

**Pocono Area Gem**  
**Lower Mountain Drive**  
**Effort, PA 18330**

**\$199,900**  
**12.100± Acres**  
**Monroe County**



**Pocono Area Gem**  
**Effort, PA / Monroe County**

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**SUMMARY**

**Address**

Lower Mountain Drive

**City, State Zip**

Effort, PA 18330

**County**

Monroe County

**Type**

Recreational Land, Hunting Land, Undeveloped Land, Timberland

**Latitude / Longitude**

40.99389 / -75.45843

**Taxes (Annually)**

1659

**Acreage**

12.100

**Price**

\$199,900

**Property Website**

<https://www.landleader.com/property/pocono-area-gem-monroe-pennsylvania/62178>



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**PROPERTY DESCRIPTION**

Pocono Area Gem is a 12.1-acre property located in rural Monroe County. It's bordered by SR 115 to the east, Lower Mountain Drive and powerlines to the south and a single-family home to the southwest. The northern and northwestern boundary is county land and with a formidable hill that wraps around that portion of the property. Much of the property is wooded with a variety of hardwoods and Poplar Creek, a year-round stream runs through it.

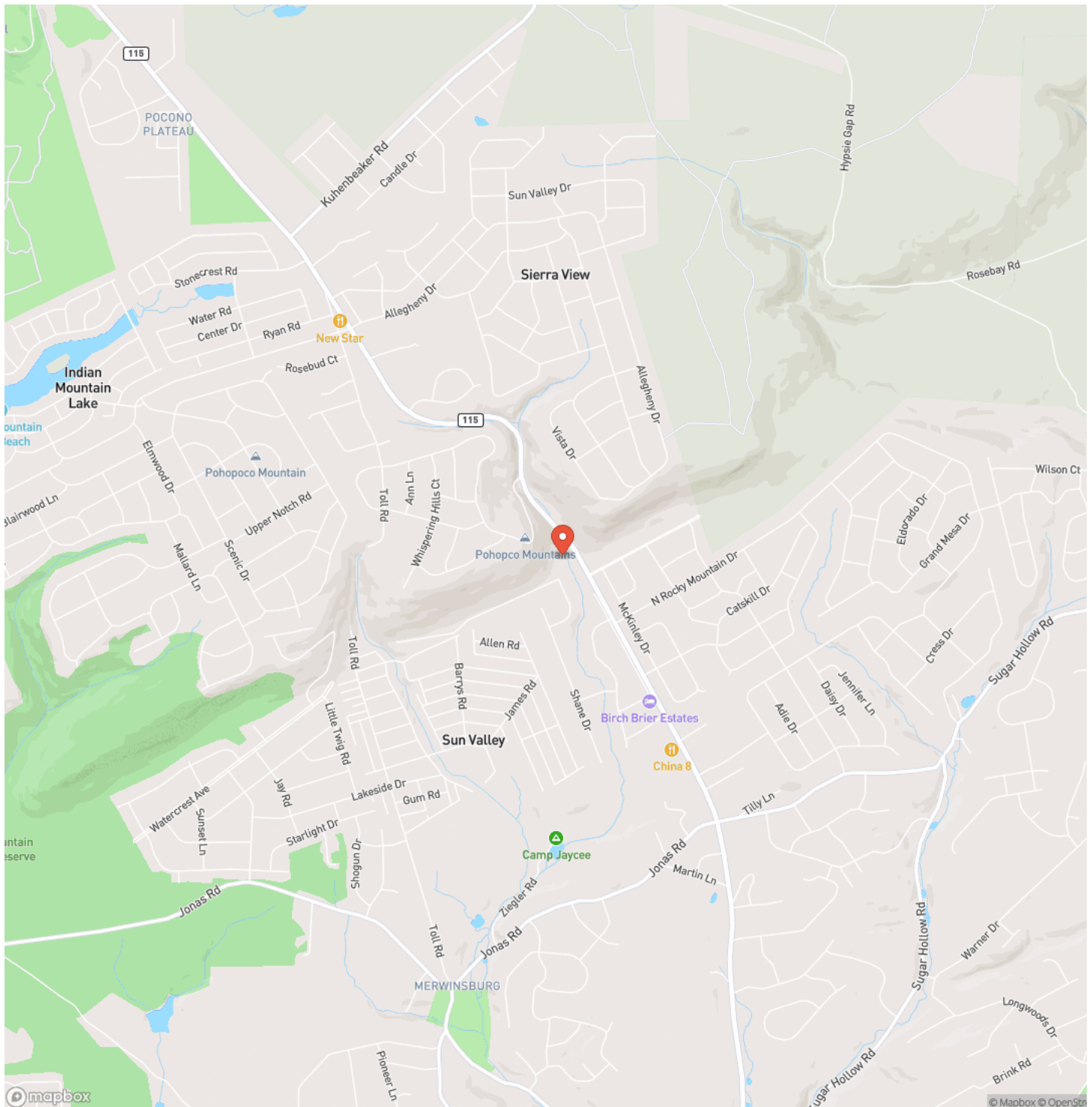
Even though you are secluded in this outdoor paradise you are in a beautiful well-established neighborhood with plenty of outdoor activities to keep you busy. For the outdoor enthusiast you are within a short drive to: multiple ski resorts, Big Boulder, Camelback and Jack Frost Mountain, Golf Courses Split Rock Country Club, Hideaway Hills and Pocono Manor, Fishing Indian Mountain Lake, Penn Forest Reservoir, Wolf Run, Big Boulder Lake, Pocono Lake, Still Water Lake and many more, and for Hunting you have your own property as well as State Gamelands 38 in Chesnut Hill Township.

