LEHIGH COUNTY 214 ACRES
7632 Kings Highway South
Zionsville, PA 18092

$4,290,000
214± Acres
Lehigh County







SUMMARY

Address
7632 Kings Highway South

City, State Zip
Zionsville, PA 18092

County
Lehigh County

Type
Farms, Hunting Land, Recreational Land

Latitude / Longitude
40.46356759792309 / -75.49797076063867

Taxes (Annually)
$18,000

Dwelling Square Feet
7,500

Bedrooms / Bathrooms
5 / 3.5

Acreage
214

Price
$4,290,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Welcome to Water and Wings the historic homestead of Theobald Mechling and the oldest homestead in Lehigh County, Circa 1730. The original land grant was signed by the sons of William Penn; imagine living on a homestead that was created 40 plus years before the Declaration of Independence was signed! Boasting 214 acres of rolling hills, scenic mountains, pastures and a native trout stream all in your back yard! Wake up to turkeys gobbling, deer browsing, fox, raccoon, bear, birds of prey including our annual visiting Golden Eagle and the soothing sounds of Walters Creek! Whether you enjoy bird watching, maple syrup collecting, camping, hunting or fishing this property has it ALL! Privacy; yet 60 minutes to Philadelphia, 90 minutes to Manhattan, minutes to Bear Creek and Blue Mountain (ski and spa resorts), the Philly Airport, upscale shopping, dining and more. The homestead includes 3 homes, a Carriage house, Barn and many outbuildings, most of which have been restored. The main house is 7,500 square feet of impeccable open concept design including beams, flooring and trim made from wood on the homestead; cut on a portable saw mill. Extensive stone work and a 5' x 5' through wall walk in fireplace that can be viewed from all rooms on the first floor. Professional kitchen with a wood fired pizza oven, GE professional appliances and a mud room with a large pantry, extra freezers, and refrigerators and a newly designed full bathroom with capability of an extra washer and dryer just waiting for finishing. Furnishings include custom forged sconces, chandelier and light fixtures. Skylights throughout the home bring the outdoors in along with wrap around porches and custom decks all of which highlight the views of the outdoors; add to this custom-made spiral stairs and balcony railings from tree/branches and this makes for one of a kind never before seen home.

Features of the Main home include:

* 7,500 sq. ft

* 50-year aluminum shake roofs, exterior: stone, board and batten and log siding

* Low Voltage lighting system, 3 on demand tankless hot water systems, Pella Windows and doors, Velux skylights, 3 floors of gypcrete radiant floor heating fueled by either a custom designed outdoor furnace or a propane boiler system, water filtration system with reverse osmosis drinking water system, Structural frame stick built (2" x 12" rafters), walls (8" & 10") with blown in cellulous insulation, High Velocity HVAC on all 4 floors, Basement walls - 12" poured concrete, 1200 AMP electrical service with back up Generator and manual switch.

*Wrap around front porch, porch in the rear and an amazing patio area with fire pit made of boulders.

* 5 bedrooms, 3 1/2 bathrooms

* Open concept first floor; Commercial kitchen with bar, dining room, family room, living room and sun room

* Kitchen has GE professional appliances, custom stone work, wood fired pizza oven, granite and soap stone countertops and grease trap exhaust.

*Custom woodwork throughout from trees taken off the farm and cut on site with a portable sawmill. Wood consists of Walnut, Oak, Cherry, Hemlock and White Pine. 14" x 14" x 24' beams are Hemlock

*Family room has a 5' x 5' ft Fireplace with custom made iron and glass doors- Use as an indoor grill!

*Tile, carpet and wood flooring throughout the home

*Oversized 3 car garage (40' x 60') with 10 x 10 vault and hunting /fishing /storage room, storage areas and mechanical room

*Custom staircases and second floor railing made from trees of the Midwest; One is a spiral staircase.

*Hand forged sconces and chandelier with stone globes throughout rooms, made in Vermont.

* Mudroom has 3 entrances. accommodates two commercial freezers, a refrigerator and large pantry. Full bathroom is ready for the finishing touches and can accommodate another washer and dryer.

