

MLS #: L2816090A (Active) List Price: \$149,900**0 Smith Valley Road Mapleton Depot, PA 17052**

Apx Acreage: 28.07
Frontage Feet:
Depth Feet:

Unit #:
Area: S Hunt Co
Region: Mapleton
County: Huntingdon
Zoning: None
Flood Zone: Unverified

Legal Description: 186/615**Tax ID:** 07-08-06.4**Total Taxes:** 1385.43**Tax Year:** 2022**Special Assessment:****Assessed Value:** 21600

Property Features: Rolling, Stream, Year Round Access, Semi-Wooded, Secluded, Valley View, OK for Mobiles, On Paved Road, On Public Road, Open Land

ElemSchl:**Jr/Midl:****HighSchl:** Southern JR/SR**Water Type:** Other**Sewer Type:** None**Fuel Type:** None

Instructions/Directions: From the intersection of Rt. 22 and 829 follow 829 South about 1.5 miles and turn left onto Polecat Hollow Road. Travel the length of Polecat Hollow Road (1.20 miles) . At STOP sign, turn right onto Smith Valley Road (Rt. 3029) and travel approximately 7.16 miles to property on the right. Walking Access would be down Bluebird Lane and veer right before getting to barn. No vehicles.

Public Comments: Looking for that perfect piece of land to build your dream home or cabin.....this is it! Nearly 30 acres, partially open and partially forested, with a small stream located at the front of the property. A fantastic view from the top of the gentle rise, is the perfect place to build that perfect home or get-a-way and while away the hours in your own little paradise. This land has so much potential No zoning or restrictions offers a blank canvas to a buyer. An old cabin on the property offers no value and, as such, the listing price reflects that. There is no vehicular access to the parcel and if a buyer wants vehicle access, it will need to be established. The lower portion of the property, near the creek, is in Flood Zone "A"

Information Herein Deemed Reliable but Not Guaranteed

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