

RESSLER  
R.E. AUCTION

- Ronks Area -

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# Valuable 1.6 Acre Country Property "Farmland Surroundings" PUBLIC REAL ESTATE AUCTION

## 3 Bdrm Holland Stone Rancher w/Attached 2-Car Garage, Shed, In-ground Pool on 1.6 Acres

### Wednesday, March 12, 2025 @ 5:00 PM

Location: 58 S Soudersburg Rd, Ronks PA 17572 (Lancaster County)

Directions: Rt 30 East of Lancaster turn right onto S Soudersburg Rd to property on right or from Paradise take Rt 30 west to left onto S Soudersburg Rd to auction on right.



**Solid 3 Bdrm 1426 Sq Ft Holland Stone Rancher w/Spacious Attached 2-Car Garage, Large Shed, In-ground Pool on 1.6 Acre**

**Main floor** features an eat-in kitchen/dining rm w/rsd panel stained cabinets, ample cabinet & counter space, appliances, dining rm has slider patio dr access to a lg outback deck & pool, living rm w/a beautiful brick/wood fireplace, lg bay window, hallway which leads to an updated full bath w/newer vanity, full walk-in shower, tile floor, linen closet, 3 bdrms w/closets, half bath which is accessible from master bdrm, **built-in wall AC units in dining rm & master bdrm**, Also has a full basement w/laundry rm, washer & dryer, lg walk-in closet/storage, bonus/utility rm w/Kinetico water softener system, Bilco dr ext access, **150 amp service**, oil/hot water baseboard heat. **Spacious 25'x29' attached 2-car garage**, Useful 12'x24' storage shed. **All situated on 1.6 Acres** w/in-ground pool, large lawn area, mature shade trees, macadam driveway w/parking, on-site well & public sewer, Conestoga Valley School District, East Lampeter Twp., Zoned Ag

**Note:** Solid custom 3 Bdrm Holland Stone Rancher in Ronks area. Ideally located country setting w/farmland surroundings. Easy & quick access to Rts 30, 340, 283 etc and only minutes to the malls. Come prepared to buy as sellers want to sell to settle estate!

**Terms:** 10% down, Settlement on or before May 12, 2025. Glick, Goodley, Deibler & Fanning attys.

**Open House: Saturday's February 22nd & March 1st 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](http://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:**  
Gordon Kent Ressler Estate  
Executor: Erik Ressler  
717-490-0929





**- Dimensions -**

**Master Bedroom:** 12'x13'

**Bedrooms:** 11'x14'

**Bedroom:** 10'5"x11'6"

**Kitchen/Dining Room:** 13'x24'

**Pantry:** Cabinets

**Living Room:** 12'x22'

**Full Bath:** 8'x9'

**Half Bath:** 5'x5'

**PROPERTY INFORMATION**

**Type:** Solid Holland Stone Rancher

**Construction:** Stone

**Condition/Age:** Good/1978

**Roof/Condition:** Asphalt/Good

**Flooring:** Vinyl/Carpet

**Living Room:** Yes

**Laundry:** Yes/Basement

**Pantry:** Spacious Cabinets

**Bedrooms:** 3

**Basement:** Full

**Baths:** 1.5

**Refridgerator:** Yes

**Range:** Yes

**Dishwasher:** Yes

**Washer&Dryer:** Yes

**Deck:** Yes/Outback

**Swimming Pool:** Yes/In-ground

**Covered Porch:** 7'x24'

**Garage:** 25'x29'Attached 2-car

**Shed:**12'x24'

**Heating:** Oil/Hot Water Baseboard

**Sewer:** Public

**Water:** On-site

**Lot Size:** 1.60 Acres

**Schools:** Conestoga Valley

**Taxes:** \$5126.55

**Township/Zoning:** East Lampeter/Ag

**Attorney:** Glick, Goodley, Deibler & Fanning Atty's



*Info deemed to be correct but not guaranteed.*

**See more at [auctionzip.com](http://auctionzip.com) No.44467**

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