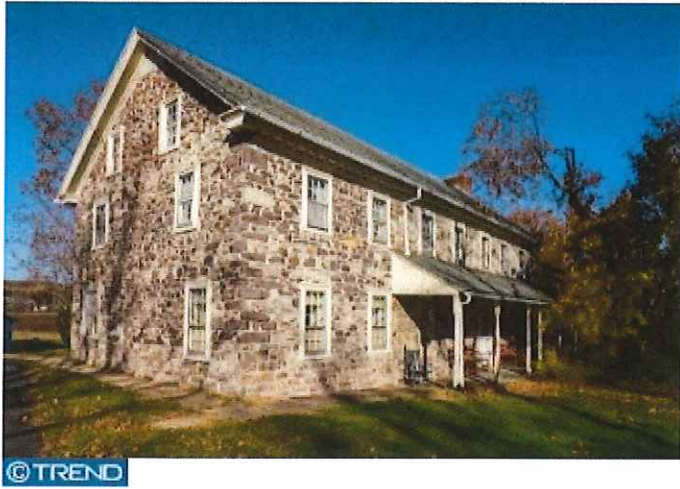


**BHHS Fox & Roach-Blue Bell**  
 Client Full Report courtesy of: **Dawn Ciganik**  
 1 to 1 of 1 Listings

Office: (215) 542-2200  
 MobilePhone: (215) 519-5978  
 E-mail: dawn.ciganik@foxroach.com

**1**    **855 Gravel Pike, Palm, PA 18070**    **LOT ACT**    **\$975,000**



**General**

<b>MLS #:</b> 6669651	<b>Subdiv / Nei:</b> None Available	<b>\$/Acre:</b> \$21,860.99	<b>LandType:</b> Farm
<b>MLS Area:</b> 10657 U Hanover Twp	<b>School Dist:</b> U Perkiomen	<b>Aprox Acr:</b> 44.60	<b>Structures?:</b> Y
<b>County:</b> Montgomery	<b>- High:</b> U Perkiomn	<b>Zoning:</b> LIC1	<b>Lease In Effect:</b> N
<b>Tax ID #:</b> 57-00-01180-005	<b>- Middle:</b> U Perkiomn	<b>LandUse:</b>	<b>Condo / HOA:</b> N / N
	<b>- Elem:</b>	<b>DOM:</b> 7	<b>Recur Fee / Freq:</b>

**Tax Information**

**RE Taxes/Yr:** 7164 / 2015  
**Assessment:** 258970  
**Block:**

**Lot Information**

**Aprox Acr:** 44.60    **FrontFt:** 4431    **WellDpth:**    **SepPerExp:**  
**Aprox SqFt:** 3,608,075    **DepthFt:**    **WtrFront:** N  
**AproxDim:** 00    **Lot:** 027

