

MLS #: L2813707A (Active) List Price: \$75,000 (0 Views) 0 William Penn Highway Alexandria, PA 16611



APX ACREAGE: 17.5
FRONTAGE FEET:
DEPTH FEET:

UNIT #:
AREA: Juniata Valley
REGION: Morris
COUNTY: Huntingdon
ZONING: None
FLOOD ZONE: No

LEGAL DESCRIPTION: dbv 191-687

TAX ID: 30-05-42.1

TOTAL TAXES: 106

TAX YEAR: 2016

SPECIAL ASSESSMENT: C&G

ASSESSED VALUE: 1600

PROPERTY FEATURES: Clean & Green, Rolling, Mountain View, Wooded, On Paved Road, On Private Road, On Public Road

ELEMSCHL:

JR/MIDL:

HIGHSCHL: JV JR/Senior

WATER TYPE: None

SEWER TYPE: None

FUEL TYPE: None

OWNER NAME: Flytuda, Stephen

OWNER FINANCING: Possible

SHOWING INSTRUCTIONS: Call Listing Office

POSSESSION: udof

AGENT OWNED: No

FINANCING: Cash

EXCLUSIVE:

BA: Yes

BA COMM: .027

BA DUAL/VARIABLE RATE: No

MIN COMM:

SA: No

SA COMM: 0

SA DUAL/VARIABLE RATE: No

CONTINGENCY DETAILS: None

TA:

TA COMM:

TA DUAL/VARIABLE RATE:

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

ALLOW AVM: No

ALLOW COMMENTS: No

ORIGINAL LIST PRICE: \$75,000

LIST DATE: 8/3/2016

EXPIRE DATE: 1/30/2017

DAYS ON MARKET: 3

REFER TO MLS #: 0

PENDING DATE:

CONTINGENCIES:

CONTINGENCY REMARKS:

PENDING OFFICE:

PENDING AGENT:

INSTRUCTIONS/DIRECTIONS: going east on rt 22 from Water Street go approximately 1 mile property on the left. Accessed via Shale Hill Road, the 7 acre parcel is located between Shale Hill Road and Highlands road.

PUBLIC COMMENTS: Beautiful views over neighboring farms in Water Street area. Located centrally between, Altoona, Huntingdon and State College. There are two parcels of land. 7 acre +/- along Rt. 22 with frontage on rt 22 and easy access. Other tract of 10.527 acres is on top of the ridge with a long right of way to property. Part of this parcel was a old shale pit.

AGENT ONLY COMMENTS: Seller may sell in two pieces. Checking on cost of roll back taxes. This tract is an exception to the normal clean and green rules. Seller may sell 7 acre parcel at \$35000 and 10 acre parcel at \$49,900. Tax office will allow parcel to stay in Clean and Green if sold together.

OFFICE NAME: Raystown Realty (#:2)

LISTING AGENT: Burgess A. Smith (#:9)

MAIN: (814) 643-5054

CONTACT #: 0-

FAX: (814) 643-4774

AGENT EMAIL: burgess@raystownrealty.com

Information Herein Deemed Reliable but Not Guaranteed