



**Lot 2C Dunn Lane
Thompson, PA 18465**

*Provided as a courtesy of
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054*

ListingId:	SC-5308	List Price:	\$1,400,000
PropertyType:	Land		
Sub Type:	Unimproved Land		
Status:	Active		
Lot Size Acres:	11.87		
Lot Size Dimensions:	597x729x855x709		
Number Of Lots In Development:	20		
Road Frontage Length:	855		

County: Susquehanna	City Region: Ararat
Zoning: None	Municipality: Ararat Township
	High School District: Susquehanna Community

County Tax Amount: \$0	Tax information: TBD
Municipal Tax Amount: \$0	Tax Year: 2024
School Tax Amount: \$0	
Tax Annual Amount: \$0	

Parcel Number: 134.00-2,013.00	Tax Book Number: 134.00-2,013.00
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Builder: Any Builder	Lake/Waterway Information: Powerboat(s)	Sewer: Septic Needed
Development Status: Completed; Finished Lot(s)	Oil, Gas and Mineral Rights: Property Subject To Lease: No	Structure Type: None
	Possible Use: Residential	Utilities: See Remarks
	Road Frontage Type: Road Frontage Length: 855; Private Road	View: Lake; Mountain(s); Trees/Woods
	Road Surface Type: Gravel	Well Source: Well Needed
		Waterfront Features: Lake Privileges; Lakefront
		Disclosures: Approved Subdivision; Deed Restrictions
		Listing Terms: Cash; Conventional
		Possession: Close Of Escrow

Directions: From Forest City, Rt 171 North to right on Dunn Pond Rd, left on May Rd to end of lake, Dunn Lane gated entrance on left. No entry without Listing Agent. Live feed cameras in use.
Latitude: 41.826604 **Longitude:** -75.480012

Public Remarks: The ultimate in privacy and nature are offered in this 11.8 acre lakefront lot. The wooded acreage with almost level topography has 597' of lake frontage on a gorgeous glacial lake set below Sugarloaf Mountain. A perfect setting for your custom dream home where generations of memories will be made. A long driveway leads to multiple choices for home sites. Never before developed 100 acre lake and a very limited number of building lots provide unparalleled privacy on a no public access lake. Residential use only with each lot approved for micro mound septic. Underground electric to the lot is in process. Deed restrictions maintain an Adirondack mountain lake atmosphere. Revolving & short-term rentals are not allowed. This lot is one of only seven along a private lane with gated entrance. Dunn Lake is 36 feet deep. Motor boats only; no jet skis. Quiet no wake hours from 7pm to 10am ensures plenty of calm water mornings and evenings for fishing, paddle sports, and sunset cruises. Enjoy your summers boating, water skiing, and fishing on Dunn Lake, and your winters skiing and riding at Elk Mountain Ski Resort. 38 mile D&H Rail Trail is close by for hiking and biking. Surrounding attractions include nine Golf Courses, four State Parks, and the Delaware River for world class trout fishing. 10 minutes to Forest City for shopping. 35 mins to Scranton or Binghamton. Under 2 1/2 hours from NYC & Philadelphia.

Auction YN: No	Disclosures: Approved Subdivision; Deed Restrictions
List Price/Acre: \$117,944.4	Cumulative DOM: 1
Original Entry Timestamp: 10/10/2024	
Agent DOM: 1	

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