

MLS #: L2816736A (Active) List Price: \$299,000 (3 Hits)

Lot Smith Valley Rd Mapleton Depot, PA 17052



Apx Acreage: 71.41
Frontage Feet:
Depth Feet:

Unit #:
Area: S Hunt Co
Region: Cass
County: Huntingdon
Zoning:
Flood Zone:

Legal Description: PC# 07-08-11.1, book 2022, page 2633

Tax ID: PC# 07-08-11.1

Total Taxes: 158.52

Tax Year: 2023

Special Assessment:

Assessed Value: 14240

Property Features: Clean & Green, Wooded, OK for Mobiles, On Paved Road, On Public Road

ElemSchl:

Jr/Midl:

HighSchl: Southern JR/SR

Water Type: None
Sewer Type: None
Fuel Type: None

Owner Name: TAD Revocable Trust U/A/D

Owner Financing:

Showing Instructions: Call Listing Agent

Possession:

Agent Owned: No

Financing: Cash, Conventional

Exclusive: Yes

BA: Yes

BA Comm: 2.25%

BA Dual/Variable Rate:

Min Comm:

SA: No

SA Comm: 0

SA Dual/Variable Rate:

Contingency Details: None

TA:

TA Comm:

TA Dual/Variable Rate:

Display on Internet: Yes

Display Address: Yes

Allow AVM: Yes

Allow Comments: Yes

Original List Price: \$299,000

Refer to MLS #:

Pending Date:

Contingencies:

Contingency Remarks:

Pending Office:

Pending Agent:

Instructions/Directions: for GPS use 18142 Smith Valley Rd. Land is opposite this address

Public Comments: 71+ wooded acres for your hunting and recreational pleasure. Seller reports many tree stands and ATV trails on property. Low property tax due to Clean & Green registration. Privately-owned land, no known covenants or restrictions. Buyer to verify. Approximately 1200 feet of frontage on Smith Valley Rd. 4WD recommended for showings

Agent Only Comments: We do not pay commission on seller-assistance



Listing Office: Schrack Realty (#:3)

Main: (814) 643-6000

Fax: (814) 643-6012

Office Corporate License: RB067951

Listing Agent: Linda White (#:142)

Contact #: (814) 571-0804

Agent Email: lindawhitepa@gmail.com

License Number: AB066684

Information Herein Deemed Reliable but Not Guaranteed