

56 +/- Acres - Shelocta, Armstrong County, PA  
345 Gastown Road  
Shelocta, PA 15774

**\$499,000**  
56± Acres  
Armstrong County



**56 +/- Acres - Shelocta, Armstrong County, PA  
Shelocta, PA / Armstrong County**

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**SUMMARY**

**Address**

345 Gastown Road null

**City, State Zip**

Shelocta, PA 15774

**County**

Armstrong County

**Type**

Residential Property, Single Family, Horse Property, Timberland, Recreational Land, Undeveloped Land, Hunting Land, Farms

**Latitude / Longitude**

40.714271 / -79.309463

**Dwelling Square Feet**

2,210

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

56

**Price**

\$499,000

**Property Website**

<https://www.mossoakproperties.com/property/56-acres-shelocta-armstrong-county-pa/armstrong/pennsylvania/101821/>



## 56 +/- Acres - Shelocta, Armstrong County, PA Shelocta, PA / Armstrong County

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### **PROPERTY DESCRIPTION**

#### **56± Acre Homestead in Shelocta – Armstrong County**

Discover the perfect blend of comfort, privacy, and opportunity with this exceptional 56± acre property in scenic Armstrong County. Whether you're envisioning a peaceful country retreat, a working homestead, or a recreational escape, this property offers the space and versatility to make it happen.

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#### **Home & Improvements**

At the heart of the property is a charming 3-bedroom, 2 full bath, 1 half bath, 2,210 square foot home with solid structure and endless potential for updates and personalization.

#### **Pole Building Highlights:**

- 40' x 60' structure
- Radiant heated floors + overhead heater
- Heated with *free natural gas*
- Full kitchen with professional-grade water filtration system
- Large overhead doors for easy access
- Wireless video surveillance system
- Ideal for a workshop, business use, entertaining space, or conversion to additional living quarters

#### **Barn Features:**

- 45' x 65'
  - Recently re-sided
  - Partially restored with great functional potential
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#### **Land & Terrain**

The 56± acres offer a diverse, usable landscape:

- Open fields perfect for farming, hay production, or food plots
  - Wooded acreage providing privacy and prime wildlife habitat
  - Beautiful natural scenery ideal for outdoor enjoyment
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#### **Utilities & Infrastructure**

- Existing utilities support modern living
  - Opportunities to expand with additional water sources or services
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#### **Wildlife & Recreation**

A true outdoorsman's paradise:

- Excellent hunting opportunities
  - Abundant wildlife for observation
  - Ideal for ATV riding, hiking, or horseback trails
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#### **Endless Potential**

- Hobby farm or agricultural venture
- Private countryside residence
- Recreational getaway

- Expansion or customization of existing structures
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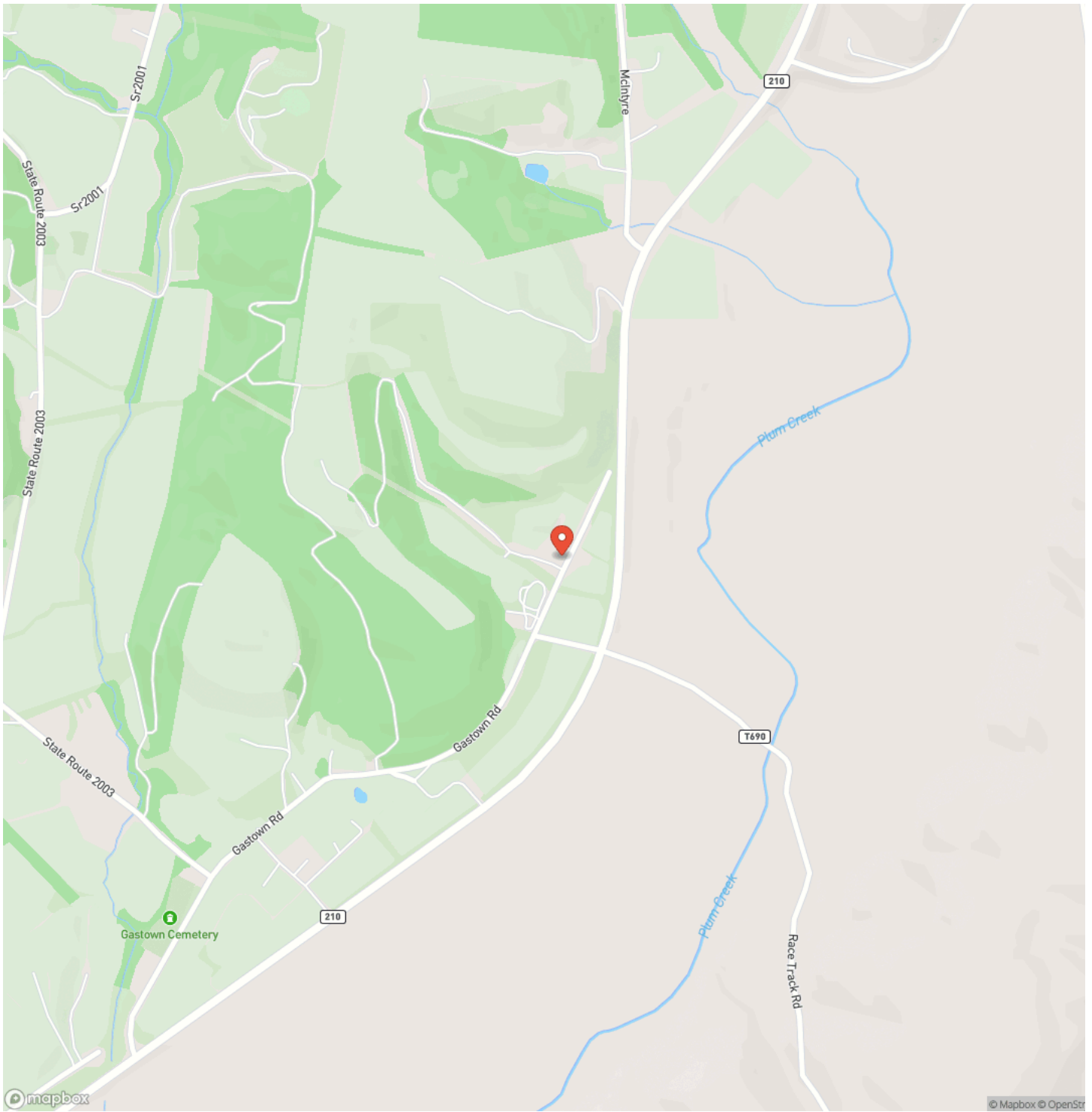
### **Access**