* Large Master bedroom with vaulted ceilings, skylights and a deck with gorgeous views of the mountains. The bedroom includes a wood pellet stove and a walk-in closet with washer and dryer. The Master bathroom suite has custom stone work, alder wood custom cabinetry, his and her sinks, built in hot tub with views of the land and a shower for 2 with 8 shower heads!

*Fully finished basement boasts a wine cellar (currently used for storage), a mechanical room, 9 ft ceilings, and storage room with outside entrance.

*Open concept area (40' x 60') above garage could be used as an office, in-law suite, efficiency apartment, Study, entertaining or "man cave".

Carriage House:

*The Carriage house has been structurally restored and consists of 3-horse stalls, 2 round top door carriage section and tack room attachec is a 25 x 60 wood shed that encloses the custom wood burning system for the main home.

*Aluminum shake 50-year roof

*Water and Septic available.

Caretakers House:

*2,520 sq. ft

*This home is believed to be the original home on the homestead with log structure, covered with old German clapboard siding

*Livable but does need renovations to bring it up to modern standards.

*Aluminum Shake 50-year roof

*6 bedrooms, 1 full bath

*Eat in kitchen, living room, dining room and pantry

*Antique coal and propane stove

*Outside wood boiler. Heating antique cast iron radiators.

*Partial basement with exterior entrance.

*Caretaker outbuildings include fully renovated Smoke house / Summer kitchen with a fireplace bake oven and Spring House.

Bunk house:

*1,200 sq. ft

*Completely restored, new windows and enviroshake roof and siding

*Pellet Stove

*1 large loft bedroom, 1 full bath

*Open concept eat in kitchen and living area

*kitchen has soap stone countertop and antique porcelain sink

*Mini split heating/AC system, pellet stove

Additional outbuildings include:

*Pack house

*Heffer stall building

*Fully renovated calf building (4-wheeler storage)

*Stone milking parlor with attached milk house, 2640 sq. ft clear span

Features of the 61-acre parcel include:

*High fence deer operation that has 15 acres enclosed high fence

*Pole barn 30 x 34

*well

*25 acres tillable, 10-acre pasture and 26 acres are wooded

Farmstead features include:

***Property is under Permanent Farmland Preservation Easement which allows permanent tax breaks - 17 acre parcel is not included**

*3 separate wells and 3 independent septic systems per lot

*The property consists of 2 different parcels: 153 acres and 61 acres that total 214 acres. There is also a 23-acre lease that connects to the property and has a right to continue for $703.97 a year.

*Current Income- There are 3 current crop leases on the property including10 acres of Christmas trees / Pine tree nursery, crop farming and the farm offers private memberships for field trial dog training

*The land is of rolling hills, tillable acres, pasture, wood lots, mountains and Walters creek that offers native brown trout

*Marketable timber- White Oak, Black Oak, Red Oak, Cherry, Poplar

*Blueberry and Raspberry gardens. Apple and Pear tree orchard with Maple trees for syrup production.

*Southern Lehigh School District, Lower Milford Township

*The commercial deer operation is a separate opportunity. the deer operation can remain or acreage could be used for raising other livestock.

So much opportunity with this incredible property/ private estate. Country living but close to big cities. This property has so much to offer and the beauty has to be seen to believe it! Call us today with any questions or to schedule your own private showing. Contact listing agents Chuck Hershner at (717) 870-0180 or Ben Beck at (724) 747-5979.

Additional Information

Wildlife

- Turkey
- Bear
- Whitetail deer
- Birds of prey

- Visiting Golden Eagle
- Native Brown Trout

recreation

- ATV trails
- fishing
- hunting
- camping
- bird watching
- horseback riding
- biking
- hiking
- cross country skiing

Water access

- Walters creek - a native trout stream

Area Attractions

- 60 mins to Philadelphia
- 90 mins to Manhattan
- 120 mins to Atlantic City
- Less than an hour to Philly Airport and Newark Airport
- Mins to Bear Creek and Blue Mountain (ski and spa resorts)
- Local fine dining and upscale shopping
- Mins to Dorney Park
- 10 mins to PA turnpike
- 10 mins to 78
- Close to Lake Nockamixon and Beltsville State Park
- Close to Hawk Mountain and Casino's

