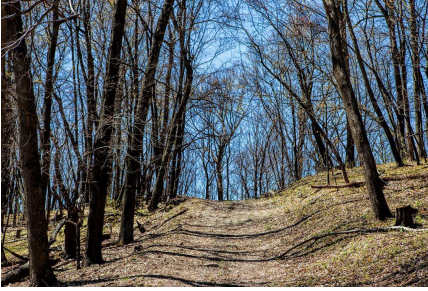


**MLS #: L2815210A (Active) List Price: \$250,000****0 Little Valley Road Saxton, PA 16678**

**Apx Acreage:** 64.06  
**Frontage Feet:**  
**Depth Feet:**

**Unit #:**  
**Area:** S Hunt Co  
**Region:** Carbon  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No

**Legal Description:** 783-620, survey 2019-1624**Tax ID:** 06-03-11**Total Taxes:** 919.60**Tax Year:** 2019**Special Assessment:****Assessed Value:** 12720**Property Features:** Steep, Wooded, ADJ Federal Land, Lake View, OK for Mobiles, On Private Road**ElemSchl:****Jr/Midl:****HighSchl:** Tussey Mtn**Water Type:** None**Sewer Type:** None**Fuel Type:** None

**Instructions/Directions:** From Raystown Resort go east to Little Valley Road, then head south on Little Valley Road till you hit Mount Cabin Lane on right, this is an access right of way to the property, see maps.

**Public Comments:** 64 Acres Bordering Federal Lands! This hillside tract of land has public sewer available. Recently surveyed and approved for subdivision into three 19 acre lots and one 6 acre lot. Breath taking views and view of lake from top of ridge. Two right of ways into property. Located just off Little Valley road on West side. 3 miles from Raystown Lake and access via Weavers Falls boat launch. Also near Lake Raystown Resort, Tatman Run Boat launch, Trough Creek State Park and the Terrace Mountain Trail. Also near a huge tract of State Game Lands. Excellent hunting reported. Property has several logging roads throughout the property, ideal set up for 4 wheelers. The top of the ridge is rolling land. There is also a nice bench just below the top of ridge.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: L2815210A