MLS #: R2820554A (Active) List Price: $42,900 **16874 Trough Creek Drive James Creek, PA 16657**

House Style: Cabin
Bedrooms: 1
Full Baths: 0
Half Baths: 0
3/4 Baths: 0
Total Baths: 0.00
Apx Year Built:
Above Grade SqFt: 276
Below Grade SqFt: 0
Total SqFt: 276
 # Garage Spaces:
Parking: See Remarks

Unit #:
Area: James Creek
Region: Todd
County: Huntingdon
Zoning: None
Flood Zone: No
Apx Acreage: 0
Frontage Feet:
Depth Feet:
Mobile/Mfg Home:

Legal Description:
Tax ID: 49-03-01SF **Total Taxes:** 127.71 **Tax Year:** 2025
Special Assessment: **Assessed Value:** **Avg Utilities:** **Association Fee:**
Property Features: ADJ State Land, Mountain View, Protective Covenants
Amenities: See Remarks
ElemSchl: **Jr/Midl:** **HighSchl:**

Level	Room	Size	Description
Main	Great Room		Living and sleeping area

Included:
Not Included:

Water Type: None
Sewer Type: Other
Heating Type: Electric
AC Type: None
Electric System:
Driveway: None

Walkout Basement:
Basement: Pillar/Post/Pier
Exterior: Wood Siding
Roof Type: Shingle
Window Type: Single Pane Windows
 # Fireplaces:
Fireplace Type: None

Instructions/Directions: short notice showings are okay. Please take time walking up to cabin via path; parking across the street or at bottom left on the same side as cabin. Located just off Trough Creek along Ledges Hiking trail. See maps.

Public Comments: This leased cabin in located in TROUGH CREEK STATE PARK where you could walk to trout stream fishing! Minutes to Balance Rock and Rainbow Falls and lots of hiking and outdoor enjoyment. This cabin might be small but is perfect for having a place close to all these amenities and doesn't break the bank! Picture waking up to the birds chirping, the brooks babbling and the ability to walk out of your door onto thousands of acres of State Forest. Privy on property above cabin. Short distance to Tatman Run Boat Launch and The Raystown Resort.

Information Herein Deemed Reliable but Not Guaranteed