

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

1,300

Bedrooms / Bathrooms

3 / 2

Acreage

56

Price

\$598,000

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

PROPERTY DESCRIPTION

Imagine the possibilities stretching across 56 +/- acres of prime Pennsylvania landscape, a canvas awaiting your vision. This expansive residential property in Shelocta, Armstrong County, offers a remarkable opportunity to embrace country living with ample space for relaxation, recreation, and development. With a charming home featuring 3 bedrooms, 2 full baths, and 1 half bath, this estate is poised to become your personal sanctuary or a thriving family homestead.

Location

Nestled in the serene heart of Shelocta, Pennsylvania, this property enjoys the tranquility of Armstrong County. Residents benefit from the peace of a rural setting while remaining within convenient reach of local amenities and community offerings, providing an ideal balance for a fulfilling lifestyle.

Land and Terrain

The property encompasses a generous 56 +/- acres, presenting a diverse and captivating landscape. Buyers will appreciate the variety of terrain, offering opportunities for different uses, from open spaces perfect for gardening or recreation to wooded areas providing privacy and natural beauty. The lay of the land provides a dynamic environment, ready for your personal touch.

Improvements and Infrastructure

A welcoming residence stands as the centerpiece of this expansive property, offering 3 comfortable bedrooms, 2 full bathrooms, and an additional half bath. This existing structure provides a solid foundation for comfortable living, ready for new owners to personalize and enhance to their tastes. The current infrastructure sets the stage for a delightful home environment.

Water and Utilities

The property is equipped with the essential elements for comfortable living, with established utility connections designed to support a modern household. Prospective owners can explore options for water sources and utility providers, ensuring all needs are met for a seamless living experience.

Wildlife and Vegetation

The expansive acreage is a haven for nature, boasting a rich diversity of natural vegetation that contributes to the property's scenic beauty and ecological value. This vibrant environment creates an inviting habitat for local wildlife, offering residents the chance to observe and appreciate the natural world right outside their door.

Current and Potential Use

Currently serving as an ideal residential property, this 56-acre estate holds immense potential for a variety of future uses. Whether you envision expanding the existing home, creating recreational trails, establishing a hobby farm, or simply enjoying the vast open spaces, the possibilities are boundless. The land invites new owners to shape its destiny according to their dreams and aspirations.

Access and Easements

The property benefits from clear and straightforward access, ensuring ease of entry and exit for residents and visitors alike. The details regarding specific road types and frontage are available for review, providing confidence in the property's accessibility and long-term viability.

