL OBERHOLTZER
AUCTION SERVICE LLC.

AY-002435

33 Malsnee Road
Reinholds, PA 17569

Phone: 223-387-9559

Email:

obauctioneer@gmail.com

Website: OBAuctioneer.com



AUCTIONEER: BRIAN L. OBERHOLTZER AU-005951

