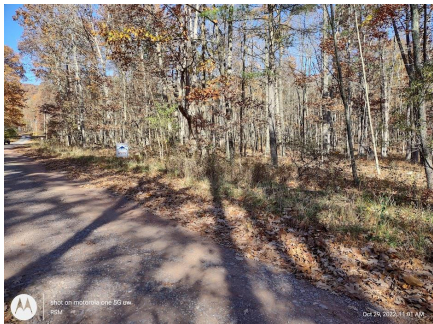


MLS #: L2816222A (Active) List Price: \$55,000

5431/35? Book Road Robertsdale, PA 16674



Apx Acreage: 5.1
Frontage Feet:
Depth Feet:

Unit #:
Area: Broad Top
Region: Wood
County: Huntingdon
Zoning: None
Flood Zone: No

Legal Description: 147/451 &147/463

Tax ID: 54-09A-21 & 54/09A-20

Total Taxes: 595.00

Tax Year: 2022

Special Assessment:

Assessed Value: 7360

Property Features: Deed Restrictions, Electric To Property, Year Round Access, Semi-Wooded, On Private Road, Protective Covenants

ElemSchl: Tussey Mtn

Jr/Midl: Tussey Mtn

HighSchl: Tussey Mtn

Water Type: None

Sewer Type: None

Fuel Type: None

Instructions/Directions: Rt. 26 to Entriken. Turn onto Rt. 994, travel around 14 miles and turn right onto Coles Valley Road. Travel approx. 4.5 miles and turn right onto Book Road. Property 1/2 mile on the right. (Use 5465 Book Road as Google reference - property is past this address on the right)

Public Comments: 5.1 acres of flat acreage ready for your cabin or house! 25 minutes and you are at Tatman Run Boat Lunch on the beautiful Raystown Lake. Even shorter distance to Saxton & Weaver Falls Boat Launch. Close to Trough Creek State Park with miles of scenic views and walking trails. One mile to the 1185 acre State Game Land #121. Turkey Hill Subdivision.

Information Herein Deemed Reliable but Not Guaranteed

MLS #: L2816222A