

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

\$598,000
56± Acres
Armstrong County



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

SUMMARY

Address

345 Gastown Road

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

Acreage

56

Price

\$598,000

Property Website

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



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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.

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
-

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
-

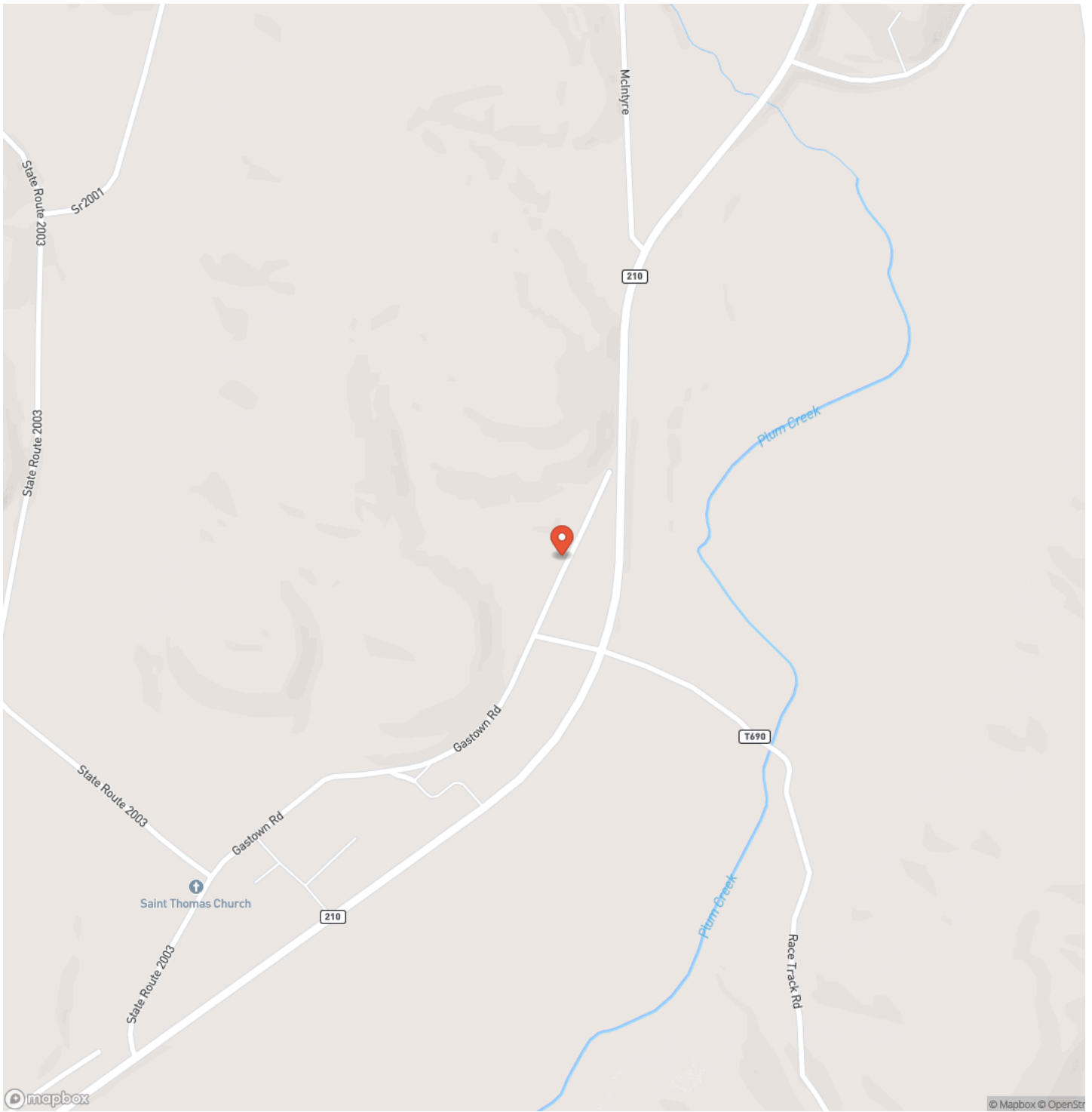
Access

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.

