

MLS #: L2814394A (Active) List Price: \$49,900

Rt. 35 Shade Valley Road & Sawmill Rd. Shade Gap, PA 17255



**Apx Acreage:** 15  
**Frontage Feet:**  
**Depth Feet:**

**Unit #:** LOT 4  
**Area:** S Hunt Co  
**Region:** Shade Gap  
**County:** Huntingdon  
**Zoning:** None  
**Flood Zone:** Yes

**Legal Description:** DBV 488/322

**Tax ID:** 12-04B-04

**Total Taxes:** 565.00

**Tax Year:** 2017

**Special Assessment:** NO

**Assessed Value:** 9600

**Property Features:** Fishing, Flat, Stream, Semi-Private, On Paved Road, On Public Road, Protective Covenants

**ElemSchl:** Shade Gap Elem

**Jr/Midl:** Southern JR/SR

**HighSchl:** Southern JR/SR

**Water Type:** None

**Sewer Type:** None

**Fuel Type:** None

**Instructions/Directions:** Rt. 522 to Shade Gap. Turn onto Rt. 641, then onto Rt. 35 towards Richvale. Land is on the right less than a mile off Rt. 641

**Public Comments:** This flat 15 acre parcel of land borders the serene Shade Creek. Minutes to Shade Gap, it borders Rt. 35 and Sawmill Road. Pick your building spot as almost 10 acres are in a flood free zone. This is lot #4 in the Shade Valley Subdivision and there are protective covenants. Close to State Game Lands, Raystown Lake, great fishing streams and trails. Around 20 minutes to the Turnpike.

Information Herein Deemed Reliable but Not Guaranteed

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