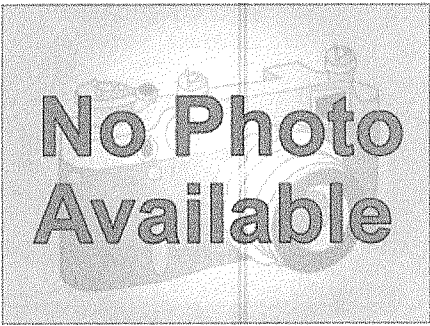


MLS #: L2814395A (Active) List Price: \$129,000 (1 Hits)

Lot 3 Paradise Point on Trough Creek James Creek, PA 16657



Apx Acreage: 6.85
Frontage Feet:
Depth Feet:

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

Legal Description: Part of DBV 865/107

Tax ID: Part of 49-06-04

Total Taxes: 0.00

Tax Year:

Special Assessment:

Assessed Value:

Property Features: Mountain View, Wooded, Secluded, On Paved Road, On Private Road, Protective Covenants

ElemSchl: Tussey Mtn

Jr/Midl: Tussey Mtn

HighSchl: Tussey Mtn

Water Type: None

Sewer Type: None, Perc Test Done

Fuel Type: None

Owner Name: PARADISE POINT ON TROUGH CREEK, LLC, c/o JOSEPH F. BIDDLE, II

Owner Financing:

Showing Instructions: Call Listing Office

Possession:

Agent Owned: No

Financing: Cash, Conventional

Exclusive: Yes

BA: Yes

BA Comm: .0225

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: \$129,000

List Date: 6/4/2018

Days on Market: 1

Refer to MLS #:

Pending Date:

Contingencies:

Contingency Remarks:

Pending Office:

Pending Agent:

Instructions/Directions: From Rt. 994 in village of Newburg North on Paradise Road approx. 3/4 mile. Lots on left side.

Public Comments: Level to very gently rolling lot within 10 minute drive to Tatman Run and Raystown Resorts. Walking distance to State Game Land. Access to common open space including frontage on Trough Creek & large island in Trough Creek.

Agent Only Comments:

Listing Office: Schrack Realty (#:3)

Main: (643) 643-6000

Fax: (814) 643-6012

Listing Agent: Tim Schrack (#:11)

Contact #: (814) 386-4940

Agent Email: tim@schrackrealty.com

Information Herein Deemed Reliable but Not Guaranteed

MLS #: L2814395A

Lot #	Acres	Asking Price	Price Sold	Comments
1	2.436			
2	14.490			
3	6.850	\$129,000		
4	3.296	\$103,000		
5	3.404	\$107,000		
7	2.610	\$90,000		
9	38.306			Common Land
10	3.007	\$94,000		
11	6.663	\$209,000		
13	5.322			Sold
14	1.791	\$36,000		
15	2.737	\$52,000		
21	2.462		\$24,500	Sold
23	1.852			Sold
24	2.066			Sold
25	1.786			Sold
26	2.071	\$39,000		
27	3.211			Sold
30	2.066			Sold
32	2.094			Sold
33	2.181			Sold
34	2.032			Sold
35	4.632	\$87,000		
36	3.353	\$63,000		
37	3.830	\$72,000		
40	5.052	\$160,000		
41	4.642			Sold
42	2.054	\$38,500		
43	2.465	\$46,000		
44	4.847	\$90,000		
46	2.593	\$49,000		
47	2.431			Sold
48	2.496			Sold
49	1.753			Sold
50	3.198		\$75,000	Sold
51	2.960	\$93,000		
52	2.451	\$77,000		
53	1.750			Sold
54	6.707	\$149,000		
56	9.187	\$195,000		
	179.134	\$1,978,500		