

Apex Realty Group

(814) 641-2739

August 3, 2011



Address: **11 Norris Tract
Hesston, PA 16647**

List Price: **\$45,000**
Listing #: **1010133**

Status: **Active**
MLS Area: **Seven Points**

Mostly wooded 5.2 acre building site very near Raystown Lake. Passed septic testing for a sandmound system. Existing well and electric on property in unknown condition. Level access from Seven Points Road & only 3 minutes to entrance to 7 Points.

Comments: Mostly wooded 5.2 acre building site very near Raystown Lake. Passed septic testing for a sandmound system. Existing well and electric on property in unknown condition. Level access from Seven Points Road & only 3 minutes to entrance to 7 Points. From Rt. 26 take Seven Points Rd. to top of hill turn right on Rosenberry Lane (just past storage units), go 4/10 mi. to cul-de-sac. Seller to credit Buyer \$1,000 for removal of trailer & boat on property.

Property Information		Property Features	
Est Acres: 5.20	Gross Taxes: 365	On Private Rd Prot Cov Rolling Semi-private Southern Exp Wooded Year-rnd Access	
Lot Size: 5.2 Acres	Tax Class:		
Frontage Ft:	Tax Yr: 2010		
Depth Ft:	Assessments:		
Elem School: Southside Elem	Water Type: None		
JH/Mdl School: Middle School	Sewer Type: Perc Approved		
Sr High School: Hunt High Sch	Fuel Type:		
Region: Penn	Flood: No		
S-T-R: - -	Zoning: None		
Possession: Terms:	Plat: Parcel:		
Abstract Loc: Assessed Value:	Latitude: Longitude:		
Legal Description: TP# 36-07B-11 DBV 662-532			