This is an ideal property to build your dream home and relax in the beautiful woods of the Pocono Mountains while being close enough to enjoy the multitude of recreational opportunities in the area.

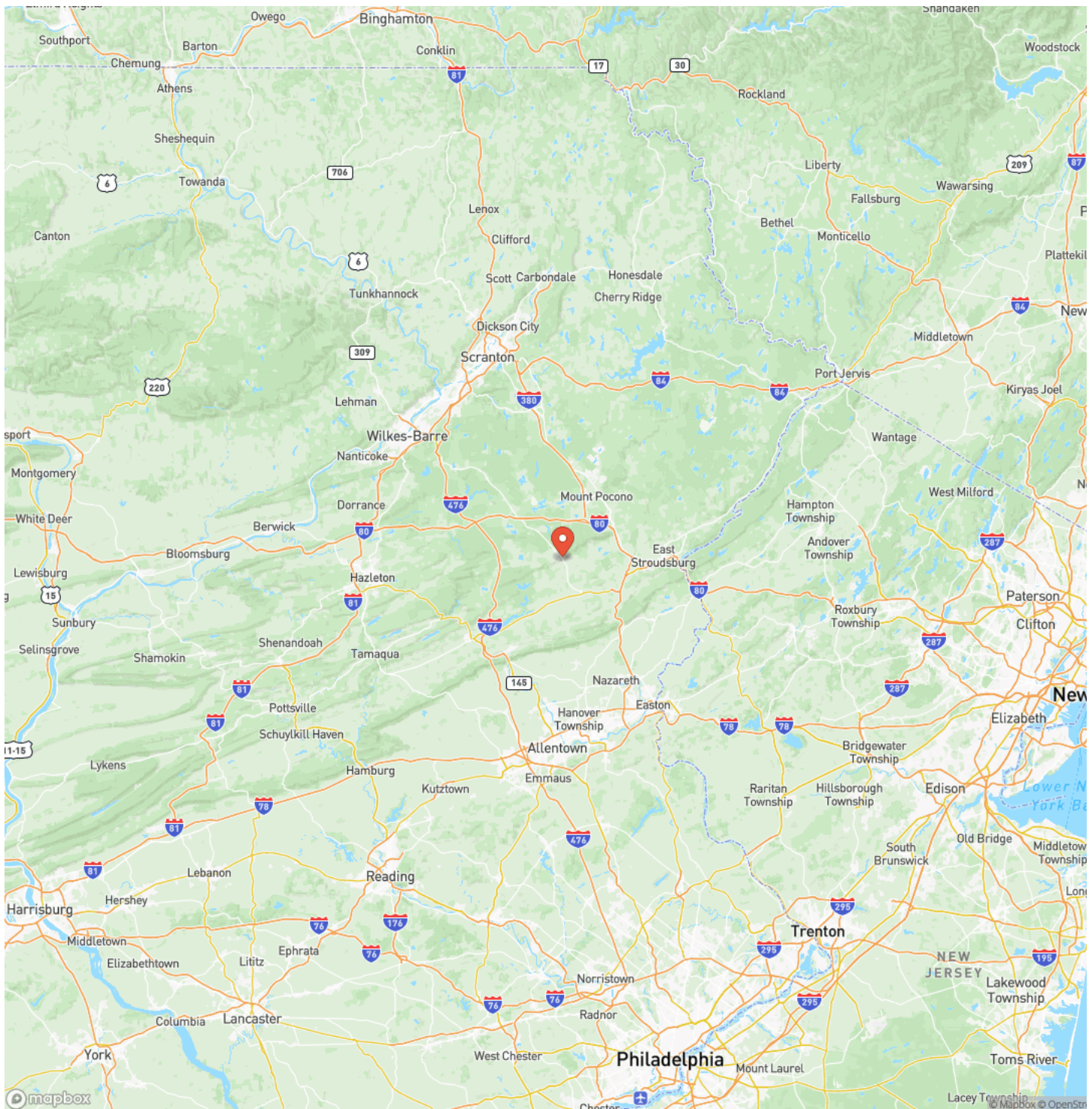




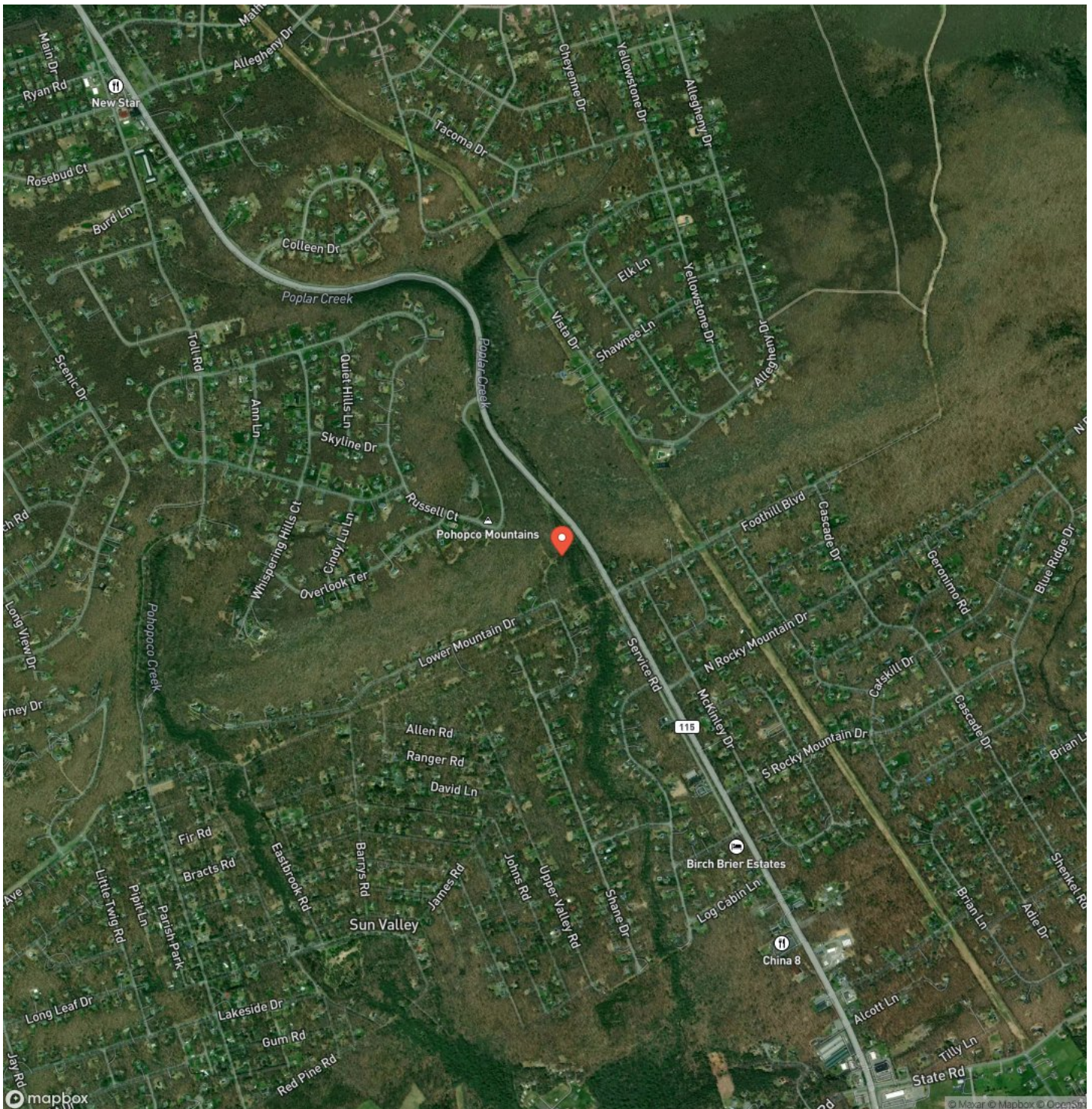
## Locator Map



## Locator Map



## Satellite Map





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## NOTES



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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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