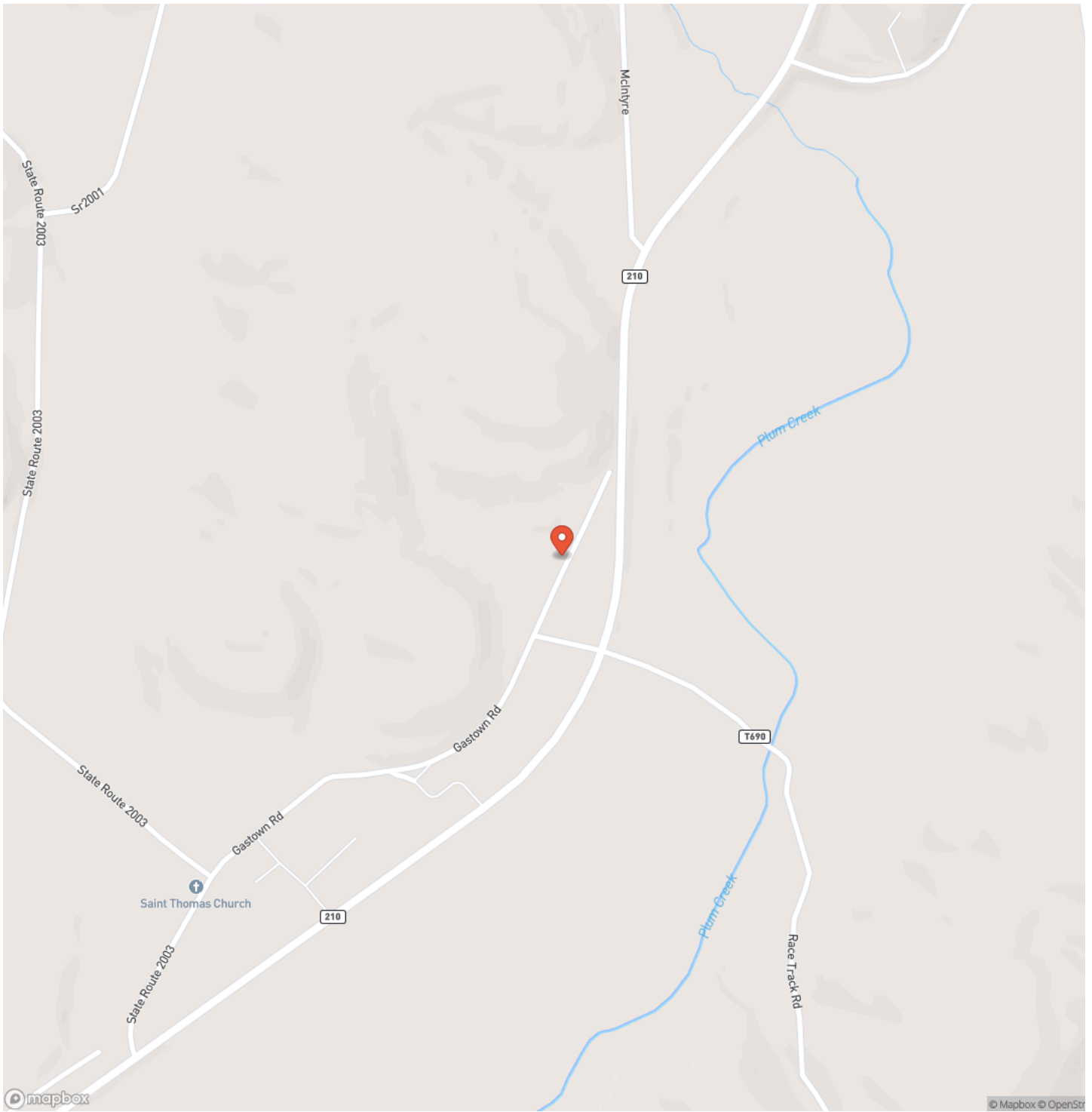
Showing Instructions and Contact

Contact us today to learn more or to schedule a visit and experience the vast potential of this exceptional Armstrong County property.

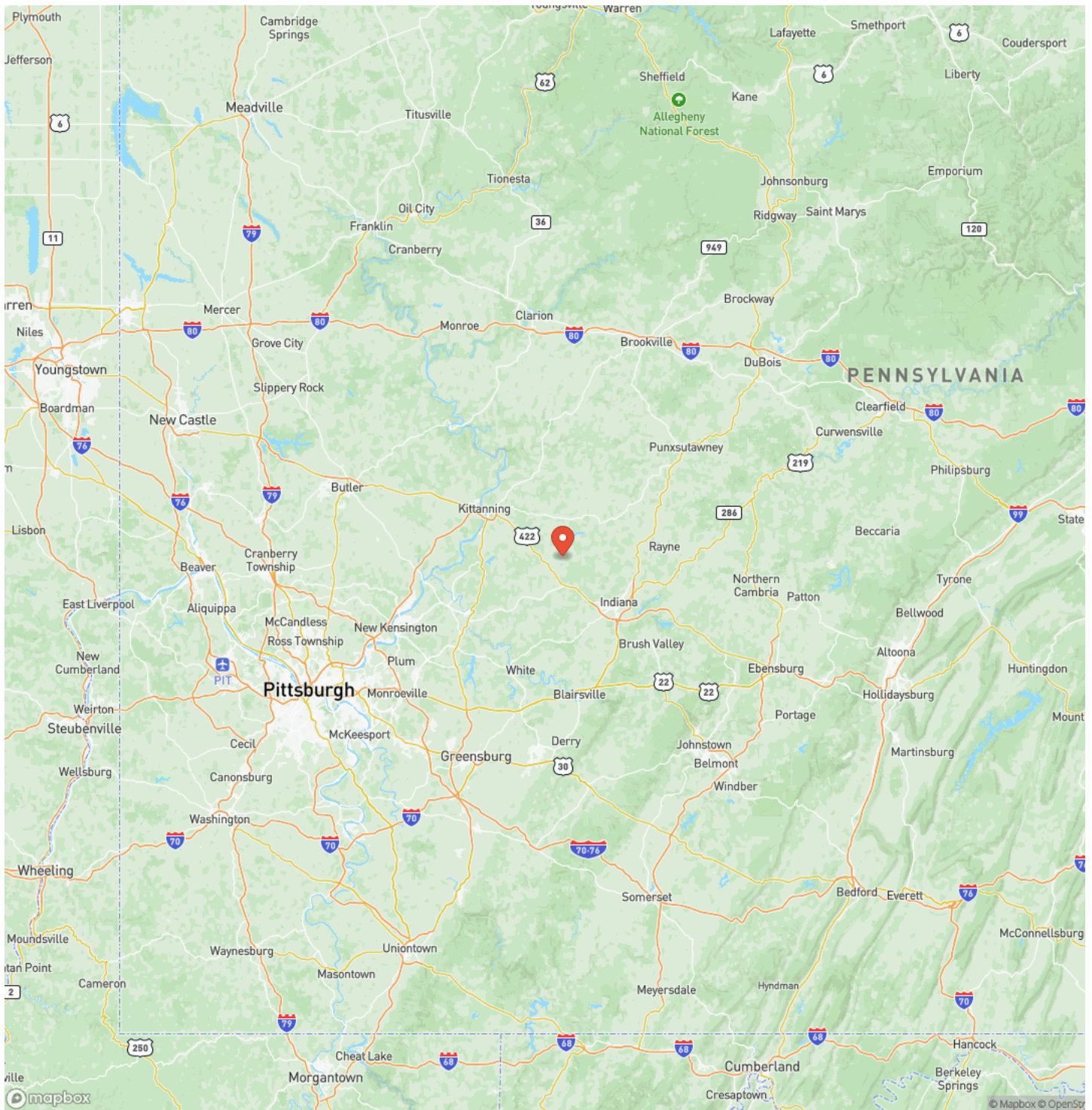
56 +/- Acres - Shelocta, Armstrong County, PA
Shelocta, PA / Armstrong County



