

# Cross Property Client Full

## Vacant Land Property



MLS#: **151838** Status: **ACT** Area: **11** Type: **RES** L/Price: **\$795,000**  
Address: **401 W PLUM Street** Lot#: O/Price: **\$795,000**  
City: **Edinboro** Zip: **16412** Sub: Zoning: **R-2**  
Municipality: **Washington Township** Schools:  
Co Index: **[11-012-039.0-004.03](#)**  
Co Index 2: **[45-021-045.0-019.02](#)**  
Ap LotSz: **1283x895** SqFt: **1447934/ASSESS** Acreage: **33.24**

### 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

Deposit: **\$10,000** Assessed Value  
County/Yr: **\$3350 / 2022** Land: **\$562,200**  
School/Yr: **\$7781 / 2022** Imprv: **\$0**  
City Twp/Yr: **\$2496 / 2022** Totl: **\$562,200**  
Total Taxes: **\$13,627** Sellers Disclosure: **Y**  
Transfer Tax: **Split**

### Owner Finance

Dwn Pymt:  
Terms:

\$SqFt: **\$0.55**  
Restrictions:

### Lease Terms

Annual:

Rmks: **33.24 acres of land in Edinboro, with the rear parcel in Washington Township. This includes parcel #s: 11-012-039.0-004.03, 11-012-039.0-004.06 and 45-021-045.0-019.02. Land is cleared.**

Recording Device Desc:

Dir: **Take Route 6N to property.**

Megan Zimmerman

09/03/2025 11:23:11 AM