

MLS #: L2816405A (Active) List Price: \$49,390 (20 Hits)

Lot 11 Raystown Reach Huntingdon, PA 16652



**Apx Acreage:** 3.65  
**Frontage Feet:**  
**Depth Feet:**

**Unit #:**  
**Area:** Huntingdon Area  
**Region:** Juniata  
**County:** Huntingdon  
**Zoning:**  
**Flood Zone:** No

**Legal Description:** Part of TP#23-02-08.2

**Tax ID:** Part of TP#23-02-08.2

**Total Taxes:** 0.00

**Tax Year:** 2023

**Special Assessment:**

**Assessed Value:**

**Property Features:** Electric To Property, Year Round Access, On Private Road, Protective Covenants

**ElemSchl:** Southside Elem

**Jr/Midl:** Middle School

**HighSchl:** Hunt High Sch

**Water Type:** None

**Sewer Type:** Septic Permit Issued

**Fuel Type:** None

**Owner Name:** H-SQUARED VENTURES, LLC

**Owner Financing:**

**Showing Instructions:** Call Listing Agent

**Possession:**

**Agent Owned:** No

**Financing:** Cash, Conventional

**Exclusive:** Yes

**BA:** Yes

**BA Comm:** 2.7

**BA Dual/Variable Rate:**

**Min Comm:**

**Instructions/Directions:**

**Public Comments:** 3.65 wooded acres with septic permit and power ROW. Great building lot close town and Raystown Lake.

**Agent Only Comments:** We do not pay commission on seller assist.

**Listing Office:** Apex Realty Group (#:35)

**Main:** (814) 641-2739

**Fax:** (814) 641-7146

**Office Corporate License:** RB068313

**Listing Agent:** Michele Shovlin (#:1)

**Contact #:** (814) 386-2991

**Agent Email:** [mshovlin3@gmail.com](mailto:mshovlin3@gmail.com)

**License Number:** RS189498L

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