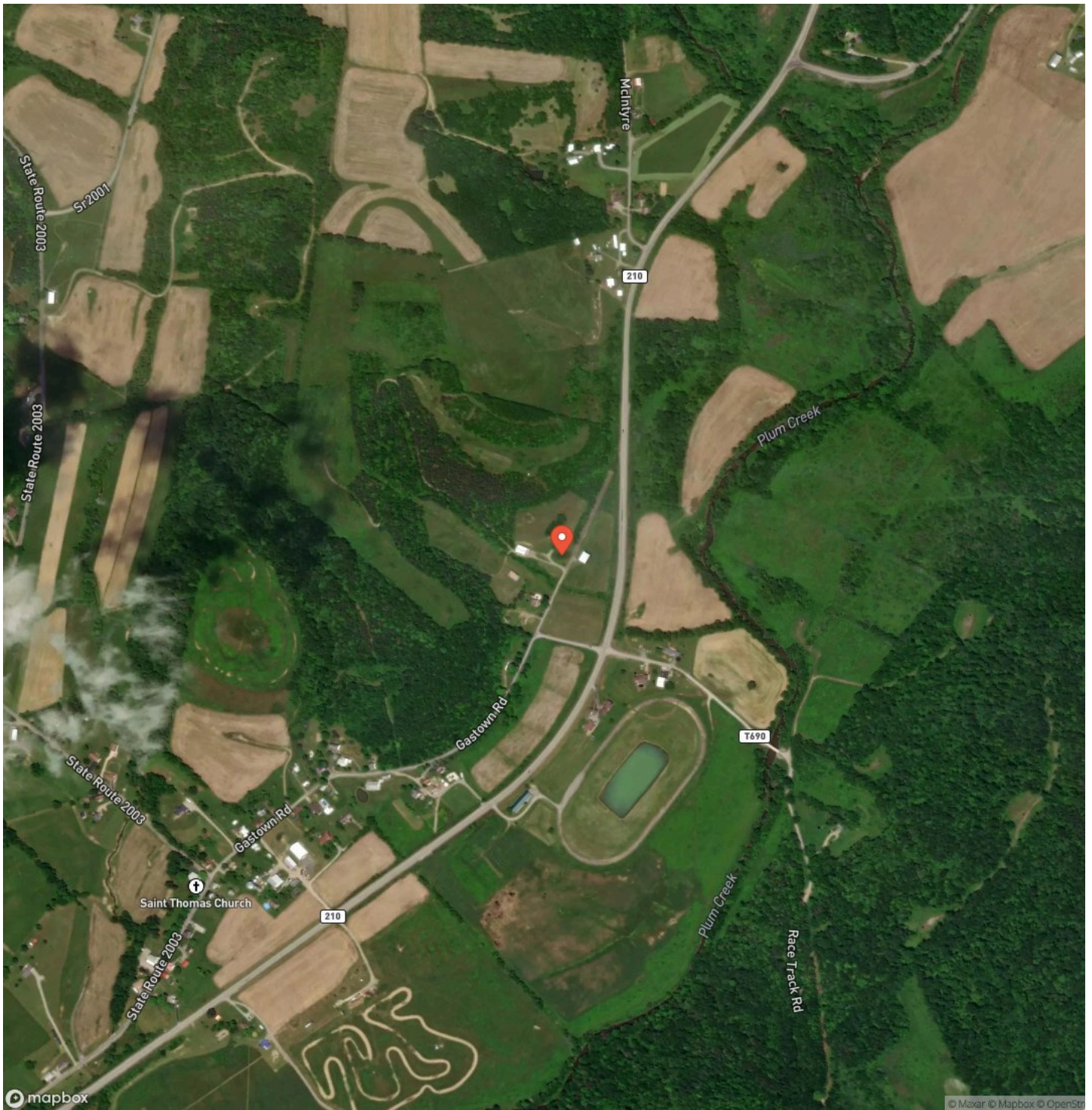
Locator Map



Locator Map



Satellite Map



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
mossyoakproperties.com

