



**Address:** Lot 3 Tirzah Road

**City:** Union Dale **State:** PA **Zip:** 18470

**Loc/Development:** Other

**List Number** 20-3814  
**Property Type** Lot/Land  
**Status** Active  
**Foreclosure** No  
**Zoning** Residential

**List Price** \$ 54,900

**Acres +/-** 2.38  
**Lot/Land Dimensions** See Documents  
**Road Frontage** 234.00

*Provided as a courtesy of*  
**Jane G Matthews**  
 ☎ (570) 498-3098  
 Gerber Associates RE Inc.  
 ☎ (570) 222-9600  
 Office Code: g021

**# Lots for Sale**  
**# Lots in Developmnt**  
**Development Size**

<b>County</b>	Susquehanna	<b>School District</b>	Forest City Regional
<b>Zoning</b>	Residential	<b>Region</b>	Elk Mountain
<b>Latitude</b>	41.746721	<b>Longitude</b>	-75.562850
<b>Tax Mun</b>	Herrick Township	<b>Tax Inf</b>	Available
<b>Tot Asmt</b>	\$ 3,800	<b>Est Ttl Taxes</b>	\$ 222.22
<b>Est Cty Tax</b>	\$ 41.15	<b>Est Mun Tax</b>	\$ 7.60
<b>Est Sch Tax</b>	\$ 173.47		
<b>Tax ID Number</b>	189.00-2,009.04,000	<b>Lot/Block/Section</b>	
<b>Deed Book/Page</b>	200914144	<b>Tracts(Sept Deeds)</b>	No
<b>Lot Description:</b>	Rectangle; Wooded Lot	<b>Utilities/Imprmnts:</b>	Cable TV; Electricity; Telephone
<b>Oil Gas Min Rights:</b>	Gas Rights Reserved: All; Min Rights Reserved: All; Oil Rights Reserved: All; Oth Rights Reserved: All; Prop Subject to Lse: Unknown	<b>Special Information:</b>	Deed Restrctn/Covens
<b>Road:</b>	Public: Municipal; Unimproved	<b>Community Amenities:</b>	Ski Slopes
<b>Water at Site:</b>	None	<b>Tax Benefits Program:</b>	None
<b>Waste at Site:</b>	Perc-Current; Other - See Remarks	<b>Possession:</b>	Settlement
<b>Topography:</b>	Level	<b>Financing:</b>	Cash; Conventional
<b>Builder:</b>	Any Builder		
<b>Miscellaneous:</b>	Zoning Code: ARR		
<b>Directions:</b> From I-81: Take exit 206 onto 374 toward Lenoxville/Clifford. 2.4 miles take a left onto SR 106. 1.3 miles take a right onto 374. 1.5 miles take a right to continue on 374. 2.6 miles make a slight left onto Tizrah Rd. Approx. 1.3 miles, property on right.			
<b>Additional Info:</b>			
<b>Public Remarks:</b> 2.38 acres of land just 2.5 miles from Elk Mountain Ski Resort. Mostly wooded setting offers both beauty & privacy and is perfect for your new dream home! Driveway and perc test in place. Gas rights do not transfer.			
<b>Agent DOM</b>	8		<b>Cumulative DOM</b> 510

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