



<b>List Number</b>	17-3444	<b>List Price</b>	\$ 249,000
<b>Property Type</b>	Lot/Land	<b>Acres +/-</b>	14.00
<b>Status</b>	Active	<b>Lot/Land Dimensions</b>	1314x300x1687x582
<b>Foreclosure</b>	No	<b>Road Frontage</b>	1,314.00
<b># Lots for Sale</b>	1		
<b>Zoning</b>	Other		

**Address:** State Route 374  
**City:** Union Dale **State:** PA **Zip:** 18470  
**Body of Water:** Lowe Lake

*Provided as a courtesy of*  
**Lauri Pass**  
 ( (570) 222-3333  
 Pass Realty  
 ( (570) 222-3333  
 Office Code: 054

**# Lots for Sale** 1  
**# Lots in Developmnt**  
**Development Size**

<b>County</b>	Susquehanna	<b>School District</b>	Forest City Regional
<b>Zoning</b>	Other	<b>Region</b>	Herrick
<b>Latitude</b>	41.747585	<b>Longitude</b>	-75.518554

<b>Tax Mun</b>	Herrick Township	<b>Tax Inf</b>	Available
<b>Tot Asmt</b>	\$ 12,200	<b>Est Ttl Taxes</b>	\$ 659.04
<b>Est Cty Tax</b>	\$ 132.13	<b>Est Mun Tax</b>	\$ 24.40
<b>Est Sch Tax</b>	\$ 502.52		

<b>Tax ID Number</b>	191.00-1,064.01,000.	<b>Lot/Block/Section</b>	
<b>Deed Book/Page</b>	200605330	<b>Tracts(Sept Deeds)</b>	No

<b>Lot Description:</b>	Flat; Lakefront; Waterfront	<b>Utilities/Imprvmnts:</b>	None
<b>Oil Gas Min Rights:</b>	Prop Subject to Lse: No	<b>Special Information:</b>	Deed Restrctn/Covens; Easement; No Mobile; Survey
<b>Road:</b>	Paved; Public: State	<b>Community Amenities:</b>	None
<b>Water at Site:</b>	None	<b>Tax Benefits Program:</b>	Clean & Green
<b>Waste at Site:</b>	Septic Prmt-Expired	<b>Possession:</b>	Settlement
<b>Topography:</b>	Level	<b>Financing:</b>	Cash; Conventional
<b>Builder:</b>	Any Builder		
<b>Miscellaneous:</b>	Zoning Code: ARR		

**Directions:** Rt 374 East past Elk Mtn, left at stop (still on 374E). At 4-way stop, go right about 3/4 mile. Land on left before blue house.

**Additional Info:** Deed restrictions: No commercial activity, no mobile homes, & may be subdivided to create two additional lots. Zoned ARR

**Public Remarks:** 14 acre lakefront lot on a beautiful motor boating lake! Just 3 miles from Elk Mt. Ski Area & 1 mile to Rail Trail. Beautiful wooded lot. Lakefront with lots of space to recreate: water ski, wake board, swim, fish, & kayak (no jet skis). Valid soil & perc site. Driveway is installed. Deeded lake rights. Lowe Lake Association LLC owns the lake, yearly dues currently \$250. Enrolled in Clean & Green, yearly taxes are only \$25.86. Owner Financing available (4.5% interest rate with 20% down).

<b>Agent DOM</b>	70	<b>Cumulative DOM</b>	70
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