

**Real Estate Information:**

**Owner:** Mount Union Area School District  
**Address:** 13606 Smith Valley Road  
Mapleton, PA 17052  
**County:** Huntingdon  
**Municipality:** Union Township  
**Zoning:** None  
**School District:** Mount Union Area  
**Approximate Age:** 1958 with 2001 additions and complete make over  
**Parcel #:** 50-06-03  
**Deed Book #:** 208 **Page #:** 185-189  
**Approximate Parcel Size:** 7.5619 Acres  
**Approximate Square Feet:** 22,777 Sq. Ft.  
**Approximate 2026 taxes:** To be determined

**Property Description:**

**Style:** Single Story Masonry

**First Floor:** Kitchen includes stainless steel equipment, full double loading dock with over-head door and man door, and walk-in freezer and refrigerator. School has tile floor and carpet throughout and includes 6 class rooms, kindergarten room with bathroom, a library, special education room, art/music room, 2 sets of boys and girls bathrooms, multi-purpose room, kitchen and storage area, boiler room, full loading dock, resource room, faculty lounge and offices.

**Systems:**

**Electric:** 1200 amp 3 phase with breakers  
**Heat:** Smith oi-fired steam boiler with baseboard  
**Hot Water Source:** Oil-fired hot water heaters. There is a 6,100-gallon underground oil storage tank that services these oil units.  
**Water:** Drilled well with submersible pump.  
**Sewer:** Public.  
**Air Conditioning:** 2013 Central Electric.

**Exterior:** Fire and security systems, basketball courts, playground areas paved and unpaved, 5-acre field, parking lots, handicap elevator, spectrum diesel backup generator and a transferable roof warranty.

**Outbuilding:** 16 x 20 ft frame with asphalt shingle roof, T-111 siding, concrete floor and an over-head and man door.

Property is graced by Spruce, Hard maple, Ornamental Pear and White Pine Trees.

Aerial map, photo's, schematic diagram, roof information, aerial and interior videos and brochure can be viewed at [Roanrealestate.com](http://Roanrealestate.com)

