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| List Number | 17-4633 | List Price | \$ 389,000 |
| Property Type | Lot/Land | Acres +/- | 70.50 |
| Status | Active | Lot/Land Dimensions | 2118x1267x2310x118x2003 |
| Foreclosure | No | Road Frontage | 2,118.00 |
| Zoning | None | | |

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| Address: Creamery Rd | <i>Provided as a courtesy of</i> Lauri Pass ((570) 222-3333 Pass Realty ((570) 222-3333 Office Code: 054 | # Lots for Sale # Lots in Developmnt Development Size |
| City: Greenfield Twp State: PA Zip: 18407 | | |

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|-----------------|------------|------------------------|----------------|
| County | Lackawanna | School District | Lakeland |
| Zoning | None | Region | Greenfield TWP |
| Latitude | 41.635379 | Longitude | -75.624017 |

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|--------------------|---------------------|----------------------|-------------|
| Tax Mun | Greenfield Township | Tax Inf | Available |
| Tot Asmt | \$ 15,000 | Est Ttl Taxes | \$ 2,805.60 |
| Est Cty Tax | \$ 861.30 | Est Mun Tax | \$ 255 |
| Est Sch Tax | \$ 1,689.30 | | |

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|-----------------------|-------------|----------------------------|----|
| Tax ID Number | 01202010004 | Lot/Block/Section | |
| Deed Book/Page | 0745/0865 | Tracts(Seprt Deeds) | No |

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|----------------------------|----------------------------------|------------------------------|---------------------|
| Lot Description: | Stream; View Lot | Utilities/Imprvmnts: | None |
| Oil Gas Min Rights: | Prop Subject to Lse: No | Special Information: | Other - See Remarks |
| Road: | Paved; Public: State | Community Amenities: | None |
| Water at Site: | None | Tax Benefits Program: | Clean & Green |
| Waste at Site: | None | Possession: | Settlement |
| Topography: | Hilly; Level; Slope - Front2Rear | Financing: | Cash; Conventional |
| Builder: | Any Builder | | |
| Miscellaneous: | # of Out Buildings: 3 | | |

Directions: Rt 106E to Clifford, right on SR1015 (Creamery Road), go 1.5 miles, property about 1/4 mile past Spedding Road

Additional Info: No entry without appointment. Taxes on 103 acres. 70.5 acres is separate parcel. In Clean & Green. Gas rights included.

Public Remarks: Once in a lifetime parcel. Forever views, gorgeous fields, woods, stonewalls, and outbuildings. Build your dream home on this exceptional parcel. Over 2100 feet road frontage. Nice square shape for privacy. Peaceful country setting but so convenient to Scranton & Clarks Summit. Tax amount based on 103 acres. Lot dimensions are approximate and not warranted.

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| Agent DOM | 9 | Cumulative DOM | 9 |
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