Cross Property Client Full

Vacant Land Property



MLS#: **153620** Status: **ACT** Area: **11** Type: **RES** L/Price: **$449,000**
Address: **411 W PLUM Street** Lot#: O/Price: **$449,000**
City: **Edinboro** Zip: **16412** Sub: Zoning: **R-2**
Municipality: **Edinboro**
Co Index: **11-012-039.0-004.06** Schools: **GENMCLANE**
Co Index 2: **45-021-045.0-019.02**
Ap LotSz: **730x791** SqFt: **981842/ASSESS** Acreage: **22.54**

GENERAL INFORMATION

Lot Desc: **CLEARED, IRREG** WoodedAcres:
Pres Use: ClearAcres:
Best Use: RR Sdng: Mineral Rts:
ExStruct: / Gas/Oil Lse: **UNKNW**
Site Study: **N** Restrct: Survey: **N**
Easemnt: Wetland Study: **N**
Audio/Video Rcrd Device on Premise: **No**

AVAILABLE UTILITIES

Electric: Water: **PUBLIC** Septic:
Gas: Sewer: **PUBLIC**

FINANCIAL INFORMATION

Assessed Value

Deposit: **$10,000**

County/Yr: **$1072 / 2022** Land: **$1,187,700**
School/Yr: **$2598 / 2022** Imprv: **$0**
City Twp/Yr: **$811 / 2022** Totl: **$1,187,700**
Total Taxes: **$4,481** Sellers Disclosure: **N**
Transfer Tax: **Split**

Owner Finance Lease Terms

Dwn Pymt: $SqFt: **$0.46** Annual:
Terms: Restrictions:

Rmks: **22.54 acres of land along Route 6N in Edinboro. Two parcels included in the sale. Frontage of Culbertson Hills Golf Course. Adjacent parcel for 10.70 acres of land can be found at MLS #153619.**

Recording Device Desc:

Dir: **Take Route 6N to property; three (3) blocks west of Route 99.**

Megan Zimmerman 10/28/2026 1:26:01 PM