60 Black Road Marion Center
60 Black Road
Marion Center, PA 15759

$579,000
35± Acres
Indiana County







MOSSY OAK PROPERTIES
Pennsylvania Land Professionals
America's Land Specialist

MORE INFO ONLINE:

https://palandpro.com/

SUMMARY

Address
60 Black Road

City, State Zip
Marion Center, PA 15759

County
Indiana County

Type
Residential Property

Latitude / Longitude
40.795844 / -79.014498

Dwelling Square Feet
1,850

Bedrooms / Bathrooms
4 / 2

Acreage
35

Price
$579,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

60 Black Road, Marion Center, PA | 35 +/- Acre Farm with Home, Barns & Business Opportunity

Welcome to this exceptional 35 +/- acre farm in beautiful Marion Center, Indiana County, PA - a rare opportunity offering not only a well-appointed country home and versatile outbuildings, but also the option to purchase an established Polywood business on-site.

The Home

This spacious 4-bedroom, 2-bath residence offers approximately 1,850 square feet of comfortable living space. Designed for efficiency and peace of mind, the home features:

- In-floor heat in the basement
- Generac power system, plus an additional generator
- Reliable backup systems to keep you warm and powered year-round

Even more impressive, the owner is conveying the gas rights with an annual 200,000 cubic feet gas allowance - a valuable and cost-saving bonus.

The Land

Most of the 35 +/- acres are tillable or pasture ground, making this property ideal for:

- Farming
- Livestock
- Homesteading

The layout provides picturesque rural views.

Outbuildings & Improvements

This property is fully equipped for agricultural or business use:

- **40' x 56' Barn**
  - Water service
  - Four stalls
- **48' x 40' Workshop**
  - In-floor heat
  - Water
  - One bathroom
  - 10' lean-to addition
- **120' x 60' Commercial Building**

- Currently home to an established Polywood business
- 240 electric service
- Generac power system
- Equipment inventory available upon request

Business Opportunity

For entrepreneurs or investors, the option to purchase the existing Polywood business creates a turnkey opportunity with infrastructure already in place.

Whether you're seeking a productive farm, a multi-use property with substantial outbuildings, or a live-work opportunity in a peaceful country setting, this property delivers versatility, value, and long-term potential.

Schedule your private showing today and explore everything this one-of-a-kind property has to offer.