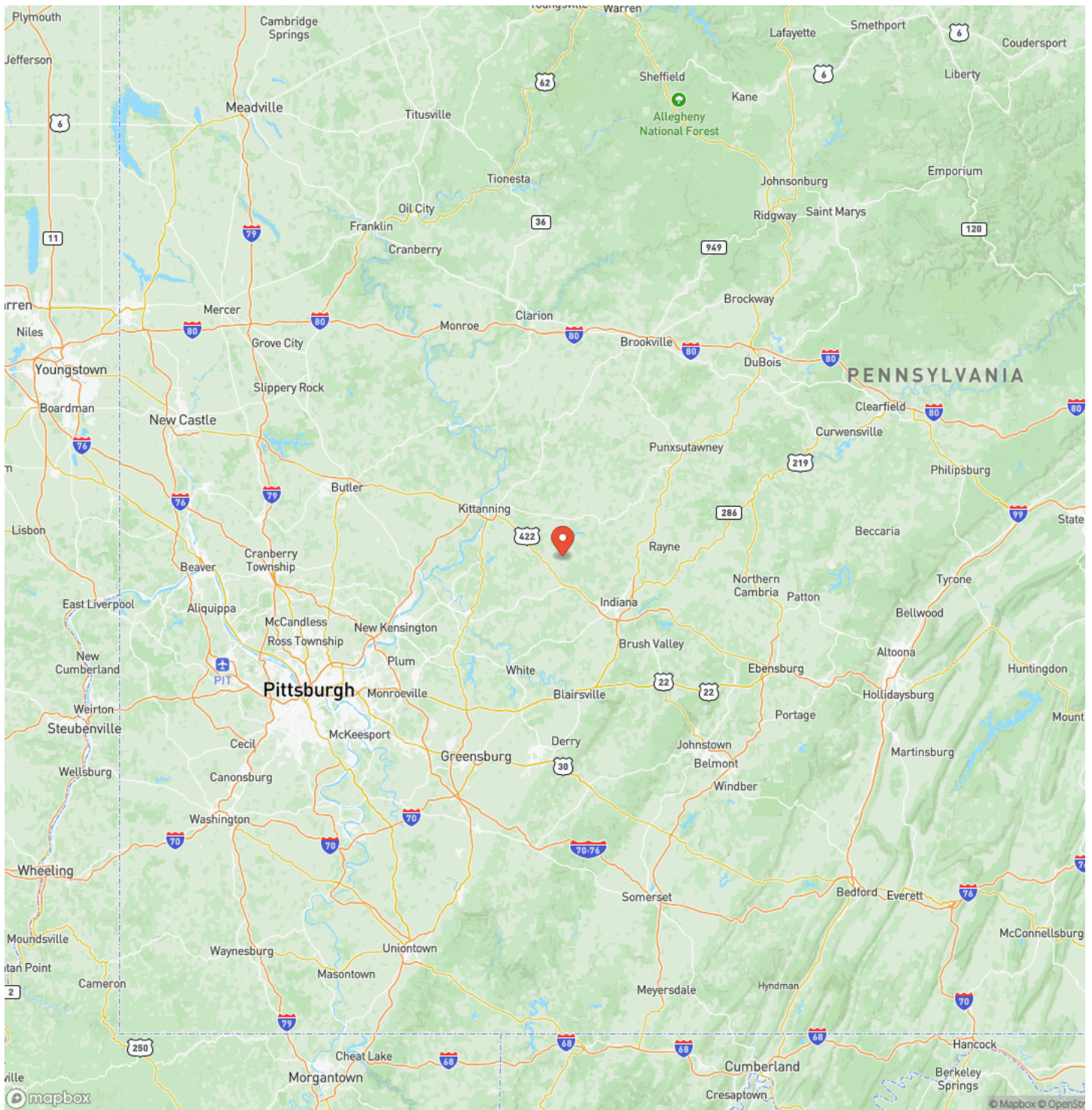
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Shelocta, PA / Armstrong County



