



BERKSHIRE HATHAWAY

HomeServices

Fox & Roach, REALTORS®

EXECUTIVE SUMMARY:

Dawn Ciganik, CNE
Associate Broker
721 Skippack Pike – Suite 1
Blue Bell, PA 19422

(m) 215-519-5978
(d) 215-542-2200

Dawn.ciganik@foxroach.com

83+/- Acres, Gravel Pike, Upper Hanover Township, Montgomery County / Hereford Township, Berks County, Pa.

- Two road frontages – Gravel Pike and Stauffer Road
- Large stone house, barn and assorted out buildings
- Pond and stream
- Public utilities to the house
- Zoning – Upper Hanover, LIC 1 – industrial and commercial / Hereford Township, MU – mixed use
- Family Trust will sell the entirety or will consider selling the individual parcels
- Bursich Engineering – Nick Feola, 484-941-0427, feola@bursich.com
- Trident Land Transfer Company – Beth Mirasola – 610-408-2171 – beth.mirasola@foxroach.com
- \$975,000.00 / 44.6 Acres w/ 1748 farmhouse
- \$650,000.00/ 39.1+/- Acres – additional ground on corner of Gravel and Stauffer (includes a pond)
- \$1,625,000.00 / 83+/- Acres including farmhouse and all standing structures

Contact Dawn Ciganik, Berkshire Hathaway Fox Roach Realtors for further information – 215-519-5978 -
dawn.ciganik@foxroach.com

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.