MLS #: R2816013A (Active) List Price: $75,000 **7457 Buck Run Rd Calvin, PA 16622**

House Style: 1-1/2 Story, Cabin
Bedrooms: 1
Full Baths: 0
Half Baths: 1
3/4 Baths: 0
Total Baths: 1.00
Apx Year Built: 1978
Above Grade SqFt: 544
Below Grade SqFt: 0
Total SqFt: 544
Garage Stalls:
Garage Type: None

Unit #:
Area: Huntingdon Area
Region: Union
County: Huntingdon
Zoning:
Flood Zone:
Apx Acreage: 4.87
Frontage Feet:
Depth Feet:
Mobile/Mfg Home: None

Legal Description: PC# 50-07A-65 & 64, book 2021, page 0870
Tax ID: PC# 50-07A-65 & 64 **Total Taxes:** 844.89 **Tax Year:** 2022
Special Assessment: **Assessed Value:** 13360 **Avg Utilities:** **Association Fee:** 200.00
Property Features: Electric to Property, Shed, Wooded, On Private Road, Protective Covenants
Amenities: Ceiling Fan(s), Deck, Eating Area In Kitchen, Loft
ElemSchl: **Jr/Midl:** **HighSchl:** Mt Union JR/SR

Level	Room	Size	Description
Main	Living	12 X 20	carpet, vaulted ceiling, sliders to deck, woodstove
Main	Kitchen	10 X 11	carpet, EIK, gas stove, no plumbing to sink
Main	Bedroom	9 X 11	carpet
Main	1/2 Bath	8 X 8	primitive, see comments
Second	Loft	10 X 20	used as bedroom

Included:
Not Included:

Water Type: Well
Sewer Type: None
Fuel Type: Wood
Heating Type: Woodstove(s)
AC Type: None
Electric System: Other/See Remarks
Driveway: Dirt

Walkout Basement:
Basement: Crawl, Piers
Exterior: Wood Siding
Roof Type: Shingle
Window Type:
 # Fireplaces:
Fireplace Type: None

Mobile Home: No **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:

Public Comments: Primitive cabin on double lot, totaling 4.87A. Short distance to Snyder's Run Boat Launch at Raystown Lake. Nice level wooded lot with potential to build. Lot includes electric run into cabin. Well has submersible pump with outdoor hydrant. No plumbing of water to cabin, no waste lines under cabin as there is no septic system. Half bath contains "Incinolet" toilet and portable sink for handwashing. No shower or bathtub. Lot could be used with a camper/RV (see covenants). Susan Speck is a licensed Pennsylvania Realtor. Co-owners per deed are John P Drop III, Michael F Drop, David A Drop, Daniel P Drop.