# Coldwell Banker University Realty
## 814-237-6543

May 8, 2008

Address: **Lot #24 Bucktail Lane**
**Beech Creek, PA 16822**

List Price: **$29,600**
Listing #: **2000337**

Status: **Active**
MLS Area: **Other**

**Perfect mountain lot for cabin or chalet on private 8+ acres. Sproul State Forest less than 1 mile away. Road into State Forest open to 4x4 vehicles for ridge top hunting. Association fee $150/year. Listing Agent has financial interest in lot.**

Comments: **Perfect mountain lot in Centre Co. for cabin or chalet on private 8+ acres. Sproul State Forest less than 1 mile away. Road into State Forest open to 4x4 vehicles for ridge top hunting. Association fee $150/year. Call Listing Agent for Bylaws and Declaration of private right-of-way. Listing Agent has financial interest in lot. DIR: From Beech Creek take Old RT-364 now Monument Orviston Rd. approx. 7 miles to left into Whitetail Mt. subdivision, follow Whitetail Mt. Rd. to left onto Grouse Trail to left on Sugar Camp Rd. to right onto Buck Tail Lane Lot #24.**

## Property Information

| | | | |
|---|---|---|---|
| Est Acres: | **8.84** | Gross Taxes: | **252** |
| Lot Size: | **8.84 acres** | Tax Yr: | **2008** |
| Frontage Ft: | | Assessments: | |
| Depth Ft: | | | |
| Elem School: | | Water Type: | **None** |
| JH/Mdl School: | | Sewer Type: | **None** |
| Sr High School: | | Fuel Type: | **None** |
| Region: | | Flood: | |
| | | Zoning: | **F** |
| Possession: | **Closi** | Property Code: | **04-001-,028-,0000-** |
| Builder: | | Parcel: | |
| Municipality: | **Liberty Twp.** | Latitude: | |
| Assessed Value: | **5665** | Longitude: | |
| Deed Book/Page: | **2004/0461** | | |

## Exterior Property Features

**Electric to Property**
**Rolling**
**Wooded Lot**

## Listing Information

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Owner: | **Plus Point Partners** | Buyer Agent: | **Yes** | Sub-Agent: | **No** | Non-Agent: | |
| | | BA Comm: | **4.5** | Selling Fee: | **0** | NA Comm: | |
| Owner Phone: | **L/O** | Dual/Var Rate: | **No** | Dual/Var Rate: | | Dual/Var Rate: | |
| Financial Int: | **Yes** | Key Loc: | **None** | | | LS: | **No** |
| | | | | | | Contingency: | |
| List Agent: | **Scott Shamrock** | Sale Date: | | | | | |
| | | Sale Price: | | | | | |
| Agent Phone: | **814-237-6543** | Selling Office: | | | | Closing Co/Fee: | |
| List Office: | **Coldwell Banker University Realty** | Selling Agent: | | | | Bonus: | |
| | | Selling Financing: | | | | Min Comm: | |
| Office Phone: | **814-237-6543** | Sale Concession: | | | | Lease Fee: | |

Instructions/Directions: **From Beech Creek take Old RT-364 now Monument Orviston Rd. approx. 7 miles to left into Whitetail Mt. subdivision, follow Whitetail Mt. Rd. to left onto Grouse Trail to left on Sugar Camp Rd. to right onto Buck Tail Lane**

*These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. Information herein is deemed reliable but not guaranteed.*