Enjoy the perfect blend of seclusion and convenience with reliable access to the home and outbuildings from Gastown Rd. A well-developed trail system winds throughout the property, offering excellent access for farm equipment while also providing discreet entry to hunting stands.

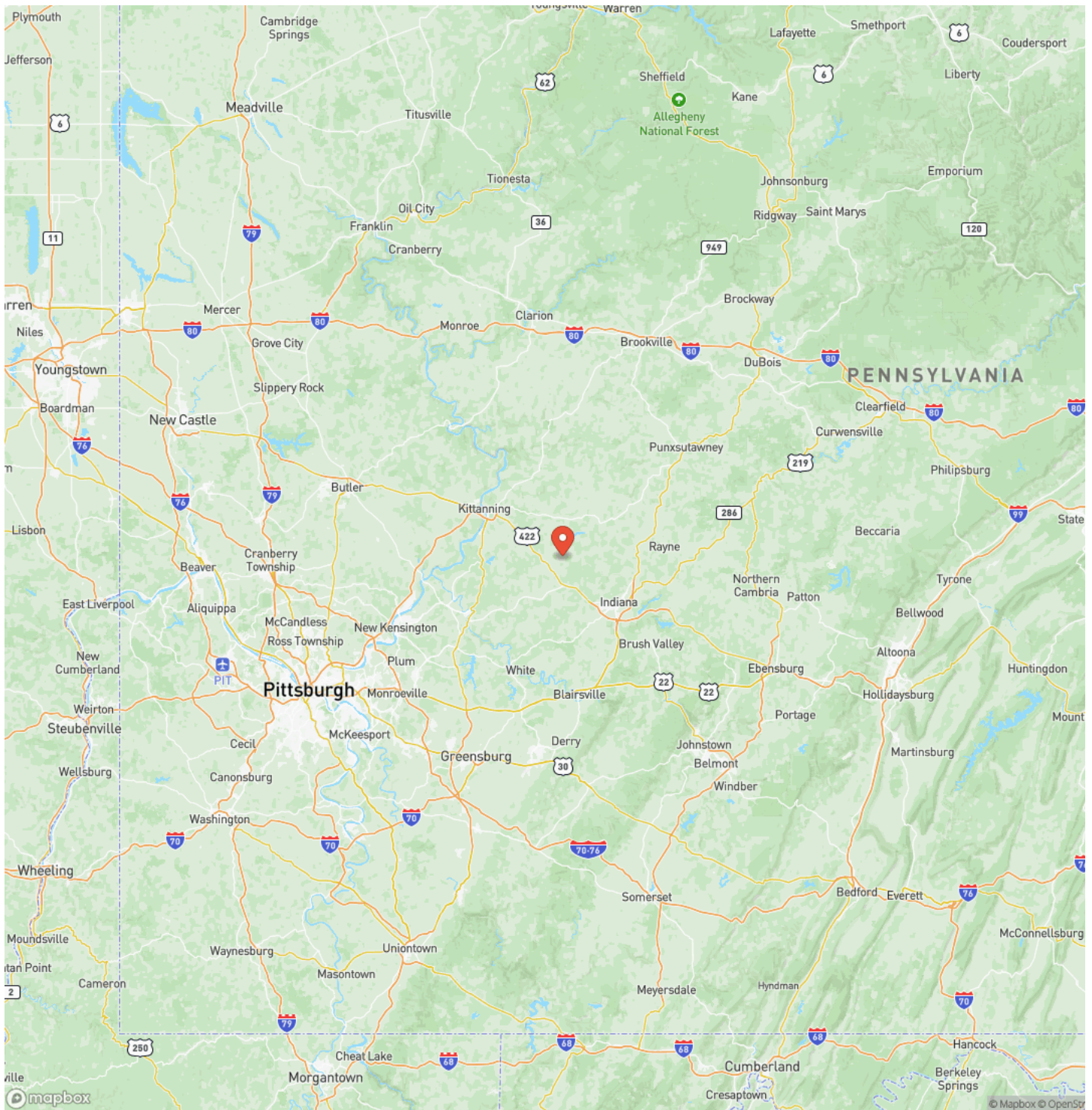
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Shelocta, PA / Armstrong County