BEFORE SCHEDULING A SHOWING PROOF OF FUNDS OR PREAPPROVAL LETTER ARE REQUIRED BY SELLER

ADDITIONAL 17 ACRES IS AVAILABLE - MORE INFORMATION AT YOUR REQUEST





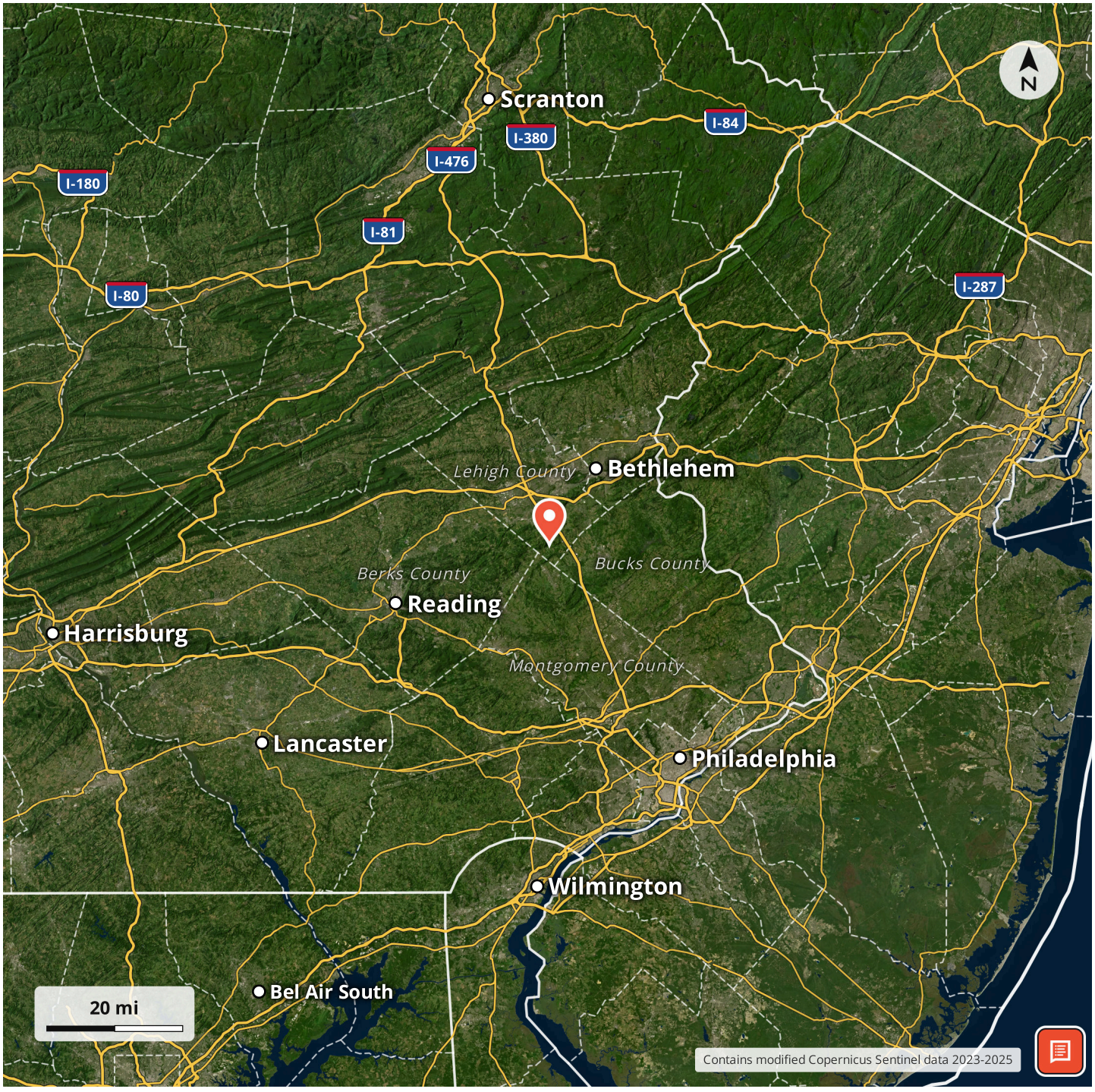








