

MLS #: R2814550A (Active) List Price: \$234,000 (40 Hits)

11877 Muddy Run Lane Petersburg, PA 16669



House Style: 1 Story  
Bedrooms: 2  
Full Baths: 1  
Half Baths: 0  
3/4 Baths: 0  
Total Baths: 1  
Apx Year Built:  
Above Grade SqFt: 1072  
Below Grade SqFt: 1072  
Total SqFt: 1072  
Garage Stalls: 2.00  
Garage Type: Detached

Unit #:  
Area: N Hunt Co  
Region: Jackson  
County: Huntingdon  
Zoning: None  
Flood Zone: No  
Apx Acreage: 34.3  
Frontage Feet:  
Depth Feet:  
Mobile/Mfg Home:

Legal Description: 792/297

Tax ID: 22-19-13

Total Taxes: 1600.56

Tax Year: 2018

Special Assessment: C&G

Assessed Value: 26320

Avg Utilities:

Association Fee: 0.00

Property Features: Clean & Green, Flat, Pond, Stream, Wooded, Year Round Access, Gate/Cable, On Private Road

Amenities: Covered Porch, Hardwood Floors, Porch, Fireplace-Brick

ElemSchl:

Jr/Midl:

HighSchl: Hunt High Sch

Level	Room	Size	Description
Main	Family Room	15 x 21	Hardwood Floors
Main	Kitchen	10 x 13	Vinyl
Main	Dining	10 x 12	Hardwood Floors
Main	Bedroom	12 x 14	Hardwood
Main	Bedroom	9 x 12	Hardwood
Basement		21 x 36	Equally divided 12 x 21 sections.

Included: Range, refrigerator,

Not Included: Tractor, Hutch in dining area.

Water Type: Well

Sewer Type: Septic Tank

Fuel Type: Oil

Heating Type: Forced Air

AC Type: None

Electric System:

Driveway: Dirt, None

Walkout Basement: No

Basement: Full Basement Unfinished

Exterior: Board & Batten Siding

Roof Type: Shingle

Window Type: Single Pane with Storm

# Fireplaces: 1

Fireplace Type: Wood

Mobile Home: No

Mobile/Mfg Home Title #:

Deeded:

Titled:

Mobile/Mfg Home Serial #:

Mobile/Mfg Make:

Mobile/Mfg Home Model:

Model/Make Year:

Model/Make Size:

Lot Ownership:

Lot Rent:

Tie Down:

Must Be Moved:

Owner Name: Scott A. and Diane M. Williams

Owner Financing: No

Showing Instructions: Call Listing Office, Other/See Instructions

Possession: At Closing

Agent Owned: No

Ownership: Single Family

Financing: Cash, Conventional

Occupancy: Owner

Exclusive: No

BA: Yes

BA Comm: .0247

BA Dual/Variable Rate:

Min Comm:

SA: No

SA Comm: 0

SA Dual/Variable Rate:

Contingency Details: None

TA:

TA Comm: 0

TA Dual/Variable Rate:

Display on Internet: Yes

Display Address: Yes

Allow AVM: Yes

Allow Comments: No

Original List Price: \$234,000

List Date: 9/5/2018

Expire Date: 1/19/2019

Days on Market: 6

Refer to MLS #:

Pending Date:

Contingencies:

Contingency Remarks:

Pending Office:

Pending Agent:

Instructions/Directions: From McAleveys Fort, take Route 26 North 1.7 miles Turn left onto Guyer Road and proceed .3 miles to Muddy Run Lane on left. Unlock first gate. Proceed down Muddy Run Lane approximately 600 feet cable/gate on left. Go thru gate and Cabin approximately 500 feet beyond gate.

Public Comments: Exquisite get-a-way! Easy drive to State College. Located near McAlevy's Fort and a short distance from Rt 26. A nice, cozy cabin situated on over 34.3 acres of flat to rolling ground, surrounded by mature hardwoods and pine forests. Partly open partly wooded tract with a small stream through. A nearby pond provides that lazy fishing experience to reduce your stress level. A two bay garage/equipment shed houses all of your toys. The wood burning fireplace provides the perfect atmosphere to enjoy those cool mountain evenings. Hardwood floors. Near lots or recreation at Shaver's Creek Natural area, Whipples Dam, and Greenwood forest. A once in a lifetime property.....see this one today.

Agent Only Comments: Sellers are pursuing a "quiet title" action on approx 8.72 acres of ground to the southwest of the 25.58 acre tract which contains the cabin. Divided roughly by Muddy Run Lane. Shown on maps as a part of parcel 22-19-13. See surveys.

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

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

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

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

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

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

**Listing Agent:** Dwight Beall (#:124)

**Contact #:** (814) 599-3404

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

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

**Co-Contact #:**

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Information Herein Deemed Reliable but Not Guaranteed

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