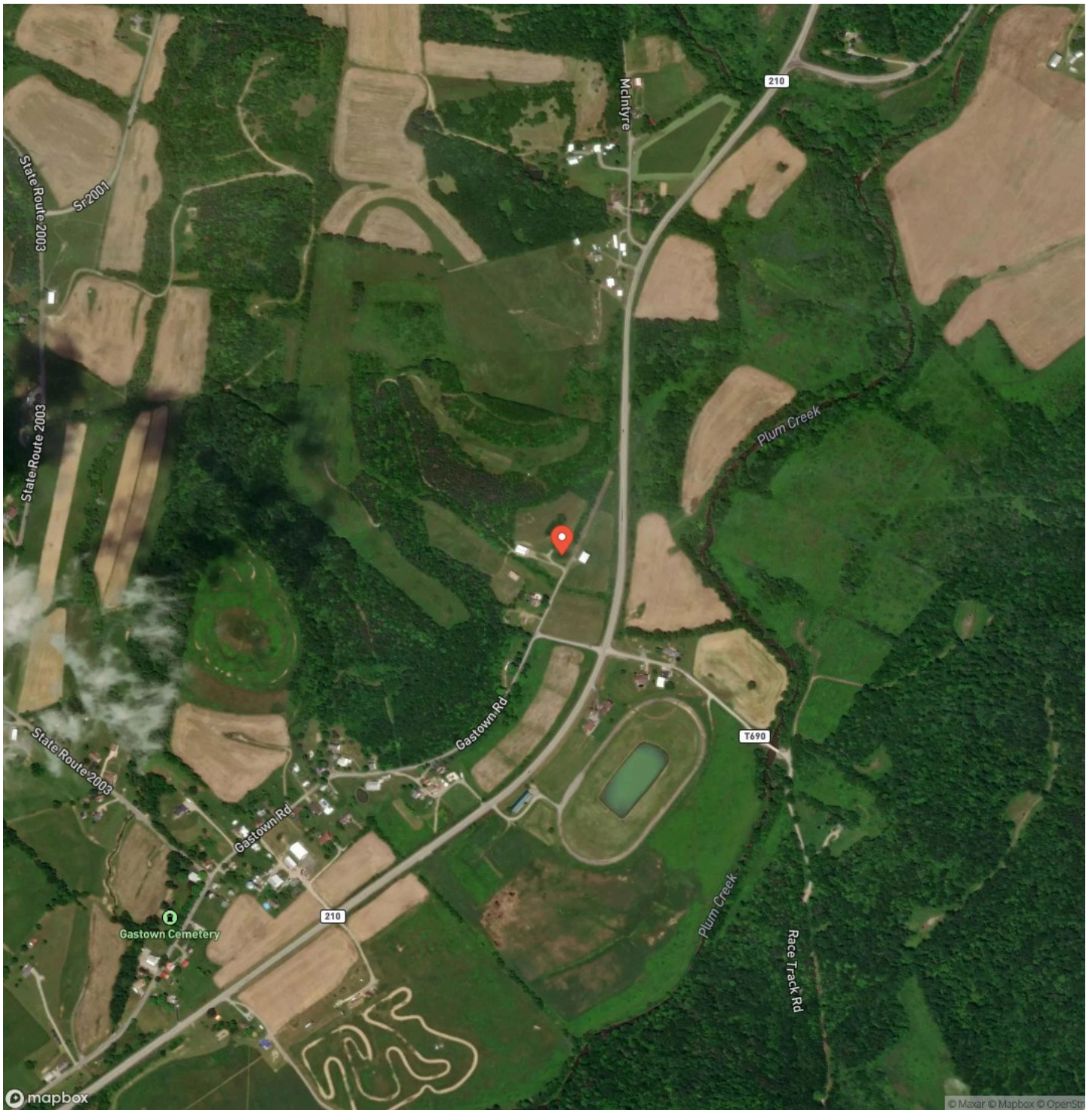
## Locator Map



# Locator Map



## Satellite Map







## **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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