

00 Siverling Road Clarion, PA 16214  
00 Siverling Road  
Clarion, PA 16214

**\$1,200,000**  
65± Acres  
Clarion County



**00 Siverling Road Clarion, PA 16214**  
**Clarion, PA / Clarion County**

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**SUMMARY**

**Address**

00 Siverling Road

**City, State Zip**

Clarion, PA 16214

**County**

Clarion County

**Type**

Undeveloped Land

**Latitude / Longitude**

41.179999 / -79.387578

**Acreage**

65

**Price**

\$1,200,000

**Property Website**

<https://www.mossoakproperties.com/property/00-siverling-road-clarion-pa-16214-clarion-pennsylvania/114944/>



**PROPERTY DESCRIPTION**

**00 Siverling Road | Clarion, PA 16214**

**Prime 65± Acre with potential Development & Recreational Opportunity Near I-80**

Location is everything! This exceptional 65± acre tract is ideally situated just south of the Clarion exit of Interstate 80, offering outstanding visibility, accessibility, and investment potential. With ongoing commercial and residential development in the area, this property presents a rare opportunity for developers, investors, or those seeking a private recreational retreat.

The land features a beautiful mix of hardwoods, open fields, and gently rolling terrain, providing multiple possibilities for future use. Utilities are conveniently located at the corner of Siverling Road and Carson Road, adding to the property's development appeal.

Whether you're looking to capitalize on the area's growth, establish a private estate, or enjoy the natural beauty of northwestern Pennsylvania, this versatile property is worth a closer look.

