



Gorgeous Gordonville Farm

A Homesteader's Dream on 42 Acres



AUCTION

Dec. 30 @ 4 PM

Pizza & Fries @ 3:30 PM



OPEN HOUSES

Nov. 9 @ 3-5 PM

Dec. 12 @ 10-12 AM



ADDRESS

**98 Old Leacock Rd
Ronks, PA 17572**

Sellers: Ivan & Linda Lapp

Settlement on or before Feb. 15, 2027

Initial investment \$100,000

due day of sale

Starting Bid: \$750,000

A wonderful opportunity to own a beautiful working family farm in Gordonville on 42 acres, including attached in-law quarters with separate driveways. This farm is located right at the corner of Old Leacock Road and Harvest Drive, providing an ideal location for a retail produce store. The beautiful lay of the land and all the pastures make this the perfect farm to raise produce, beef and horses – offering an endless amount of potential with all the buildings included.

Want every detail? *Call Joel for a complete auction brochure*

Call the Intel Team:
Daniel King AU006299
(717) 917-5844
Joel Yoder AU006463
(610) 750-2427
Henry Kauffman Jr. AA019894
(717) 799-4264
Samuel Stoltzfus AU006482
(717) 371-3010



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717-690-8081

Property Information



Property and Tax Information:

-  **Acres:** +/- 42 Acres
-  **Township:** Leacock Township, Lancaster County
-  **Main House Condition:** Built 2008 – 5 Bedrooms, 3 Baths
-  **In-Law Quarters Condition:** Built 2008 – 3 Bedrooms, 2 Baths
-  **Heat:** Wood Furnace & Propane Boiler; Floor Heat in Basement & 1st Floor
-  **Solar:** Deluxe Solar System
-  **Taxes:** \$9,315
-  **Sewer:** Public
-  **Well Location:** In the West Pasture by the Tree Line



Financing Options

Do you need to sell your home before investing in this property? Call the Intel Team to discuss financing options. 717-917-5844





SPOTLIGHT – MAIN HOUSE

Elegant Family Home

Built in 2008 · 5 Bedrooms · 3 Baths · Large Custom Kitchen · Spacious Dining Room · Beautiful Living Room
Excellent for Hosting · Wraparound Porch with Roof · Deluxe Solar System





Large Custom Kitchen • Spacious Dining Room • Beautiful Living Room • Laundry Room with Large Walk-In Closet