**Farmhouse**

**Farmhouse Y**    **Rooms** 9  
**Age**    **100 Beds/Baths** 5 / 2.1

**Farm Information**

**Farm Type:** CropFarm, OtherFarm  
**Structures:** Garage(s), Barn(s), WoodMetalShd, StorageShed, FrmStandStor

**Features**

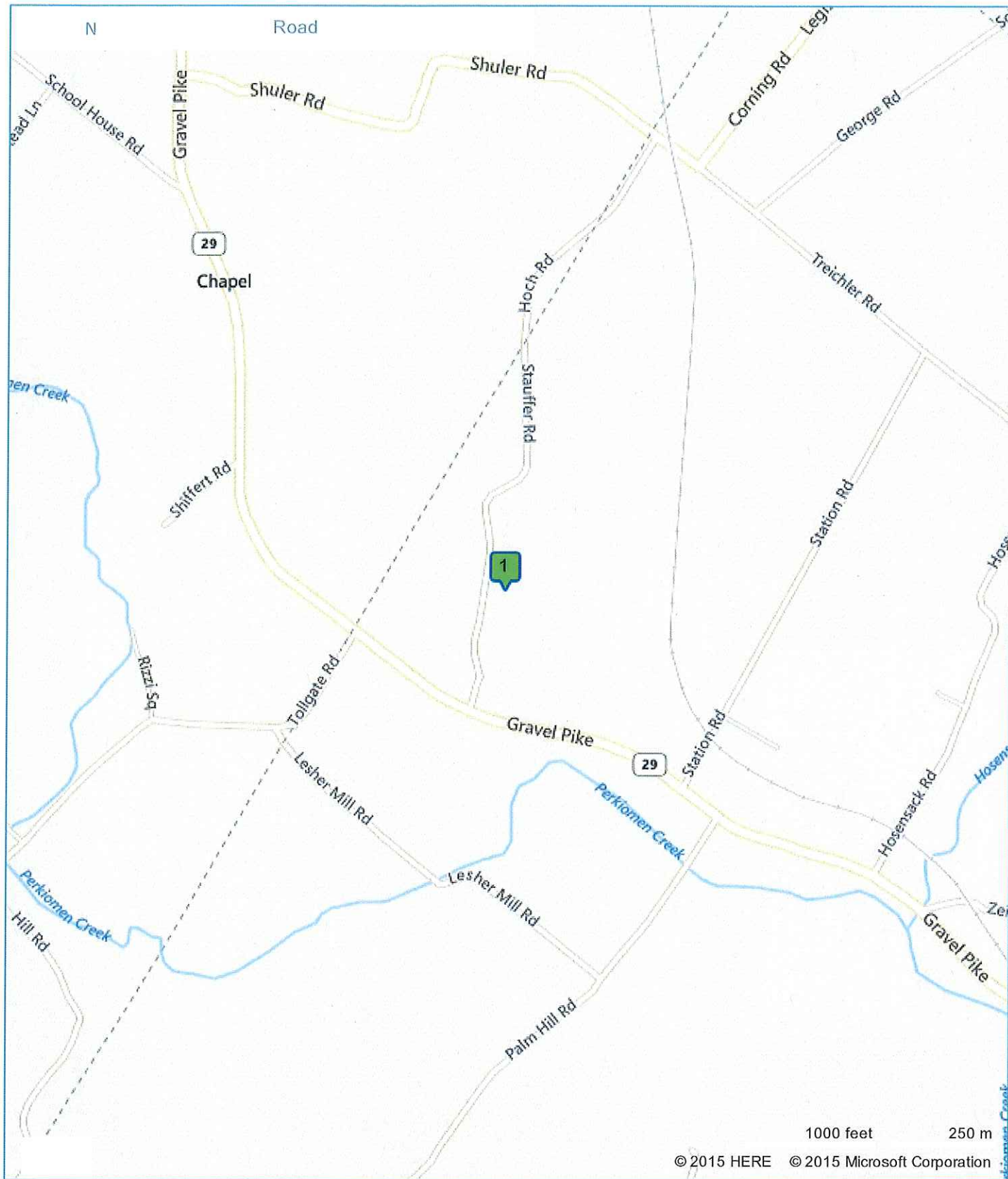
**Water, Sewer and Utilities:** SepticExists, OnSiteSeptic, StreamCreek, WaterAvail, SewerAvail, ElectrcAvail, TelephnAvail, CableTVAvail, AbvGrndUtil, PublicWater  
**Lot & Road Descriptions:** Farm, SubdivPoss, CornerLot, Highway, Clear/OpenTo  
**Listing Information:** LegalDescDoc, PlotPlan, EngineerDoc, FeeSimple  
**Financing:** ConventFin    **Showing Inst:** CallToShow, ComboLockBox

**Remarks**

**Public:** Dated to "1748" this historic farmhouse is filled with charm and warmth nestled on 44.6 acres of open and rolling pastures. This 5 br, 2.1 ba home has many historic features that tells a story from its time. Very bright and cheery rooms, 3 fireplaces, living room with access to a cozy covered front porch, large dining room, eat-in-country kitchen, first floor powder room, first floor bedroom with full bath. The second floor has the master bedroom w/fp and attached unfinished room with plumbing for master bath, 2nd & 3rd br's have adjoining door, and the 4th all with wide plank flooring. There is also a hall staircase that accesses the walk-up attic with flooring for ample storage. Manor stone, high ceilings, wood beam ceilings, wide plank floors, some original doors with original hardware, deep window sills, back stair case from laundry room, and one of my favorites, the once summer kitchen converted into a rustic great room with fp. Take a peek at the downstairs laundry room that displays remnants of the original walk-in fp behind closed doors used in its day for cooking - now used for storage. Since this property is zoned LIC1 there are endless opportunities to consider. Residential living, farming, specialty green nursery, commercial business and light industrial business. There is additional ground consisting of 39.1 acres on the opposite corner of Gravel & Stauffer that could be purchased for \$650,000 for a home to be built (including a pond) with breathtaking views. Or purchase all 82.83 acres including farmhouse and all standing structures for \$1,625,000. Buyers will

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**BHHS Fox & Roach-Blue Bell**

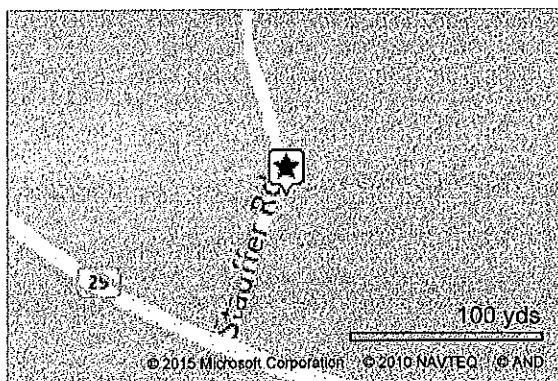
TREND Realty Records Detailed Report courtesy of: **Dawn Ciganik**  
2 of 2 Total Properties

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**1305 Gravel Pike  
Palm, PA, 18070-1022  
Upper Hanover Twp, Montgomery County  
Tax Map: 011 Lot: 027**



