

MLS #: L36741A (Active)

List Price: \$475,000

553 Kaminski Rd. Friendsville, PA 18818



TYPE: Hunting, Residential
AG USE:
APX ACRES: 167.27
LOT SIZE: 167.27

COUNTY: Susquehanna
MUNICIPALITY: Choconut Township
AREA: Susquehanna County
ZONING: None
PARCEL ID: 44.00-1-1
SCHOOL DISTRICT: Montrose

TOPO/SHORE LINE: None

LOT DESCRIPTION: Open, Pond, View, Wooded

DEED REF/INSTRUMENT #: 201205063

CLEAN & GREEN: Yes

LEASED: No

ACCESS:

PROFILE: No

MINERAL RIGHTS LEASE: No

CURRENTLY IN A UNIT: No

ROAD FRONTAGE/TYPE: Street Gravel, Township Road

IMPROVEMENTS: Structure On Property

WATER: Well

UTILITIES: Electricity Available, Phone Available

ON FILE: Disclosure Form, Survey

DIRECTIONS: Rte. 267 North - Turn on Kaminski Rd. in Choconut Twp.. Property at end of road.

PUBLIC REMARKS: Gorgeous private parcel boasts excellent hunting, pond, views. Woods and open meadows. Home is in very poor condition and sold in "as is" condition. No OGM's included.

PRIVATE REMARKS:

SELLER NAME: ABR Energy LP

SUB AGENCY FEE: 0

EXCLUSIVE RIGHT: Yes

POSSESSION: Closing

AGREEMENT DATE:

ORIGINAL LIST PRICE: \$475,000

LIMITED SERVICE: No

Office Name: Timberline Real Estate (#:37)

Main: (570) 553-2277

Fax: (570) 553-2099

Mail Address 1: 26750 State Route 267

Mail City: Friendsville

Mail State: PA

Mail Zip Code: 18818

TAXES: 1750

UNDERGROUND TANK:

TYPE LEASE:

CLEARED %: 25

PERC: No

MINERAL RIGHTS: Does Not Convey

% RIGHTS TRANSFER: 0

GAS/OIL RIGHTS: Does Not Convey

ROYALTY % OF LEASE:

GAS LEASE: Not Leased

INSTRUMENT # OF LEASE:

FLOOD ZONE: No

TAX YEAR: 2019

WELL DEPTH:

EASEMENT:

WOODED %: 75

SURVEYED: Yes

SEWER:

FINANCING: Conventional, Cash

BUYER/BROKER FEE: 4

EXCLUSIVE AGENCY: No

TRANSACTION LICENSE: 4

BONUS:

AGENT INFO: Call Listing Agent

PROPOSED CLOSING DATE:

DISPLAY ON INTERNET: Yes

DISPLAY ADDRESS: Yes

DAYS ON MARKET: 46

ALLOW AVM: Yes

ALLOW COMMENTS: Yes

BROKER LICENSE #: RB043174

ACCEPTANCE DATE:

Listing Agent: Catherine O'Reilly (#:1)

Contact #: (570) 553-2277

Agent Email: homes@timberlinerealestate.net

(mailto:homes@timberlinerealestate.net)

License Number: RS136822A