

**MLS #: R29794A (Active) List Price: \$34,000**

726 Ryan Rd. Friendsville, PA 18818



**STYLE/CONSTRUCTION:** Cabin  
**MANUFACTURED INFO:**  
**# ROOMS:** 3  
**BEDROOMS:** 1  
**FULL BATHS:** 1  
**HALF BATHS:** 0  
**1/4 BATHS:** 0  
**APX TOTAL SQFT:** 784  
**GARAGE/PARKING:** None  
**YEAR BUILT:** 1972

**COUNTY:** Susquehanna  
**MUNICIPALITY:** Apolacon Township  
**AREA:** Susquehanna County  
**ZONING:** None  
**PARCEL ID:** 061.00-1,018  
**SCHOOL DISTRICT:** Montrose

**APX ACRES:** 0.38

**LOT SIZE:** .38

**LOT DESCRIPTION:** Open, View

**DEED REF/INSTRUMENT #:** 201009488

**AVAILABLE FOR LEASE:** No

**WELL DEPTH:**

**MNRLRTLSE:**

**MNRL RTS:** Conveys

**GASOILRTS:** Conveys

**TAXES:** 740 +/-

**TAX YEAR:** 2015

**ROOF AGE:** 20

**ELECTRIC CO/\$:**

**HEAT COST:**

**STREETS:** Gravel/Dirt

**GAS LSE:** Not Leased

**CLN&GREEN:** No

	Lvl:	Dimensions:		Lvl:	Dimensions:
Entry/Foyer:	1	8 x 10	Living Room:	1	12 x 24
Family Room:	0		Den/Study:	0	
Great Room:	0		Kitchen:	1	8 x 12
Dining Room:	0		Util Room/Area:	0	
Master Bedroom:	1	12 x 16	Bedroom 2:	0	
Bedroom 3:	0		Bedroom 4:	0	
Master Bath:	0		Bath 1:	1	3/4 Bath
Bath 2:	0		Bath 3:	0	

**GARAGE SZ:** 0

**SQFT-1ST:** 784

**SQFT-2ND:** 0

**SQFT-3RD:** 0

**SQFT - TOTAL BSMT:** 0

**SQFT FINISHED BSMT:** 0

**FINISHED SQFT 100% ABOVE GRADE:** 784

**INCLUDED ITEMS:** Range/Oven

**ROOMS:** Eat-in Kitchen, Utility Closet

**MISCELLANEOUS INFO:** Window Treatments, Window-Single Pane, Window-Double Pane, Exterior Lighting, Covered Porch, Satellite Dish, Storage Utility Building

**ON FILE:** Disclosure Form

**FINANCING:** Cash

**EXTERIOR:** T-111, Other-See Remarks

**FUEL:** LP Gas, Other-See Remarks

**FOUNDATION:** Piers/Post

**WATER HEATER:** Other-See Remarks

**BASEMENT:** None

**UTILITIES:** Appliances-Gas, Other-See Remarks

**HEATING:** Space, Wall, Other-See Remarks

**FLOORING:** Vinyl

**COOLING:** None

**FIREPLACE/WOODSTOVE:** Other-See Remarks

**WATER/SEWER:** None-Water, None-Sewer, Other Sewer-See Remarks

**POOL:**

**ROOF:** Metal

**DIRECTIONS:** From Rte. 267 N. - West on S.R. 4014 - Owego-Milford Turnpike - Appr. 2 miles past Friendsville - Left on Twp. Rd. 762 (Ryan Rd.) - 1/2 miles on left.

**PUBLIC REMARKS:** Self contained hunting camp on .38 Ac. - Excellent condition - Sleeps 12 - 15 - Solar powered lights and TV, gas stove. On demand hot water heater for shower system - camp toilet and outhouse - Kerosene and propane heat - All furniture and household items remain. No well or septic system. 3 minutes to game lands!

**PRIVATE REMARKS:**

**SELLER NAME:** Smith

**SUB AGENCY FEE:** 0

**BUYER/BROKER FEE:** 3

**TRANSACTION LICENSE:** 3

**EXCLUSIVE RIGHT:** Yes

**EXCLUSIVE AGENCY:** No

**BONUS:**

**POSSESSION/AGENT INFO:** Closing, Call Listing Agent, Key at Listing Office

**AGREEMENT DATE:**

**ACCEPTANCE DATE:**

**PROPOSED CLOSING DATE:**

**ORIGINAL LIST PRICE:** \$34,000

**DISPLAY ON INTERNET:** Yes

**DISPLAY ADDRESS:** Yes

**DAYS ON MARKET:** 81

**LIMITED SERVICE:** No

**ALLOW AVM:** Yes

**ALLOW COMMENTS:** Yes



**Office Name:** Timberline Real Estate (☐37)  
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