

# Cross Property Client Full

## Vacant Land Property



MLS#: **153619** Status: **ACT** Area: **11** Type: **RES** L/Price: **\$349,000**  
Address: **401 PLUM Street** Lot#: O/Price: **\$349,000**  
City: **Edinboro** Zip: **16412** Sub: Zoning: **R-2**  
Municipality: **Edinboro**  
Co Index: **[11-012-039.0-004.03](#)** Schools: **GENMCLANE**  
Co Index 2:  
Ap LotSz: **553x1373** SqFt: **466092/ASSESS** Acreage: **10.70**

### 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: **\$2232 / 2022** Land: **\$374,500**  
School/Yr: **\$5183 / 2022** Imprv: **\$0**  
City Twp/Yr: **\$1685 / 2022** Totl: **\$374,500**  
Total Taxes: **\$9,100** Sellers Disclosure: **N**  
Transfer Tax: **Split**

### Owner Finance

Dwn Pymt:  
Terms:

\$SqFt: **\$0.75**  
Restrictions:

### Lease Terms

Annual:

Rmks: **10.7 acres of land in Edinboro, along Route 6N. Frontage of Culbertson Hills Golf Course. Adjacent parcel for 22.54 acres of land can be found at MLS #153620.**

Recording Device Desc:

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

Megan Zimmerman

09/03/2025 11:22:43 AM