**Summary Information**

Owner	<b>Wentz John S &amp; Verna M</b>	Prop Class	<b>Farm</b>
Owner Addr	<b>855 Gravel Pike</b>	Record Date	<b>07/03/2014</b>
Owner City St	<b>Palm, PA</b>	Settle Date	<b>05/14/2013</b>
Owner Zip+4	<b>18070-1114</b>	Annual Tax (Est)	<b>\$6,976</b>
Owner Cr Rt	<b>R005</b>		

**Geographic Information**

High Sch Dist	<b>Upper Perkiomen</b>	Tax Map	<b>011</b>
TaxId	<b>57-00-01180-005</b>	Lot	<b>027</b>

**Assessment & Tax Information**

Tax Year	<b>2015</b>	School Tax (Est)	<b>\$5,784</b>	Total Asmt	<b>\$258,970</b>
County Tax	<b>\$816</b>	Annual Tax (Est)	<b>\$6,976</b>	Total OutBldg Asmt	<b>\$18,620</b>
Municipal Tax	<b>\$376</b>	Taxable Total Asmt	<b>\$258,970</b>	Act 319/515	<b>Yes</b>

**Lot Characteristics**

Frontage	<b>4,431.00</b>	Zoning	<b>LIC1</b>	County Location	<b>Neighborhood/Spot</b>
Sq Ft	<b>3,608,075</b>	Roads	<b>Paved</b>		
Acres	<b>82.83</b>	Traffic	<b>Light</b>		

**Building Characteristics**

Bldg Sq Ft	<b>4,046</b>	Part Baths	<b>1</b>	Fireplace Stacks	<b>2</b>
Res Style	<b>Farmhouse</b>	Tot Baths	<b>1.1</b>	Heat Fuel	<b>Oil</b>
Stories	<b>2.00</b>	Exterior	<b>Stone</b>	Water	<b>Well/Pvt</b>
Tot Rms	<b>8</b>	Bsmt Type	<b>Full</b>	Sewer	<b>On Site Septic</b>
Bed Rms	<b>4</b>	Fireplace	<b>2</b>	Yr Built	<b>1748</b>
Full Baths	<b>1</b>	Trad Fireplace	<b>2</b>	Bldg Condition	<b>Average</b>

**Codes & Descriptions**

Land Use	<b>(0319) Farm: Preferential Assmt - Act 319</b>
County Legal Desc	<b>MKT VALUE 492090 STD ASST 492090 78 086.91AC</b>

**MLS History Information**

List Number	Status	Status Date	Price
664219	EXP	6/30/1997	\$1,200,000
4185072	EXP	6/23/2003	\$2,200,000
4242351	EXP	12/31/2003	\$2,492,000
4242430	EXP	12/31/2003	\$2,492,000
4242487	EXP	12/31/2003	\$2,494,000
4445947	EXP	3/31/2005	\$2,650,000

**Transaction History (Sales Only)**

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Record Date	<b>7/3/2014</b>	Page	<b>829</b>
Settle Date	<b>5/14/2013</b>	Doc Num	<b>42551</b>
Book	<b>5919</b>		
Sale Remarks:	<b>Nominal</b>		

Owner Names:	<b>Wentz, John S ; Wentz, Verna M</b>
Owner Remarks:	<b>Trustee</b>

Record Date	<b>1/1/1951</b>	Book	<b>2172</b>
Settle Date	<b>1/1/1951</b>	Page	<b>45</b>

Owner Names:	<b>Wentz, John S ; Wentz, Verna M</b>
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Home Property Records

Owner Name Address Parcel Advanced Map Search Sales

- ▶ Profile
- Accessory Structures
- Assessment History
- Commercial
- Lot
- Map
- Permits
- Photos
- Residential
- Sales
- Sketch
- Splits and Combinations

PARID: 570001180005  
WENTZ JOHN S & VERNA M TRUST

855 GRAVEL PIKE

CURRENT RECORD

1 of 1

**Parcel**

TaxMapID 57011 027  
 Parid 57-00-01180-00-5  
 Land Use Code 0319  
 Land Use Description R - PREFERENTIAL ASSESSMENT  
 Property Location 855 GRAVEL PIKE  
 Lot #  
 Lot Size **82.83 ACRES**  
 Zoning LIC1  
 Front Feet 4431  
 Municipality UPPER HANOVER  
 School District UPPER PERKIOMEN  
 Utilities WELL/SEPTIC/

Printable Summary

Printable Version

**Owner**

Name(s) WENTZ JOHN S & VERNA M TRUST  
 Name(s) WENTZ JOHN S & LORANGER LINDA M TRUSTEES  
 Mailing Address 855 GRAVEL PIKE  
 Care Of  
 Mailing Address  
 Mailing Address PALM PA 18070

**Current Assessment**

Appraised Value	Assessed Value	Restrict Code
492,090	258,970	319

**Estimated Taxes**

County	816
Municipality	376
School District	5,784
Total	6,976
Tax Lien	No

**Last Sale**

Sale Date 14-MAY-13  
 Sale Price \$1  
 Tax Stamps 0  
 Deed Book and Page 5919-00829  
 Grantor WENTZ JOHN S & VERNA M  
 Grantee WENTZ JOHN S & VERNA M TRUST  
 Date Recorded 03-JUL-14

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