

**MLS #: L2817888A (Active) List Price: \$59,900 (6 Hits)**

**9514 Standing Stone Road Huntingdon, PA 16652**



**Apx Acreage:** 1.61  
**Frontage Feet:**  
**Depth Feet:**

**Unit #:**  
**Area:** N Hunt Co  
**Region:** Oneida  
**County:** Huntingdon  
**Zoning:** Res Suburb  
**Flood Zone:** Yes

**Legal Description:** DBV 239-248

**Tax ID:** TP#34-05-24

**Total Taxes:** 907.68

**Tax Year:** 2024

**Special Assessment:**

**Assessed Value:** 11360

**Property Features:** Fishing, Flat, Rolling, Year Round Access, River Frontage, On Paved Road, On Public Road

**ElemSchl:** Standing Stone Elem

**Jr/Midl:** Middle School

**HighSchl:** Hunt High Sch

**Water Type:** Well

**Sewer Type:** Septic System

**Fuel Type:** None

**Owner Name:** John L Sausman

**Owner Financing:**

**Showing Instructions:** Other/See Instructions

**Possession:** At Closing

**Agent Owned:** No

**Financing:** Cash, Conventional

**Exclusive:** BA: Yes

**BA Comm:** 0

**BA Dual/Variable Rate:**

**Min Comm:** SA: No

**SA Comm:** 0

**SA Dual/Variable Rate:**

**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:** \$59,900

**List Date:** 7/21/2024

**Expire Date:** 12/31/2024

**Days on Market:** 2

**Refer to MLS #:**

**Pending Date:**

**Contingencies:**

**Contingency Remarks:**

**Pending Office:**

**Pending Agent:**

**Instructions/Directions:**

**Public Comments:** FRONTAGE ON STONE CREEK! This 1.61 acre lot features easy access frontage on Stone Creek and lots of level areas to set your camper and just enjoy the outdoors. Take a dip in the creek, roast your marshmallows and sleep under the stars. Level parking area at top has some older sheds to store wood and equipment. Older house on lot was torn down but there is still a septic and well, Seller makes no representation as to condition of either and is selling lot as-is in regards to those components.

**Agent Only Comments:**

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

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

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

**Office Corporate License:** RB066047

**Listing Agent:** Sandy S. Kleckner (#:10)

**Contact #:** (814) 599-6918

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

**License Number:** AB069467

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