

MLS #: L2814593A (Active) List Price: \$109,000

LOT #6 JACOBS ROAD, ROCKY RIDGE DEV. Cassville, PA 16623



**Apx Acreage:** 34.22  
**Frontage Feet:**  
**Depth Feet:**

**Unit #:** 6  
**Area:** S Hunt Co  
**Region:** Todd  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** No

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**Legal Description:** DBV 248/17

**Tax ID:** 49-12-13.19

**Total Taxes:** 99.00

**Tax Year:** 2018

**Special Assessment:** C & G

**Assessed Value:** 16400

**Property Features:** Clean & Green, Flat, Rolling, Steep, Wooded, Year Round Access, Secluded, On Public Road

**ElemSchl:** Tussey Mtn

**Jr/Midl:** Tussey Mtn

**HighSchl:** Tussey Mtn

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**Water Type:** None

**Sewer Type:** Perc Test Done

**Fuel Type:** None

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**Instructions/Directions:** From Rt. 22 near Mill Creek, go towards Cassville on Rt. 829. Travel 12 miles to Cassville and turn right onto Seminary Street (Cooks Road). Travel 2.2 miles and turn left onto Jacobs Road. Travel 2 miles and property will be marked on the right.

**Public Comments:** Beautiful parcel of property in the Rocky Ridge Development, lot #6. Wooded and rolling terrain with great hunting possibilities. Property sits adjacent to the former Broad Top Coal Company land that has all been re-claimed. Nice trails for ATV's. Many great locations for that get away cabin! Close to all Raystown recreation. Perc will need to be re-certified.

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Information Herein Deemed Reliable but Not Guaranteed

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