

MLS #: R31713361A (Active) List Price: \$139,000 (49 Hits)

4764 Kellum Road Brackney, PA 18812



Property Style: Camp/Cottage/Cabin, Residential
Style/Construction: Single Wide, See Remarks
Bedrooms: 2
Total Baths: 1
Full Baths: 1
Half Baths: 0
Total Finished SqFt: 672
Year Built: 1972
Garage/Parking: 2 Car Garage, Attached, Barn, Carport, Detached, Oversized, Paved Drive, Workshop

County: Susquehanna
Municipality: Choconut Township
School District: Montrose
Elementary School:
Middle School:
High School:
Deed Ref Instrument #: 200400735
Tax Map #: 024.00-1,011
Control #:
Property Taxes: 607.54
Tax Year: 2022
Assessed Value: 8600

Lot Size: 20 **Flood Zone:** No **Zoning:** N/A
Est Acres-Total: 20.00 **Est Acres-Open:** 3.00 **Est Acres-Wooded:** 17.00 **Street/Road:** Paved
Topography: Rolling **Shore Line:**
Oil Gas & Mineral Rights: Conveys, Leased **Other Leases:** Timber Contract
Land Programs: Clean & Green
Property Details: Enclosed Porch, Open, Stream, View, Wooded, See Remarks
Above Grade SqFt: 0 **Finished SqFt 100% Above Grade:** 672 **# Levels:** 1.00
Below Grade SqFt: 0 **Finished SqFt 100% Below Grade:** 0 **Rooms:** 3
Finished SqFt 1st: 672 **Finished SqFt 2nd:** 0 **Finished SqFt 3rd:** 0

	Level	Dimensions	Flooring		Level	Dimensions	Flooring
Kit/Din Combo	First	12 x 24	Carpet	Bedroom	First	12x11	Wood
Bedroom	First	12 x 11	Wood	Bathroom	First	10 x 8	Vinyl
Bedroom	First	12 x 11	Carpet				
Bathroom	First	10 x 8	Vinyl				

Included Items: Dishwasher, Dryer, Range/Oven, Refrigerator, Washer
Misc Info: Circuit Breakers, Exterior Lighting, Extra Storage, Fencing, First Floor Bathroom, First Floor Bedroom, Handicap Access, High Speed Internet Available, Storage Utility Building, Window-Double Pane, Window Treatments
Other Buildings: 2 Car Garage / Barn (30 x 36 +/-) and 3 Bay Equipment / storage building (36 x 36 +/-)
Electric Company: Claverack **Fuel/Gas Company:** Keystone

Exterior: Metal Siding **Water:** Well
Foundation: Block, Pillar/Post/Pier **Sewer:** In Ground, Private Sewer
Roof: Metal, Shingle **Water Heater:** Propane
Basement: None **Utilities:** Appliances-Electric, Appliances-Gas, Cable Available
Heating/Fuel: Baseboard, Hot Water, Radiant, Wood **Electric:** 100 Amp Service, Circuit Breakers, Generator
Est Monthly Heat: **Fireplace/Woodstove:** Stove(s), Wood
Cooling: Wall **On File:** Disclosure Form, Tax Map

Public Remarks: 20 Acre country property ideal for home or camp / hunting lodge includes 2 bedroom older mobile home w/ enclosed porch, car port, 2 car garage w/ workshop, electric garage doors and root cellar and 3 bay equipment / storage building. Generac generator, owned fuel tanks and appliances included. Easy accessed parcel w/ many Apple, pear and peach trees on site, and gorgeous stream w/ falls. As per owner, oil / gas lease expires in Dec. Property being sold in "as is" condition.
Directions: From Rte. 267 in Choconut - West on Kellum Road app. 3/4 mile on left before split in road.

Private Remarks:
Owner Full Name: Lovec **Owner 2:**
Buyer Broker Commission: 3% **Variable Rate Commission:** No **Limited Service:** No **Excluded Buyers:** No
Listing Condition: Not Applicable **Lender Owned:** No **Reference #:**
Possession: Closing
Showing Instructions: Call LA
Display on Internet: Yes **Display Address:** Yes **Allow AVM:** Yes **Allow Comments:** Yes
Contract Date: **Pending Date:** **Anticipated Closing Date:**
Leased Date: **Leased Price:** \$0.00 **Days on Market:** 199
Original List Price: **List Date:** **Expire Date:** 4/13/2023 **Financing (per Listing Contract):** Cash, Conventional
\$129,000 4/13/2022

Listing Office: Timberline Real Estate (#:31637) **Listing Agent:** Catherine O'Reilly (#:1)
Mail Address 1: 26750 State Route 267 **Contact #:** (570) 396-2840
Mail City: Friendsville **Agent Email:** homes@timberlinerealestate.net
Mail State: PA **License Number:** RS136822A
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Information Herein Deemed Reliable but Not Guaranteed
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