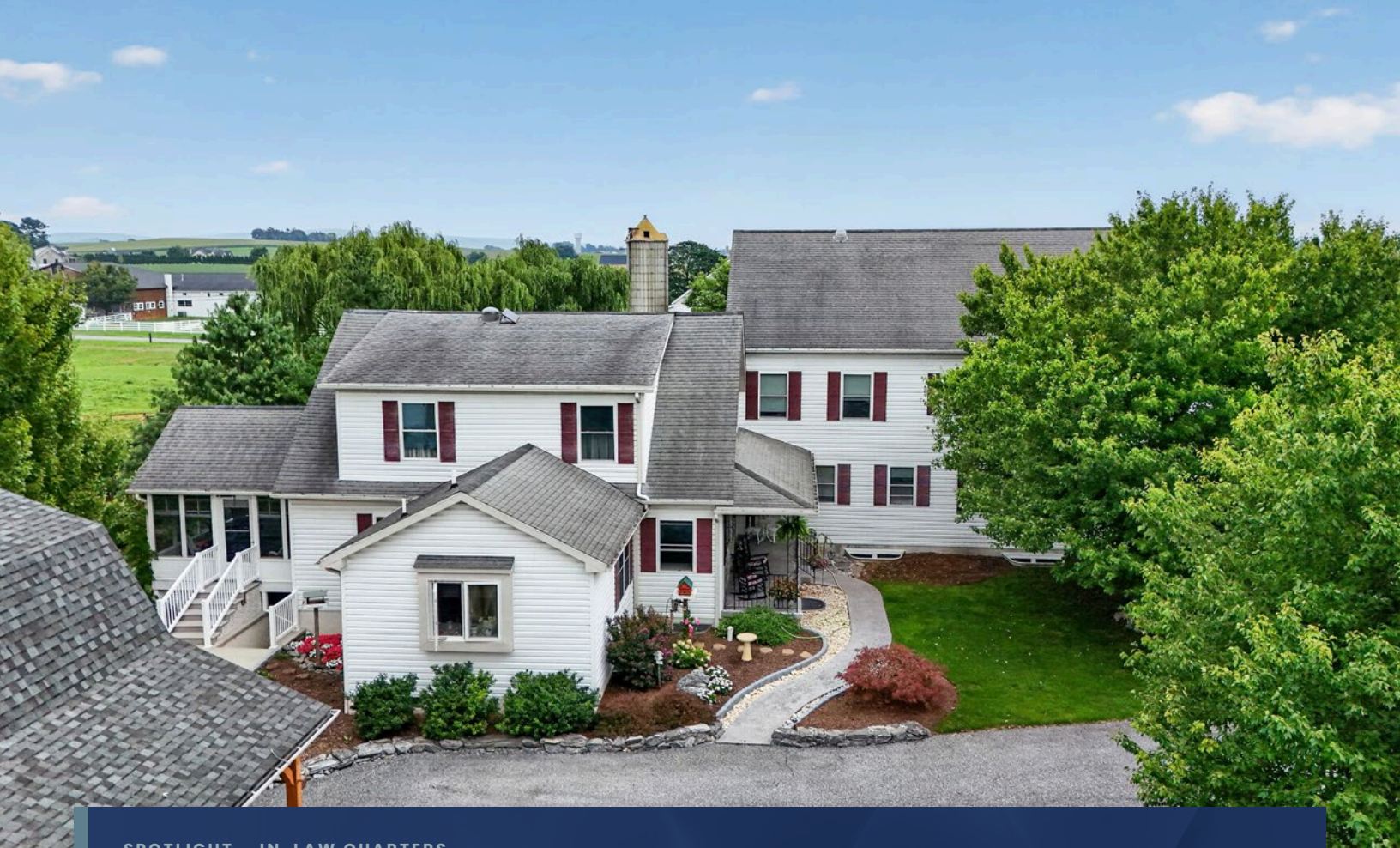


SPOTLIGHT – MAIN HOUSE

Made for Hosting

Full Basement with Kitchen · Floor Heat in Basement & First Floor · Outside Access – Concrete Steps
Wraparound Porch with Roof

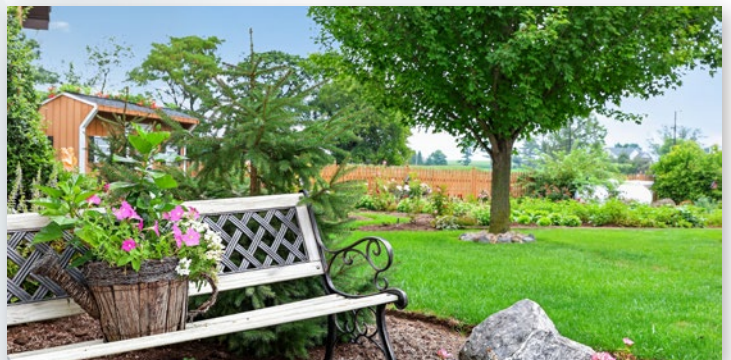




SPOTLIGHT – IN-LAW QUARTERS

The In-Law Quarters – New in 2008

Custom Home, Very Well Maintained · 3 Bedrooms · 2 Baths · Detailed Kitchen · Large Dining Room
Beautiful Living Room · Screened-In Porch · Full Basement · Floor Heat in Basement & First Floor
Separate Driveway





SPOTLIGHT – THE GREAT OUTDOORS ON THE IN-LAW SIDE

30x45 Horse Barn & Grounds

2 Horse Stalls with Pasture Access · Large Forebay · Shop Area with Workbench · Large Horse Pasture
Blacktop Driveway · 500 Gallon Propane Tank · Innovative Landscaping · Beautiful Flower Gardens
Productive Vegetable Garden · Peaceful Campfire Area · Quiet & Secluded Setting





A HOMESTEADER'S DREAM

A large vegetable garden, lots of shade trees, privacy fencing and bushes, and extra-detailed landscaping. Add a beautiful camping area, fruit trees, raspberry bushes, a grape arbor and plenty of shade trees in the pasture – everything a homesteader could ask for.





SPOTLIGHT – BANK BARN

The Large 52x90 Bank Barn

5 Horse Stalls with Automatic Waterers · 2 Large Loafing Pens · Previous Cow Stable · Large Forebay with Washbay
Electric Lights for Horses · Full Timberframe 2nd Floor with 3 Overhead Doors · Lots of Hay & Equipment Storage
Large Outside Concrete Yard for Cattle





