

MLS #: RL74415A (Active) List Price: \$109,900 (4 Hits)**Acreage Quehanna Highway Karthaus, PA 16845**

School District: West Branch
Municipality: Karthaus Township
County: Clearfield
Subdivision/Neighborhood: None
Manufactured: No
Total Taxes: 541
Tax Year: 2022
Property Code: 1210-503-000-00067

Property Type: Lots/Acreage
Condo Ownership: No
Listing Type: Exclusive Right To Sell
List Price: \$109,900
Original List Price: \$109,900
List Date: 4/11/2022
Days on Market 1

Flood: No**NewCnst:** No

ExtFeats: Electric To Property
SiteInfl: Adjacent Game Land, Adjacent Public Land, Rolling, View, Water Frontage, Wooded Lot, Year Round Access
Amens: Hunting, Stream/Creek

AssocFee: 0.00**Cap Fee:** 0.00**Garage Stalls:** 0.00**Garage Type:** None**Wtr Type:** None**Swr Type:** None**Driveway:** Dirt**Road:** Paved**Apx Acres:** 25.0500**Total Fin SqFt:** 0

Main	Upper	Lower	Basement	Third	Fourth	Main	Upper	Lower	Basement	Third	Fourth

Possession: Close Of Escrow**Covenants:** No**Listing Condition:** Not Applicable**Deed Book/Page:** 2022-2974**Financial Interest:** No

Owner: Susanna Miller
Directions: GPS 3234 Quehanna Highway; dirt path past cabin to property site; survey markers in place.

Occupancy: Vacant

Remarks: Spectacular acreage bordering over 2500 acres of State Forest with abundance of wildlife and serenity. Several potential sites to build your recreational cabin with views of Marks Run stream which runs thru the property. Electric comes to the corner of the property as well. Recently surveyed with boundaries and corners clearly marked. OGM rights convey to new owner as well. Does miss out on the opportunity to own this very special property!

Selling Fee: 0**Limited Service:** No**Buyer Agent:** Yes**Buyer Agent Comm:** 2.5**Buyer Agent Dual Var Rate:** No**Sub Agent:** No**Sub Agent Dual Var Rate:** No**Non Agent:** No**Non Agent Dual Var Rate:** No**Key Location:** None

Karla Musser-Enser
Agent Email: karlayourrealtorforlife@gmail.com
Contact #: (814) 404-5234

Keller Williams Advantage Realty
Main: (814) 272-3333
Office Email: kellerwilliams778@gmail.com
Web Address: www.usekw.com

Listing Office: Keller Williams Advantage Realty (#:40)**Main:** (814) 272-3333**Fax:** (814) 272-3268**Office Corporate License:** RB066371**Listing Agent:** Karla Musser-Enser (#:371)**Contact #:** (814) 404-5234**Agent Email:** karlayourrealtorforlife@gmail.com**License Number:** RS224486L

Information Herein Deemed Reliable but Not Guaranteed

MLS #: RL74415A