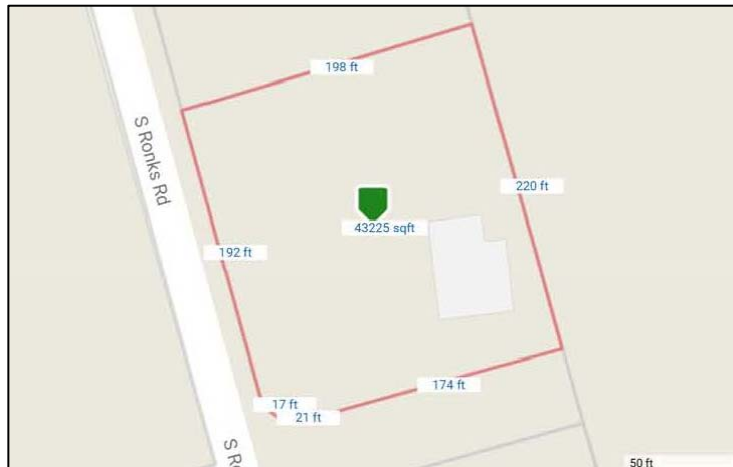


TAX MAP



*Antiques, Furniture, Collectables, Glassware,
Tools, Lawn/Garden & HH Goods*

PUBLIC AUCTION

VALUABLE LANCASTER CO. REAL ESTATE
**Large 1½ Story Home w/Full 2nd Floor Dormers,
Det. Garage/Shop w/Echo Housing Apartment
on a 1.19+/- Acre Lot**

*Antiques, Furniture, Collectables, Glassware,
Tools, Lawn/Garden & HH Goods*

31 S. Ronks Road, Ronks PA 17572
Saturday, May 5, 2018 - 9:00 AM

Real Estate Offered at 12:00 Noon



**BARR
DAVIS**
AUCTIONEERS, LLC
AY-002084

Barr/Davis Auctioneers, LLC
Route 30 & Pequea Ave
P.O. Box 7, Gap PA 17527
(717) 442-9221
(610) 384-8433
www.barrdavis.com

ADDRESS: 31 S. Ronks Road, Ronks PA 17572
DATE: Sat., May 5, 2018 at 9:00^{am}; RE at 12:00 Noon
OWNER: Elam L and Mattie S Stoltzfus

★FEATURES★

Large brick 1½ story home with full 2nd floor dormers w/a detached 35'x73' 1½ story garage/shop with Echo Housing unit in place. Situated on a 1.19 acre level lot bordering farmland. Great opportunity to buy a large home with a shop. Seriously for sale – Don't miss it!

★SPECIAL FEATURES★

Cherry custom kitchen with lots of cabinetry & matching built-in desk
 And ceiling fan/light;
 1st floor master bedroom w/master bath;
 2nd floor has 6 bedrooms & full bath (all with hardwood floors);
 Full basement with summer kitchen with built-in propane butcher kettle (ideal for canning);
 Covered side porch;
 35'x73' detached garage/shop with a 12'x26' rear garage addition & 3 BR, 2 bath former Echo Housing unit w/electric heat, full kitchen, living room & laundry. (Requires Township approval for continued use.);
Note: A portion of the fenced pasture area on the north side is included.

★PURCHASE PRICE INCLUDES ★

House	Echo Apt
Propane oven/range	Electric oven/range
Built-in dishwasher	Built-in dishwasher
Water conditioning system	
Built-in butcher kettle	

★REAL ESTATE AUCTION TERMS★

10% Down payment day of Auction. Balance by June 14, 2018.
 Buyer pays all Realty Transfer Taxes.
Buyers have the opportunity to make an offer to purchase this property prior to the auction under the auction terms.

★OPEN FOR INSPECTION★

Thursday, March 29, 2018 · 4-6^{pm} & Wednesday, April 4, 2018 · 4-6^{pm}
 Call Auctioneers for complete brochure or private showing.

★DIRECTIONS★

From Rt 30 in Ronks, take Ronks Road South to property 1/8 mile on left.

STYLE: 1½ Story
YEAR BUILT: 1966+/-
LOT DESCR: 1.19+/- Acre
ZONING: Agricultural
TAX PARCEL: 310-79745-0-0000
DEED REF: 4978-337
LIVING AREA: 4,831+/- SF

TAXES: \$4,386
 1,004
 535
 \$5,924
YEAR: 2017
School: Conestoga Valley
County: Lancaster
Municipal: East Lampeter Twp
TOTAL

7 Bedrooms 3 baths

ROOM	SIZE	LEVEL	COMMENT
LIVING	12x13	1 st	WW Carpet
DINING		1 st	WW Carpet
KITCHEN	12x29	1 st	Vinyl
FAMILY	12x15	1 st	WW Carpet/Hardwood
BEDROOM	11x12	1 st	WW Carpet/Hardwood
BEDROOM	9x15	2 nd	WW Carpet/Hardwood
BEDROOM	10x14	2 nd	Hardwood
BEDROOM	12x12	2 nd	Hardwood
BEDROOM	11x14	2 nd	Hardwood
BEDROOM	10x12	2 nd	Hardwood
BEDROOM	10x13	2 nd	Hardwood

BATHS: 2 full on 1st, 1 full on 2nd
LAUNDRY: Room on 1st floor off kitchen
HEATING: Propane hot water baseboard (2 zones)
WATER HEATER: Propane
BASEMENT: Concrete floor/outside entrance
GARAGE: Detached garage/shop
WINDOWS: Insulated replacement & aluminum w/screens
WATER: On site well
SEWER: Public
ROOF: Shingle

The information contained in this brochure is believed to be accurate, but is not guaranteed.