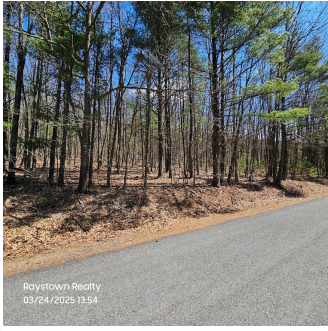


MLS #: L2818105A (Active) List Price: \$39,900

LOT 29 Shirley's Knob Road Cassville, PA 16623



Apx Acreage: 2.44
Frontage Feet:
Depth Feet:

Unit #:
Area: Trough Creek
Region: Cass
County: Huntingdon
Zoning: None
Flood Zone: No

Legal Description: DBV 106/351

Tax ID: 07-10A-29

Total Taxes: 137.78

Tax Year: 2024

Special Assessment:

Assessed Value:

Property Features: Deed Restrictions, Rolling, Year Round Access, Semi-Wooded, Unperked, On Public Road, Protective Covenants

ElemSchl: Southern JR/SR

Jr/Midl: Southern JR/SR

HighSchl: Southern JR/SR

Water Type: None

Sewer Type: Perc Test Not Done, Septic Needed

Fuel Type: None

Instructions/Directions: Take Rt. 829 towards Cassville from light on Rt. 22. Travel 12 miles to Cassville and turn right onto Seminary St. for 1.2 miles and turn left onto Shirley's Knob Road. Travel a short distance to signed property on left. Use Google address of 6781 Shirley's Knob Road. Approx. front corners are marked with orange tape.

Public Comments: Wooded 2.44 acre lot with road frontage on Shirley's Knob Road. Perc and soil testing has been scheduled for a septic permit. Fairly flat, buildable lot for your dream cabin. Electric available. Mt. Shirley Development building and land use covenants are available. A little over a mile to Cassville for gas, supplies and eats. Less than 30 minutes to either end of Raystown Lake. Lots of State Game Lands, trails and outdoor activity nearby.

Information Herein Deemed Reliable but Not Guaranteed