MLS #: F2814123A (Active) List Price: $429,900 **22073 Coles Valley Road Robertsdale, PA 16674**

House Style: 2 Story
Bedrooms: 3
Full Baths: 1
Half Baths: 0
3/4 Baths: 0
Total Baths: 1
Apx Year Built:
Above Grade SqFt: 1336
Below Grade SqFt: 0
Total SqFt: 1336
Garage Stalls: 0.00
Garage Type: None

Area: S Hunt Co
Region: Wood
County: Huntingdon
Zoning: None
Flood Zone: Yes
Apx Acreage: 112.91
Frontage Feet:
Depth Feet:
Farm Types: Hobby

Legal Description: dbv 960-430

Tax ID: 54-09-07 **Total Taxes:** 2878.66 **Tax Year:** 2017

Special Assessment: **Assessed Value:** 40160 **Avg Utilities:** **Association Fee:**

Tillable Acres: 47 **Wooded Acres:** 45 **Pasture Acres:** 20 **Road Acres:**

Building Acres: **Other Acres:** **Topography:** rolling **Drainage:**

Soil Type: Ca, Me, Ki, Ph, Ab **Road Surface:** Black Top

Property Features: ADJ Game Land, ADJ State Land, Barn, Electric To Property, Fishing, Pond, Rolling, Shed, Stream, Wooded, Year Round Access, Semi-Wooded, On Paved Road, On Public Road, Open Land

Amenities: Covered Porch, Deck, Eating Area in Kitchen, Hardwood Floors, Porch, Workshop

ElemSchl: **Jr/Midl:** **HighSchl:** Tussey Mtn

	Level	Room	Size	Description
	Main	Kitchen	13x12	eat in
	Main	Living	23x13	hardwood flrs
	Main	Bedroom	12x13	hardwood
	Main	Full Bath	11x5	
	2nd	Bedroom	18x14	
	2nd	Bedroom	10x11	
	Main	Sunroom	8x20	enclosed porch

Included: See Seller's disclosure. Refrigerator,

Personal Property Included: a list will be provided.

Not Included:

Water Type: Private Well
Sewer Type: Septic
Fuel Type: Propane
Heating Type: Forced Air
AC Type: None
Electric System: 200 Amp Breakers
Driveway: None
Farm Fuel Types: Electric

Walkout Basement: No
Basement: Partial Basement Unfinished
Exterior: Aluminum
Roof: Metal
Windows: Single Pane with Storm
Floor: Wood
 # Fireplaces: 0
Fireplace Type: None

Bldg1Cnst: Frame **Bldg1Roof:** Metal **Bldg1Flr:** Wood **Bldg1Cnd:** Fair **Bldg1Desc:** bank barn 40 x 64

Bldg2Cnst: Frame **Bldg2Roof:** Metal **Bldg2Flr:** Dirt **Bldg2Cnd:** Fair **Bldg2Desc:** implement shed 30x90

Bldg3Cnst: Frame **Bldg3Roof:** Metal **Bldg3Flr:** Wood **Bldg3Cnd:** Good **Bldg3Desc:** shop, with electric/ flue

Bldg4Cnst: Frame **Bldg4Roof:** **Bldg4Flr:** **Bldg4Cnd:** **Bldg4Desc:**

Instructions/Directions:

Public Comments: Beautiful 112.9 acre gentleman's farm, ideal for recreation. Borders State Game Land. Estimated 60% open land and 40% woods. Excellent hunting reported. Property has well maintained farm house, barn pole shed , work shop and spring fed pond. House has large deck out back which over looks the pond and valley. Home is in good shape with hardwood floors on first floor, full bath nice kitchen. Small stream through property. Located in Southern Huntingdon County easy drive to Pa. Turnpike and Raystown Lake. Paved road frontage. Outbuildings are in good to fair condition. Shop has 220 volt electric. Fields are mowed and bailed by neighbor farmer. Several fruit trees. Pond is stock with a variety of fish species.