

PUBLIC AUCTION

SATURDAY May 23, 2026 @ 9:00am RE @ Noon

LOCATION: 7435 Bernville Rd., Bernville PA 19506

1 OWNER BRICK RANCHER ON 6.5 +/- ACRE LOT IN TULPEHOCKEN SD



This spacious one-owner ranch home, built in 1989, is nestled on a generous 6.5± acre lot with scenic rear views overlooking a wooded stream. The property features expansive front and rear lawns, a private well and septic system, and a large macadam driveway. Offering approximately 2,573 sq. ft. of living space, the home includes three oversized carpeted bedrooms, 2 full bathrooms, a large family room with fireplace, a formal living room, and a spacious eat-in kitchen. The full, partially finished basement includes a Bilco door exterior entrance and a wood stove — perfect for additional living space or storage. Additional highlights include an attached two-car garage, central air conditioning, and a charming three-season enclosed patio/porch. Conveniently located along Bernville Road (Route 183), the property is within close proximity to major amenities and services. Make plans to view this property at the open houses scheduled; Please see the separate flyer for the personal property which will also be offered on sale day.

OPEN HOUSE
SAT - MAY 2, 9, & 16
(1-3 PM)
OR BY APPOINTMENT
CALL THE
AUCTIONEER
(717) 587-5105

Terms By: The Estate of Grace Irene Wirtz, Zach & David Travis Exec.
Glick, Goodley, Deibler and Fanning; LLP 717-354-7700

Terms: A 10% Buyer's Premium will be added to the hammer price to establish the final selling price. A payment of 10% is due to the auction company on the day of sale. Final settlement must be completed within 45 days of the auction **Taxes:** Approx. \$6670

3% Broker Participation
Offered Please Fill Out
paperwork on our website

BL OBERHOLTZER
AUCTION SERVICE LLC.
AY-002435

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