SPOTLIGHT – BEEF BARN

25x68 Beef Barn

Large Box Stalls · Concrete Feed Trough · Shop / Storage Area · Full 2nd Floor



SPOTLIGHT – STORAGE BARN

28x64 Storage Barn

2nd Floor with Rec Room · Carriage Storage · New Roof in 2016



SPOTLIGHT – MANUFACTURING / WAREHOUSE

30x48 Warehouse & Office

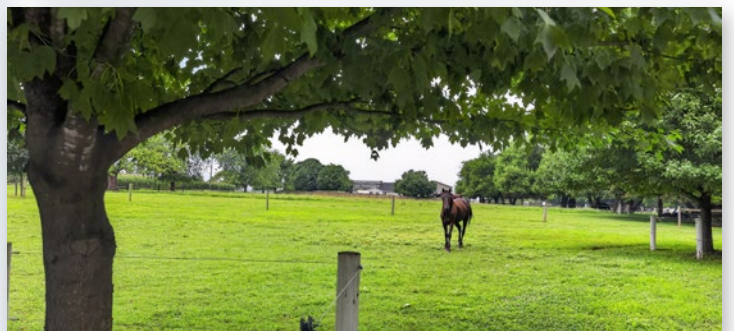
16-Foot Walls · 2 Large Garage Doors · Loading Dock with Concrete Pad · New Roof in 2016
Detailed Office with Mini-Split · Comcast Service Connected





THE LAY OF THE LAND

The beautiful lay of the land and all the pastures make this the perfect farm to raise produce, beef and horses – offering an endless amount of potential with all the buildings included.





LOCATION

In the Prime of Areas

Gordonville, Lancaster County · Leacock Township · Right at the Corner of Old Leacock Rd & Harvest Dr
Perfect Location for a Retail Produce Store · Attached In-Law Quarters with Separate Driveways



UPCOMING REAL ESTATE & EVENTS

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FARM & HOME

OCTOBER 30 (6PM) - 126 W NEWPORT ROAD, LITITZ, PA - LEVI & RACHEL STOLTZFUS

Lititz Home and shop building. 1.75 acres with 3 bed, 2 bath home, new horsebarn and large shop with 16' walls. Home business potential.

NOVEMBER 2 (4PM) - 325 CAMBRIDGE RD, NARVON, PA - LUTHER & DONNA SMITH

Country Homestead! 4-Bedroom, 2-Bath House, Horse Barn, Pasture, Formerly the Historic White Hall School

NOVEMBER 6 (4PM) - 230 LAUREL RD, ELVERSON, PA - LESTER & MARY ELLEN STOLTZFUS

Dream Farmette! 14-Acre Homestead with 4-Bedroom House, Plenty of Outbuildings, Tillable Acres, Woods with the Best of Hunting, Farm Borders State Game Lands, Incredible Opportunity.

NOVEMBER 11 (4PM) - 835 CONESTOGA AVE, MANHEIM, PA - FERN BUILDERS LLC

Beautiful ranch home completely remodeled with modern details. Move in ready. Great neighborhood and prime area!

NOVEMBER 12 (4PM) - 1670 CLOVER LANE, MOUNT JOY, PA - JOHN GINGRICH ESTATE

Over 30 acres of prime farmland, all tillable. Ideal lay of land, borders woods and creek, Many possible building sites. Developers, look in!

NOVEMBER 14 (1PM) - 393 BOYER RD, DORNSIFE, PA - BEN STOLTZFUS

54 acres, selling in 4 parcels. Mixture of farm land and woods with prime building sites.

NOVEMBER 16 (4PM) - 112 NORTON DR, GAP, PA - ROBERT STANLEY

3.45 acres with secluded home and full in-law suite located. Lots of woods provides plenty of privacy.

NOVEMBER 20 (4PM) - 622 NARVON RD, GAP, PA - MELVIN HOUCK

A dream come true. 2 parcels totalling 35 acres in the primest of areas. House, garage, shop and 34 acres of woodland!

NOVEMBER 21 (9AM) - 130 DAVIS RD, COATESVILLE, PA - DAVID & MIM FISHER

5 Acres Of Bliss! 4 Bedroom , 3 Bath Modern Home With Attached Garage Lots Of Outdoor Space , Garden , Woods , " Quiet , Secluded And Inviting "

NOVEMBER 21 (1PM) - 901 SMYRNA RD, KINZERS, PA - ELAM STOLTZFUS

This is a really nice property... modern country 2.87-acre homestead. Large house, horse barn, pasture and so much more.

NOVEMBER 30 (4PM) - 6247 MAIN ST, HONEY BROOK, PA - SAM JR & ANNE KAUFFMAN

Honeybrook Deluxe. 1.21 acre homestead with house, barn, shop, and pasture. Great location!

