



List Number	18-4052
Property Type	Lot/Land
Status	Active
Foreclosure	No
Zoning	Other

List Price	\$ 275,000
Acres +/-	36.80
Lot/Land Dimensions	See Documents
Road Frontage	1,500.00

Address: 41 Plue Rd
City: Union Dale **State:** PA **Zip:** 18470



Provided as a courtesy of
Rhett Butler
 ((570) 498-3803
 Gerber Associates RE Inc.
 ((570) 222-9600
 Office Code: g021

Lots for Sale
Lots in Developmnt
Development Size

County	Susquehanna	School District	Forest City Regional
Zoning	Other	Region	Uniondale
Latitude	41.730144	Longitude	-75.518765
Tax Mun	Herrick Township	Tax Inf	Available
Tot Asmt	\$ 6,100	Est Ttl Taxes	\$ 329.52
Est Cty Tax	\$ 66.06	Est Mun Tax	\$ 12.20
Est Sch Tax	\$ 251.26		

Tax ID Number	210.00-1,005.00,000	Lot/Block/Section	
Deed Book/Page	200506578	Tracts(Sept Deeds)	No

Lot Description: Cleared; Flat	Utilities/Imprvmnts: Electricity; Telephone
Oil Gas Min Rights: Gas Rights Excepted: None; Min Rights Excepted: None; Oil Rights Excepted: None; Oth Rights Excepted: None; Gas Rights Reserved: None; Min Rights Reserved: None; Oil Rights Reserved: None; Oth Rights Reserved: None; Prop Subject to Lse: No	Community Amenities: Ski Slopes
Road: Public: Municipal; Unpaved	Tax Benefits Program: Clean & Green
Water at Site: Well	Possession: Settlement
Waste at Site: None; Other - See Remarks	Financing: Cash; Conventional
Topography: Level	
Builder: Unknown	
Miscellaneous: Mineral Rights	

Directions: Follow 374 past Elk Mountain. At stop sign take a right onto Lyon St. Then a left on Stark Rd. Left again on Lewis Lake Rd. And one more left onto Plue Rd. Property is on the left.

Additional Info: Assessment listed is for Clean & Green which must be applied for. Market Assessment is \$24,100. Perc test in progress.

Public Remarks: Take your time reading and picture this. A light snow is falling outside, the smell of fresh coffee fills the air. The sun is just starting to peek over the horizon. A quick glance towards Elk tells you its going to be a great day on the mountain. Are you the first chair? This build able 36.8 acre parcel is only minutes from Elk Mountain Ski Resort and Rail Trail of NEPA. Well, driveway, electric, telephone, and cable already on site. Yup you found it! Please do not enter property without first notifying listing agent.

Agent DOM	14	Cumulative DOM	14
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