

Coldwell Banker University Realty

814-237-6543

October 19, 2007



Address: **Lot 18 Hicklen Ridge Road
Snow Shoe, PA 16874**

List Price: **\$89,000**
Listing #: **0720979**

Status: **Active**
MLS Area: **Bald Eagle 3**

Location! Location! Wonderful woodsy cabin parcel backs to Rails-to-Trails and near 1300 acres public land for hunting and recreation. Lot is in Clean & Green program. Well, privy, and 42'x14' shed to get your started.

Comments: **Located on cul-de-sac adjoining easement to fishing creek, public land and Rails-to-Trails. Lot improvements, well, privy, and shed.**

Property Information		Exterior Property Features	
Est Acres: 24.46	Gross Taxes: 378	ADJ Public Land Cul De Sac Fishing On Gravel Road Wooded Lot	
Lot Size: 24.46 acres	Tax Yr: 2007		
Frontage Ft:	Assessments:		
Depth Ft:			
Elem School: Mountaintop Area	Water Type: Private Well		
JH/Mdl School: Bald Eagle MS	Sewer Type: Other		
Sr High School: Bald Eagle	Fuel Type: None		
Region:	Flood: Zoning: F		
Possession:	Property Code: 02-011-182		
Builder:	Parcel:		
Municipality: Snow Shoe Twp.	Latitude:		
Assessed Value:	Longitude:		
Deed Book/Page: 1872/0787			

Listing Information			
Owner: TUMBUSCH, Richard E. & Sandra	Buyer Agent: Yes	Ex Right to Sell: No	Non-Agent: No
Owner Phone: L/O	BA Comm: 2.7	Selling Fee: 0	NA Comm:
Financial Int: No	Dual/Var Rate: No	Exclusive Agency: No	Dual/Var Rate: No
	Key Loc: Key in office		LS: No
List Agent: Sharon Hall	Sale Date:	Contingency:	
Agent Phone: 237-6543 x 33	Sale Price:	DOM: 3	
List Office: Coldwell Banker University Realty	Selling Office:	Closing Co/Fee:	
	Selling Agent:	Bonus:	
Office Phone: 814-237-6543	Selling Financing:	Min Comm:	
	Sale Concession:	Lease Fee:	
Instructions/Directions: RT-144 to Snow Shoe 4-way stop sign. Turn left and then right onto Sunset Avenue. Open locked gate and continue on gravel road to cul-de-sac, see sign.			

Pictures