DECEMBER 2 (4PM) - 5268 DIEM ROAD, NEW HOLLAND, PA - MELVIN & MIRIAM STOLTZFUS

Modern home on the Welsh Mountain! 1.84 acres with remodeled 5 bed house, horsebarn, private backyard deck, woods, foodplot, fruit trees.

DECEMBER 4 (4PM) - 715 FALLOWFIELD RD, ATGLEN, PA - JOSEPH & ANNIE SMUCKER

A thrilling family homestead on 3 acres. Large detailed house with 4 bedrooms & 3 baths.

*Bank barn in superb condition with new rec-room, pastures, back yard. **Unbelievable Opportunity!***

★ **DECEMBER 15 (4PM) - 1260 MAPLE GROVE RD, MOHNTON, PA - PAUL & FANNIE STOLTZFUS**

3.07 acres with family home and 40'x60' shop. Prime acreage that borders State Game Land. Work from home potential!

DECEMBER 17 (6PM) - 198 COUNTRY CLUB RD, COATESVILLE, PA - ROBERT TURNKEY & LINDA TEMPLE

Country setting. 3 bed 2 bath home with attached garage. Large backyard bordering farm land.

SELLS VIA INTEL AUCTIONS PHONE BIDDING.

DECEMBER 21 (4PM) - 672 GAULT RD, GAP, PA - JANET WELSH

Country Setting! 1.04 acre homestead with house, shop, & garage. Large back yard!

DECEMBER 28 (4PM) - 112 MEETINGHOUSE RD, GAP, PA - AMOS EARL & MANDIE STOLTZFUS

*White Horse home! 4 bed, 2 bath modern homestead with 30 x 48 horsebarn with fully finished 2nd floor. **Dynamic opportunity!***

★ **DECEMBER 30 (4PM) - 98 OLD LEACOCK RD, GORDONVILLE, PA - IVAN & LINDA LAPP**

42 acre farm with 5 bed, 3 bath home, in-law quarters, 52'x90' bank barn, storage barn, beef barn, & 30'x48' manufacturing/warehouse building.

*Located right in Gordonville, this one is a DREAM! **Endless possibilities creating all the potential!***

MARCH 13 (10AM) - 351 MARTINS CORNER RD, COATESVILLE, PA - VIKTOR & JOAN SCHULZ ESTATE

5.8 acre homestead. 3 bed, 2 bath house with attached 2 car garage. Spacious country setting.

★ **NEW LISTINGS**



INVESTMENTS & RECREATIONAL

- OCTOBER 28 (6PM) - 126 & 128 E SPRUCE STREET, WILLIAMSTOWN, PA - TRU NORTH INVESTORS LLC.**
2-unit apartment. New roof in 2026. Fully occupied! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- NOVEMBER 4 (5PM) - 2425 LILA LANE, WILLIAMSPORT, PA - CENTRAL PA PROPERTIES**
Nice 2-unit apartment. Fully occupied and in good condition. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- NOVEMBER 4 (6PM) - 2415 LILA LANE, WILLIAMSPORT, PA - CENTRAL PA PROPERTIES**
Nice 2-unit apartment. Fully occupied and in good condition. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- NOVEMBER 7 (10AM) - 183 OAK BOTTOM RD, QUARRYVILLE PA - DAVID & KRISTAL STOLTZFUS**
Business owners and investors - look in! Brand new commercial shop and ranch home in good condition. So many possibilities!
- NOVEMBER 13 (5PM) - 18554 DUPONT BLVD. GEORGETOWN DE - JOHN AND LINDA SMUCKER**
Commercial lot retailing sheds, swings, and more! Expand your business and get products in front of 26,000 people a day.
15.64 acres, 2 parcels. Prime hunting, borders State Game Lands! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- NOVEMBER 18 (4PM) - 453-455 NORTH 2ND ST, SUNBURY, PA - SARECK PROPERTIES LLC**
2-UNIT DUPLEX INVESTMENT! Recent upgrades, tenant occupied. Opportunity! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- NOVEMBER 18 (5PM) - 356-358 S FRONT ST, SUNBURY, PA - SARECK PROPERTIES LLC**
2-UNIT INVESTMENT! Freshly remodeled, new roof, tenant occupied. Turnkey. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- NOVEMBER 18 (6PM) - 418-420 S FRONT ST, SUNBURY, PA - SARECK PROPERTIES LLC**
2-UNIT APARTMENT INVESTMENT! Recent upgrades, tenant occupied. Nice Area! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- NOVEMBER 23 (6PM) - 53 LOGGING RD, LEOLA, PA - CHRIST & SADIE LAPP**
Prime investment in an upscale neighborhood in need of upgrades! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- NOVEMBER 25 (5PM) - 1450 BAILEY CREEK RD, MILLERTON, PA - TIMBER BUYERS LLC**
151 acre hunting property with a 16x40 brand new cabin, food plots, etc. Designed by Don Higgins. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- NOVEMBER 25 (6PM) - 3 PROPERTIES IN POTTSVILLE - THE SKOOK PORTFOLIO LLC**
Invest in a complete business LLC with 3 properties that are updated and tenant occupied. Great opportunity to invest and cash flow!
SELLS VIA INTEL AUCTIONS PHONE BIDDING!
- DECEMBER 7 (6PM) - 314 ISABELLA RD, ELVERSON, PA - LEON & EMMA STOLTZFUS**
RARE FIND! Golden opportunity to own a 25 acre prime building site. Best of hunting. **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- DECEMBER 14 (6PM) - 5645 OLD PHILADELPHIA PIKE, GAP, PA - ELI & BARBARA KING**
Local investment in a prime area! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- DECEMBER 16 (6PM) - 1877 CENTRE LINE RD, WARRIORS MARK, PA - NLS REALTY LLC**
3 unit apartment with recent improvements. Fully occupied! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**
- DECEMBER 29 (6PM) - 441 W ORANGE STREET, LANCASTER, PA - RENTAL HOMES UNLIMITED LLC**
7 unit investment, fully occupied and generating strong ROI! **SELLS VIA INTEL AUCTIONS PHONE BIDDING!**

