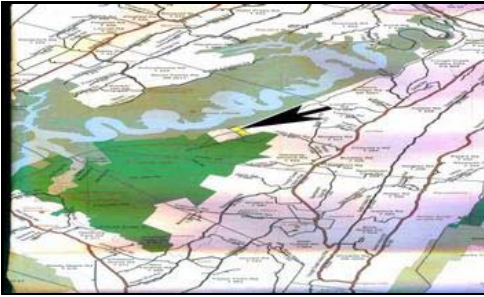


# Raystown Realty

## (814) 643-5054

June 5, 2008



Address: **John Bum Road.  
Huntingdon, PA 16652**

List Price: **\$209,900**  
Listing #: **2207134**

Status: **Active**  
MLS Area: **Trough Creek**

**Rt.829S to Morgan Rd., R onto Morgan Rd at intersection, go left then immediately right onto John Bum Rd, go 1 mi. take hard left onto state forest rd, go 1 mi. take right at directional sign. Go past cabin and keep to the left, go to top of ridge.**

**Comments: On top of Terrace mountain with spectacular VIEW OF THE LAKE(seasonal), overlooking Seven Points recreational area. All wooded tract has 1000 ft border on Federal Lands and 200+ ft on State Forest Lands. Electric available, passed perc for an in ground system. One of the best views available of the lake. See [www.raystownrealty.com](http://www.raystownrealty.com) for maps and more info. NOTE: Property is subject to an oil and gas lease. Copy available in office**

### Farm Information

Farm Type: <b>Tree</b>	County:	Soil Map Location:
Crop Equiv Rating:	FSA Aerial Map:	Tile Map Location:
Tillable Acres:	Building Acres:	Oat Base Acres:
Wooded Acres: <b>33.3</b>	Other Acres:	Oat Base Yield:
Pasture Acres:	Corn Base Acres:	Bean Base Acres:
Road Acres:	Corn Base Yield:	Bean Base Yield:
Farm Fuel Type:		Topography:
Personal Prop Included:		Soil Type:
		Drainage:
		Road Surface:

### Buildings

<u>Construction</u>	<u>Roof</u>	<u>Floor</u>	<u>Condition</u>	<u>Building Description</u>
<b>Block</b>	<b>Unknown</b>	<b>Other</b>	<b>Unknown</b>	<b>this building does not exist. Done for entry purposes</b>

### Property Information

Est Acres: <b>33.34</b>	Gross Taxes: <b>\$333</b>
Lot Size: <b>33.344 acres</b>	Tax Class:
Frontage Ft:	Tax Yr: <b>2007</b>
Depth Ft:	Assessments:
Elem School:	Water Type: <b>None</b>
JH/Mdl School:	Sewer Type: <b>None</b>
Sr High School: <b>Mt Union JR/SR</b>	Fuel Type:
Region: <b>Union</b>	Flood: <b>No</b>
S-T-R: <b>- -</b>	Zoning: <b>None</b>
Possession:	Plat:
Terms:	Parcel:
Abstract Loc:	Latitude:
Assessed Value: <b>4680</b>	Longitude:
Legal Description: <b>tax parcel # 50-12-01.8, dbv. 545-602</b>	

### Property Features

**Borders Fed Ld  
Borders State Ld  
Lake View  
Mountain View  
On Private Rd  
Rolling  
Southern Exp  
Wooded**