

STOLTZFUS
R.E. AUCTION

Leola/Ronks Area

.67 Acre Country Property "Farmland Surroundings"

STOLTZFUS
R.E. AUCTION

PUBLIC REAL ESTATE AUCTION

6 Bdrm 2 Sty Home * 2 Sty 5 Stall Barn * Garage/Shed * Garden Shed * Pasture

Tuesday, June 24, 2025 @ 6:30 PM

Location: 416 Newport Rd, Ronks PA 17572 (Lancaster County)

Directions: Located along Newport Rd between Leola and Ronks (just north of Mascot Mill)



Spacious 6 Bdrm 2 Sty 2720 Sq Ft Stone Front Dwelling, Full Bath, 2 Sty 5-Stall Barn, Sheds on .68 Acres w/pasture

Main floor of house consists of an eat-in kitchen/dining rm w/custom oak cabinetry, walk-in pantry, enclosed porch/sewing rm, living rm w/access to a nice 10'x24' porch, mudroom w/laundry & closets, master bdrm w/closets, full bath w/tub/shower, Main floor has large open floor plan w/removable panel doors **2nd floor** has 5 bdrms w/closets, storage rm, attic, 10'x24' front covered porch **Also has a full daylight walk-in basement w/2nd kitchen**, 2 ext entrances, cold cellar canned good storage, coal bin, water treatment system, 40 gal LP water heater, coal heat, 10'x24' basement porch

Outbuildings: 36'x50' 2 sty 5-stall barn w/10' lean-to, 15'x36' shop area, 2nd sty hay/storage area, 10'x20' garage/shed, 6'x10' garden shed, 8'x10' diesel rm shed **Other Amenities include** a 3 cyl Deutz diesel, air compressor, air tanks, 300 gal LP tank

All situated on a beautiful 1 acre lot w/fenced-in pasture, plenty of lawn area, productive garden, mature shade trees & shrubbery, well-kept flowerbeds, on-site well & sewer, located in Conestoga Valley School District, Upper Leacock Twp., Zoned AG

Note: Valuable .67 Acre country property w/spacious 6 Bedroom Farmhouse dwelling in move in condition. Ideal location and completely surrounded by farmland. Sellers have purchased a larger farm and want to sell!

Terms: 10% down @ auction w/settlement on or before August 22, 2025. Glick, Goodley, Deibler & Fanning attys.

Open House: Saturday's June 7th & 14th from 1-3 PM or by appointment. Contact auctioneer @ 717-327-1215 w/any questions or to schedule a private showing.

Attention Realtors: 1% Broker Participation offered to realtors who are the successful buyers. Please preregister 48 hrs prior to the auction.

We are now offering assistance with Bridge Loans and Down Payments. Call us @ 717-327-1215 for more information!



See more at [auctionzip.com](https://www.auctionzip.com) ID #44467

See back side also →

Auctioneers:
Elam Esh 717.327.1215
Amos Stoltzfus 717.738.9157
Leon Fisher 717.786.7217

LIC. #AY2246

Auction For:
Mervin & Miriam Stoltzfus
717-656-8636



Beautiful Homestead



Back Side View

PROPERTY INFORMATION

Type: 2 Sty Farmhouse Dwelling
Construction: Frame/Vinyl/Stone
Square Feet: 2,720 Sq Ft
Condition/Age: Good/1989
Roof/Condition: Asphalt/Good
Flooring: Linoleum
Living Room: Yes
Laundry: Yes/Mudroom
Bedrooms: 6
Basement: Yes w/2 Ext Entrance

Baths: 1 Full
Heating: Coal Stove
Front Porch: 10'x24'
Windows: Anderson
Barn: 36'x50' 2 Sty
Garage: 10'x20' shed style
Shed: 6'x10'
Diesel Shed: 8'x10'
Sewer: On-site
Water: On-site

Lot Size: .68 Acres
Schools: Conestoga Valley Schools
Taxes: \$6187.80
Township/Zoning: Upper Leacock/AG
Attorney: Glick, Goodley, Deibler & Fanning Attys

DIMENSIONS

Master Bedroom: 15'x14'
Bedrooms: 15'x14'

Bedroom: 15'x14'
Bedroom: 15'x11'
Bedroom: 14'x12'
Bedroom: 12'x10'
Storage Room: 10'x9'
Kitchen/Dining Room: 25'x15'
Pantry: 4'5"x5'6"
Living Room: 15'x14'
Mudroom: 10'x12'
Laundry Room: 4'x6'
Full Bath: 8'6"x 7'6"



Front View House



5-Stall Barn



Front Porch Views



6-Bdrm Dwelling



Side View of Home



Front View of Home



Eat-in Kitchen



Large Open Floor Plan

See more at auctionzip.com No.44467

Auctioneers:
 Elam Esh 717.327.1215
 Amos Stoltzfus 717.738.9157
 Leon Fisher 717.786.7217

LIC. #AY2246



See front side also →

Auction For:
 Mervin & Miriam Stoltzfus
 717-656-8636