THE 5 EXTRAORDINARY PROPERTIES AT THE INTEL INVESTORS SUMMIT

selling on December 9, 2026 live from the Shady Maple Banquet Hall.

- ENTRY 1 - RIVERSIDE RETREAT, 6140 RIVER DRIVE, YORK, PA - HOMES OF PARADISE LLC**
The Riverfront Serenity Lodge. 5 acres with riverside Air BnB house. Incredible Local Retreat!
- ENTRY 2 - INCOME POWERHOUSE, 300 N READING RD, EPHRATA, PA - NEW LIFE HOLDINGS LLC**
Amazing opportunity to own a laundromat, carwash, rental home, shop rental, and food court area all in one package! Generating almost \$15,000 of monthly income.
- ENTRY 3 - SACRED OAKS VISTA, 2073 SEELY RUN RD, JERSEY SHORE, PA - TRAIL RIDGE HOLDINGS**
45.71 acre property with wedding venue generating close to a 6 figure annual income. Incredible Hunting!
- ENTRY 4 - 3-UNIT APARTMENT, 509, 509A, & 511 BURKE ST, JERSEY SHORE, PA - TWIN OAKS INVESTMENTS**
Recently updated and professionally managed by one of the most aggressive property management companies in the area!
- ENTRY 5 - THE SPLENDID JUNIATA 400, 2067 & 2174 STATE RT 35, EAST WATERFORD, PA - SUNNY RIDGE ACRES LLC**
405 acres of prime recreational land in Juniata County! Food plots, hunting blinds, new garage. Also includes a 2 acre building site with existing sewer, water, and electric.



AUCTIONS & EVENTS

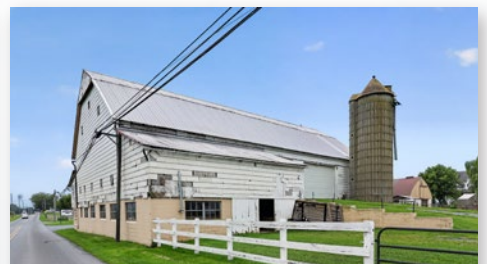
- OCTOBER 30 (3PM) - 126 W NEWPORT ROAD, LITITZ, PA - SUPERIOR ROOFING LLC.**
Complete Business liquidation! Roofers buggies, trucks, trailers, lots of name brand tools! A fun Friday evening sale!
- NOVEMBER 14 (9AM) - 393 BOYER RD, DORNSIFE, PA - BEN STOLTZFUS**
Antiques, farm equipment, tractors, combine, planters, butcher tools, Valley View Bottling Works bottles, lumber, household items, and a whole lot more! **A lifetime of farm items!**
- DECEMBER 9 (DOORS OPEN @ 2PM) - INTEL INVESTORS SUMMIT AT THE SHADY MAPLE BANQUET HALL**
Exciting afternoon & evening with seminars by Damon West and Stephen Yoder. Doorprizes.
Fun & food followed by selling 5 incredible investment properties. Absolutely a DO NOT MISS EVENT.



In-Law Quarters



30x45 In-Law Horse Barn



52x90 Bank Barn



25x68 Beef Barn



28x64 Barn & Rec Room



30x48 Warehouse & Office