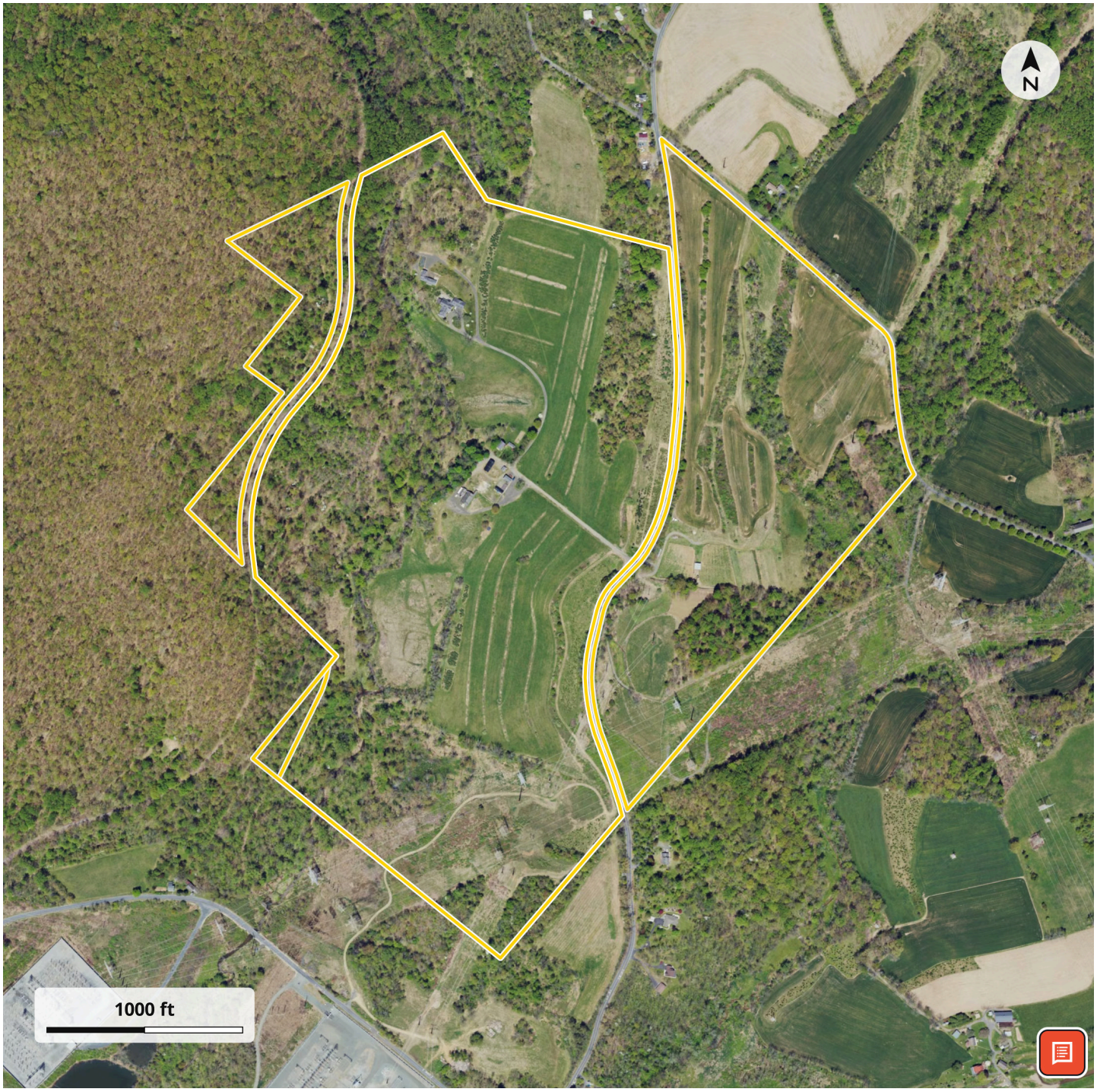
Regional Map



Locator Map


Rock Rd
Scout Rd
School House Ln
State Rte 2027
Palm Rd
Elm Rd
N
0.5 mi

Aerial Map



LISTING REPRESENTATIVE

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