



**Lot 3 State Route 2014  
Clifford Twp, PA 18470**

<b>ListingId:</b> SC-1303 <b>PropertyType:</b> Land <b>Sub Type:</b> Unimproved Land <b>Status:</b> Active		<b>List Price:</b> \$235,000 <b>Current Vacant Use:</b>
<b>Lot Size Acres:</b> 25.17 <b>Lot Size Dimensions:</b> See Documets <b>Lot Dimensions Source:</b> Survey <b>Road Frontage Length:</b> 590		
<i>Provided as a courtesy of</i> Lauri Pass 570-335-8002 <a href="mailto:passrealtypa@gmail.com">passrealtypa@gmail.com</a> Pass Realty 570-222-3333 054		
<b>County:</b> Susquehanna <b>Zoning:</b> None <b>Zoning Description:</b> None	<b>City Region:</b> Clifford <b>Municipality:</b> Clifford Township <b>High School District:</b> Mountain View	
<b>County Tax Amount:</b> \$25.2 <b>Municipal Tax Amount:</b> \$7.8 <b>School Tax Amount:</b> \$116.96 <b>Tax Annual Amount:</b> \$150.76	<b>Tax information:</b> TBD <b>Tax Assessed Value:</b> \$2,400 <b>Tax Year:</b> 2023	
<b>Parcel Number:</b> 246.00-1,002.00,000.	<b>Tax Book Number:</b> 246.00-1,002.02,000.	
<b>Builder:</b> Any Builder <b>Community Features:</b> None	<b>Lot Features:</b> Meadow; Subdivided; Views; Wooded <b>Oil, Gas and Mineral Rights:</b> Gas Rights Reserved: Some; Mineral Rights Reserved: Some; Oil Rights Reserved: Some; Property Subject To Lease: No <b>Other Structures:</b> None <b>Possible Use:</b> Residential; Single Family <b>Road Frontage Type:</b> Road Frontage Length: 590; State Road <b>Road Responsibility:</b> Public Maintained Road <b>Road Surface Type:</b> Paved	<b>Sewer:</b> Perc Test On File <b>Vegetation:</b> Partially Wooded <b>View:</b> Mountain(s); Panoramic; Rural <b>Disclosures:</b> Clean And Green Act 319 <b>Possession:</b> Close Of Escrow
<b>Directions:</b> I-81 exit #206, east on SR 374 to stop, left continue on SR 374 one mile to sharp right onto SR 2014, proceed 1 1/2 miles. Property on left after light grey color farmhouse. No realty sign. Do not enter property without confirmed appointment. <b>Latitude:</b> 41.6742 <b>Longitude:</b> -75.595434		
<b>Public Remarks:</b> Truly exceptional 25 acres! Gorgeous long range views of the Endless Mountains from this beautiful mix of meadow and mature woods. Great location for a private home setting with stunning views. Located along a paved road and just a 5 minute drive to I-81. Newly surveyed with recent soil & perc test for on-lot septic site. Deed restricted- includes no commercial use. Enrolled in Clean & Green for low taxes on the land. Just inside the southeast corner of Susquehanna County. Only 25 minutes from Scranton PA, and 2 ½ hours from Philadelphia & NYC. Minutes to Elk Mountain Ski Area, numerous golf courses, state park, and biking & hiking trails.		
<b>Auction YN:</b> No		<b>Disclosures:</b> Clean And Green Act 319
<b>List Price/Acre:</b> \$9,336.51 <b>Original Entry Timestamp:</b> 03/02/2024 <b>Agent DOM:</b> 212	<b>Cumulative DOM:</b> 212	