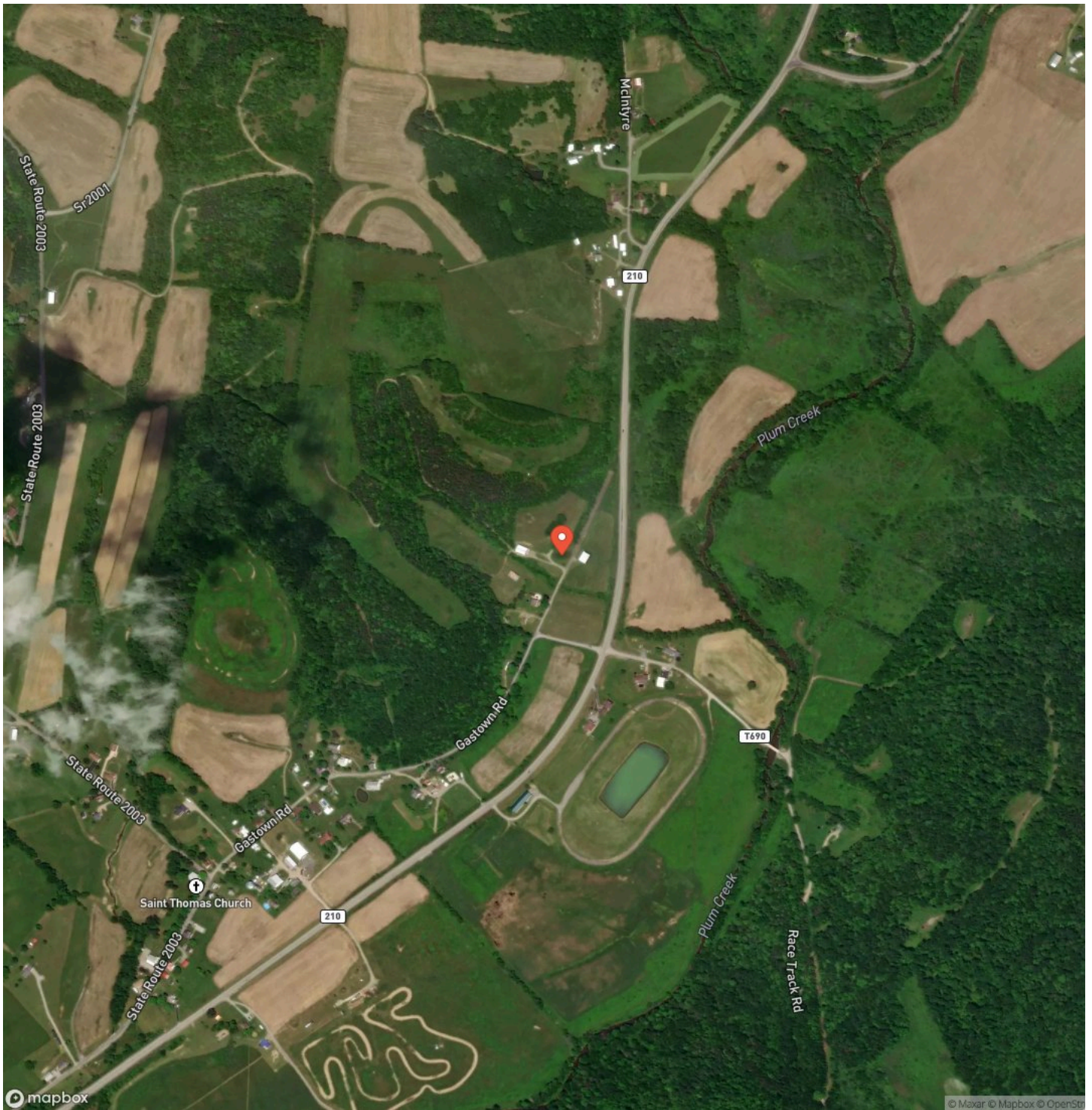
Locator Map



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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