

MLS #: R2817980A (Active) List Price: \$125,000

18470 Raystown Rd James Creek, PA 16657



House Style: Other/See Remarks
 Bedrooms: 2
 Full Baths: 1
 Half Baths: 0
 3/4 Baths: 0
 Total Baths: 0.00
 Apx Year Built:
 Above Grade SqFt:
 Below Grade SqFt:
 Total SqFt:
 Garage Stalls:
 Garage Type: None

Unit #:
 Area: James Creek
 Region: Hopewell
 County: Huntingdon
 Zoning:
 Flood Zone: No
 Apx Acreage: 5.17
 Frontage Feet:
 Depth Feet:
 Mobile/Mfg Home: Camper

Legal Description:

Tax ID: 16-01-01, 16-01-02.2 Total Taxes: 735.44 Tax Year:
 Special Assessment: Assessed Value: Avg Utilities: Association Fee:
 Property Features: Electric to Property, RV Parking, Year Round Access
 Amenities: Other/See Remarks
 ElemSchl: Jr/Midl: HighSchl: Tussey Mtn

Level	Room	Size	Description
Main	Bedroom	8 x 8	
Main	Kitchen	8 x 12	
Main	Bedroom	8 x 8	

Included:

Not Included:

Water Type: Well
 Sewer Type: Mound Septic, Private Sewer
 Fuel Type: Other/See Remarks
 Heating Type: Other/See Remarks
 AC Type: Central
 Electric System:
 Driveway: Gravel
 Walkout Basement:
 Basement: None
 Exterior: Other
 Roof Type: Other
 Window Type:
 # Fireplaces:
 Fireplace Type: None

Mobile Home: Yes 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:

Instructions/Directions: Property is situated on the right shortly after you get to Dogtown. (road to Shy Beaver Boat Launch road)
 Public Comments: Nestled near Shy Beaver, James Creek, and the Raystown Resort boat launches, this picturesque camper retreat (or future home) offers an idyllic escape. Set on 5 acres of mostly wooded land, the property boasts ample road frontage and the freedom of no deed restrictions or zoning. Enjoy the convenience of a well, septic system, and electricity already in place, making it ready for your outdoor adventures or tranquil living. Experience nature at its best while being close to expansive state game lands. Don't miss this opportunity to create your perfect getaway! Camper is included and can sleep up to 8. Camper is a Vibe Forest River 33 BH and is ready for all seasons.

Information Herein Deemed Reliable but Not Guaranteed