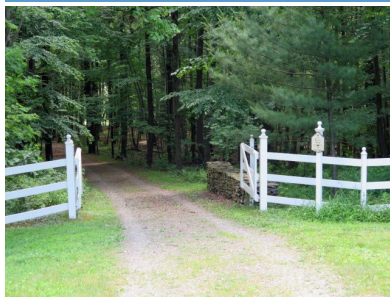


MLS #: L2814221A (Active) List Price: \$79,900 (26 Hits)

0 Raymond Road Huntingdon, PA 16652



Apx Acreage: 11.65  
Frontage Feet:  
Depth Feet:

Unit #:  
Area: Trough Creek  
Region: Union  
County: Huntingdon  
Zoning: None  
Flood Zone: No

**Legal Description:** dbv 993-521,993-529,993-541, Lots 30, 44, 37 of Timberlake estates

**Tax ID:** 50-04a-44,37,30

**Total Taxes:** 19.93

**Tax Year:** 2017

**Special Assessment:** C&G

**Assessed Value:** 640

**Property Features:** Clean & Green, Deed Restrictions, Electric To Property, Rolling, Wooded, Year Round Access, Valley View, On Private Road, Protective Covenants

**ElemSchl:**

**Jr/Midl:**

**HighSchl:** Mt Union JR/SR

**Water Type:** None

**Sewer Type:** None

**Fuel Type:** None

**Owner Name:** Butz, David A and Kristen S

**Owner Financing:** No

**Showing Instructions:** Call Listing Agent, Other/See Instructions

**Possession:** udof

**Agent Owned:** No

**Financing:** Cash, Conventional

**Exclusive:** No

**BA:** Yes

**BA Comm:** .027

**BA Dual/Variable Rate:**

**Min Comm:** 1800

**SA:** No

**SA Comm:** 0

**SA Dual/Variable Rate:** No

**Contingency Details:** None

**TA:** No

**TA Comm:** 0

**TA Dual/Variable Rate:** No

**Display on Internet:** Yes

**Display Address:** Yes

**Allow AVM:** No

**Allow Comments:** No

**Original List Price:** \$84,000

**List Date:** 1/16/2018

**Expire Date:** 7/13/2018

**Days on Market:** 47

**Refer to MLS #:**

**Pending Date:**

**Contingencies:**

**Contingency Remarks:**

**Pending Office:**

**Pending Agent:**

**Instructions/Directions:** Rt 22 at Mill Creek. Take Rt 829 south to Corbin Road. Right onto Corbin Road then take left onto Hawn's Bridge Road, Then left into development ( Timber Lake Estates) follow to sign.

**Public Comments:** Beautiful setting for these all wooded building lots in Trough Creek Valley area. Total of 3 lots containing 11.65 acres. Near Lake and very near Government land. Rolling ground in very nice subdivision with easy access. Lots being sold in a group. There are protective covenants. Seller will do septic testing upon receipt of an acceptable offer.

**Agent Only Comments:** lot 36, 2.85 acres is also available for a total of 4 lots and 14.91 acres, @ \$104,000. NOTE There is a first right of refusal on this parcel.

**Listing Office:** Raystown Realty (#:2)

**Main:** (814) 643-5054

**Fax:** (814) 643-4774

**Listing Agent:** Burgess A. Smith (#:9)

**Contact #:**

**Agent Email:** [burgess@raystownrealty.com](mailto:burgess@raystownrealty.com)

Information Herein Deemed Reliable but Not Guaranteed

MLS #: L2814221A