

Data Sheet

3501 Hetzler Road, Rochester Mills, PA 15771

\$699,900



Type Property: Farm with Residence

- Parcel #: 19-001-115,113, 126
- Water: Well
- Sewer: Septic Tank
- Assessment Value:\$739,800
- Acres: 280.10
- Road Front: 3,685
- Depth: 5,302
- Zoning: none
- School District: Marion Center Area
- Yearly Taxes: \$3,503

This opportunity consists of 280 acres of fields and woods, one farmhouse, two mobile homes, barn and gravity flow spring water. Its location features one of the highest ridges in the county and has windmill generation possibilities. The gas & oil rights are included which offers 750,000 cubic feet of free gas. There is very little immediate timber, but future timber is anticipated.

Directions: RT 286 E, travel to Rice Road, which turns into Sebring Rd, than Montgomery Church Rd, take L than R to stay on Montgomery Church Rd, L on Hetzler Rd, #3501 will be on Right