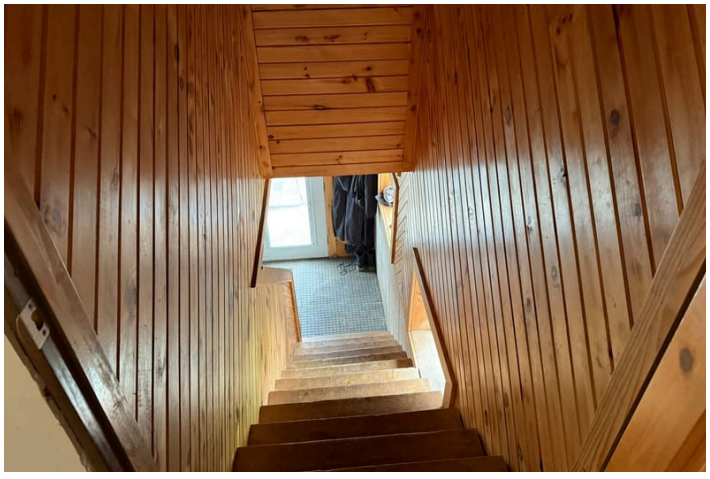



GATHER 'ROUND
the table

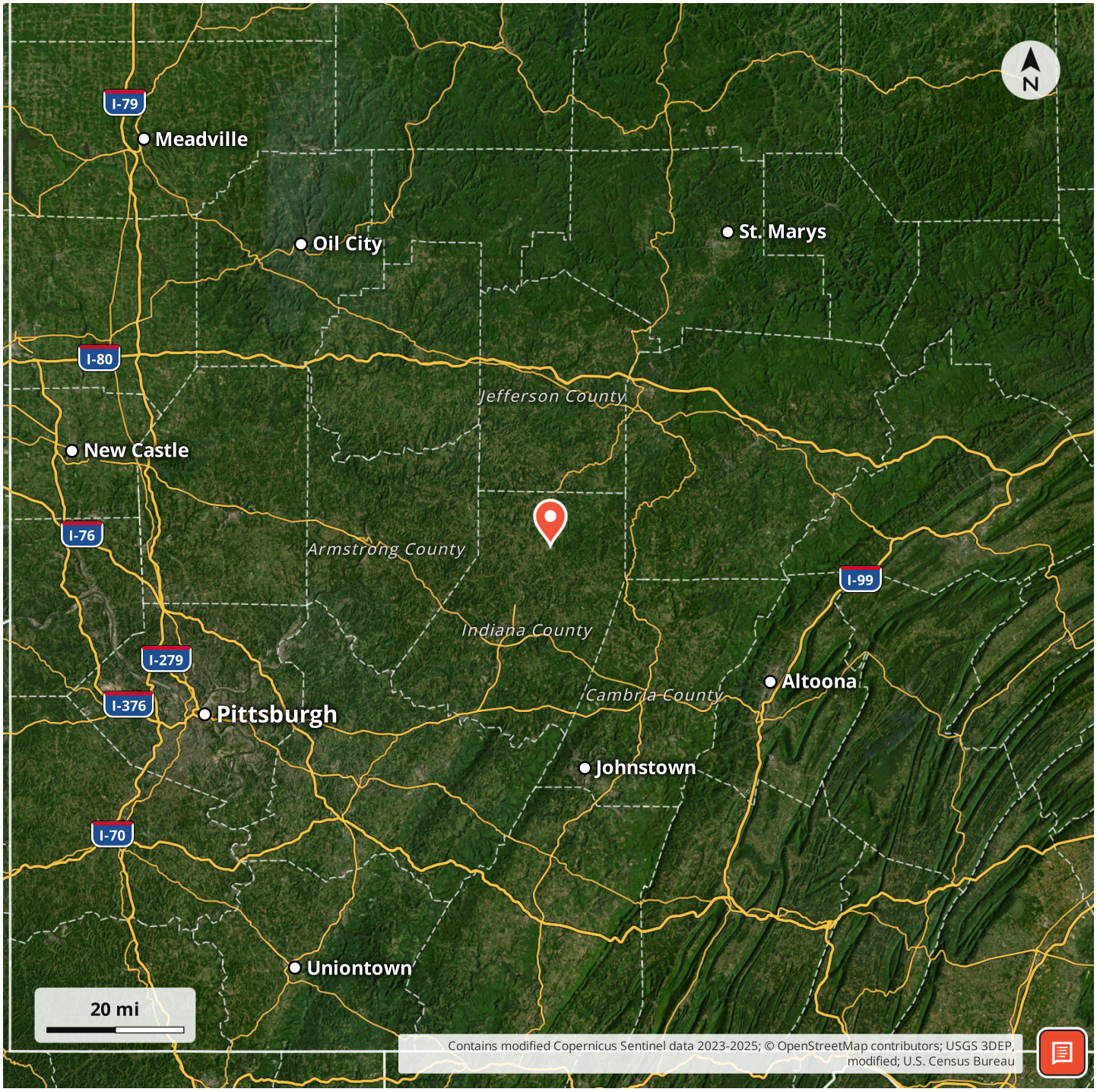



TO MY WIFE

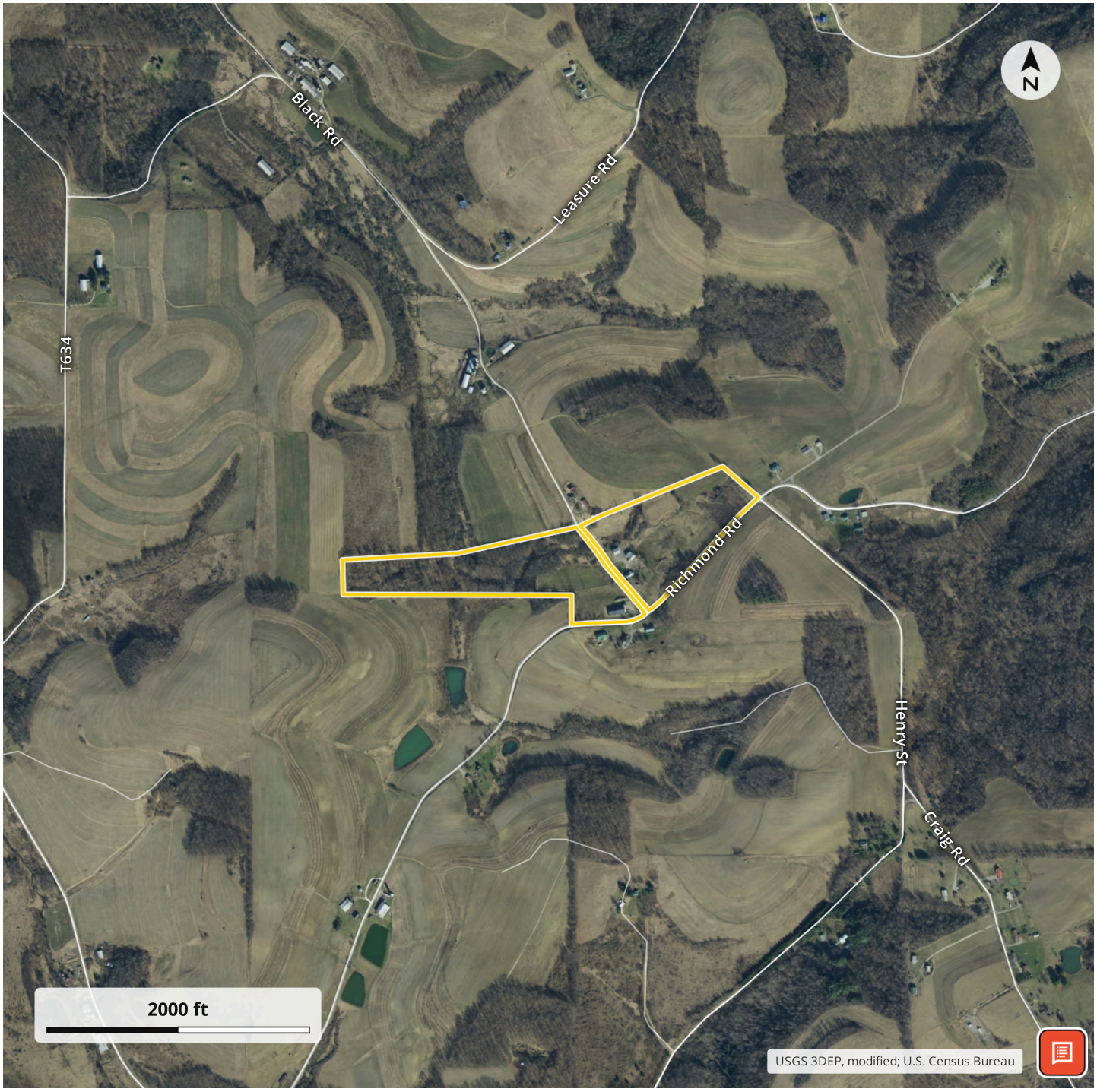




Regional Map



Locator Map

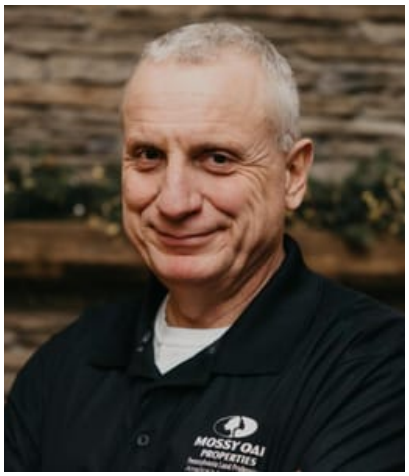

Black Rd
Leasure Rd
T634
Richmond Rd
Henry St
Craig Rd
N
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Daniel McCracken

Mobile
(724) 541-4105

Office
(724) 678-1232

Email
dmccracken@mossyoakproperties.com

Address
511 Skyline Drive

City / State / Zip
Belle Vernon, PA 15012

NOTES

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Pennsylvania Land Professionals
511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
https://palandpro.com/