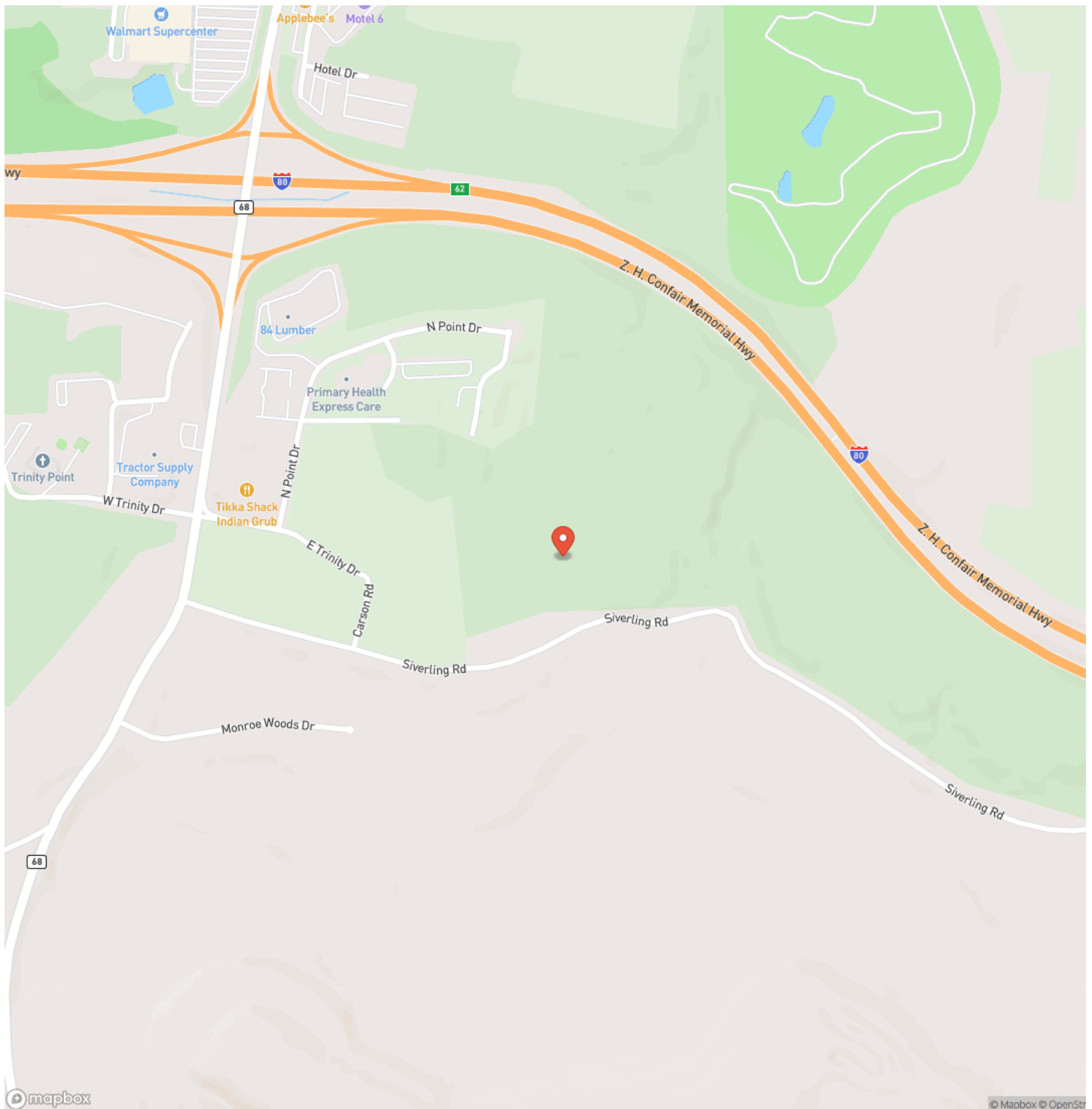
**Property Highlights:**

- Approximately 65± acres
- Excellent location just off Interstate 80 at the Clarion exit
- Strong development and investment potential
- Utilities available at the corner of Siverling Road and Carson Road
- Predominantly wooded with hardwoods
- Open fields offer additional flexibility for a variety of uses
- Enrolled in Pennsylvania's Clean and Green program
- Oil, gas, and mineral rights (OGMs) will not convey

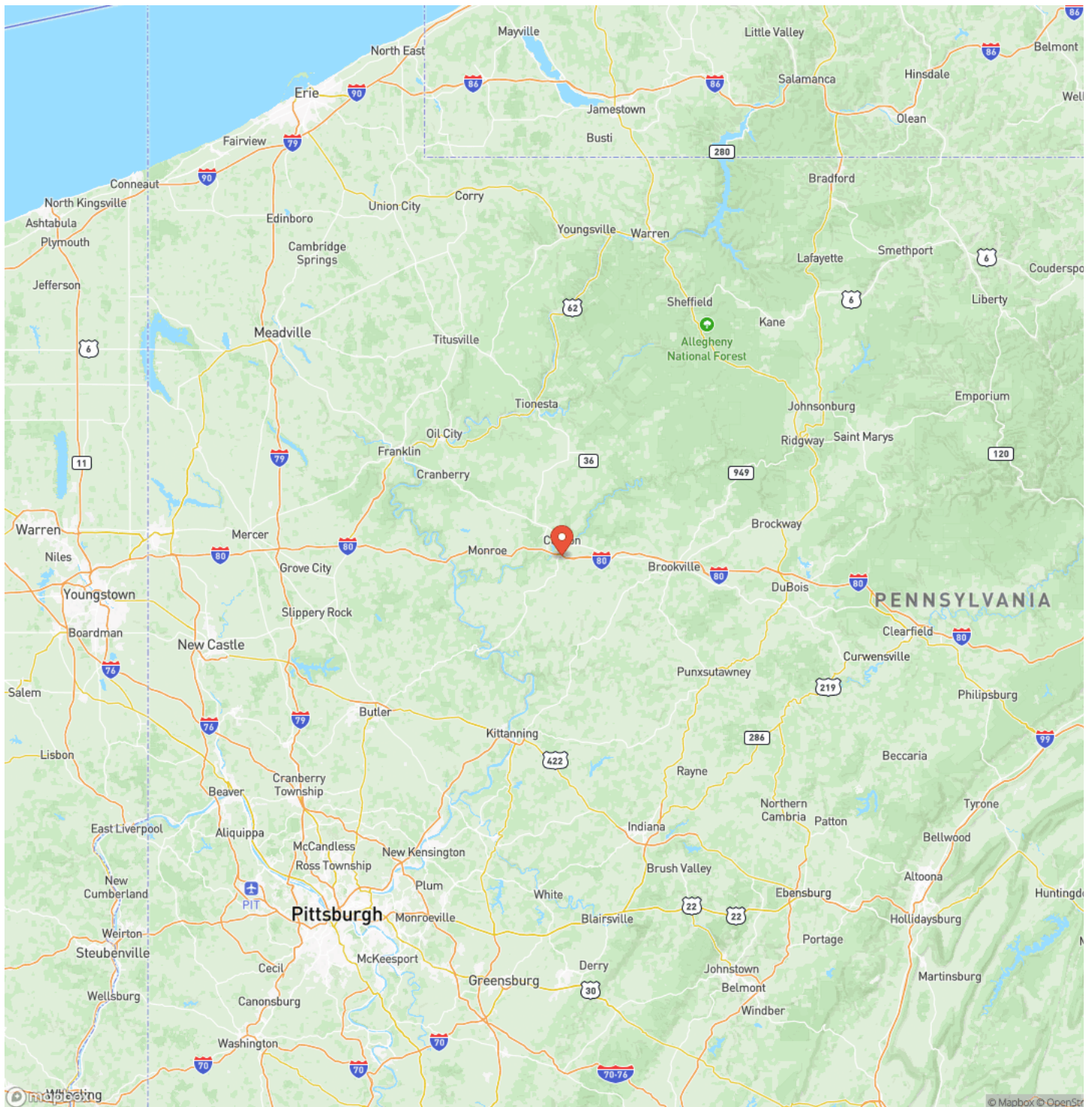
Don't miss this opportunity to own a substantial tract in one of Clarion County's most accessible and rapidly developing corridors.



## Locator Map

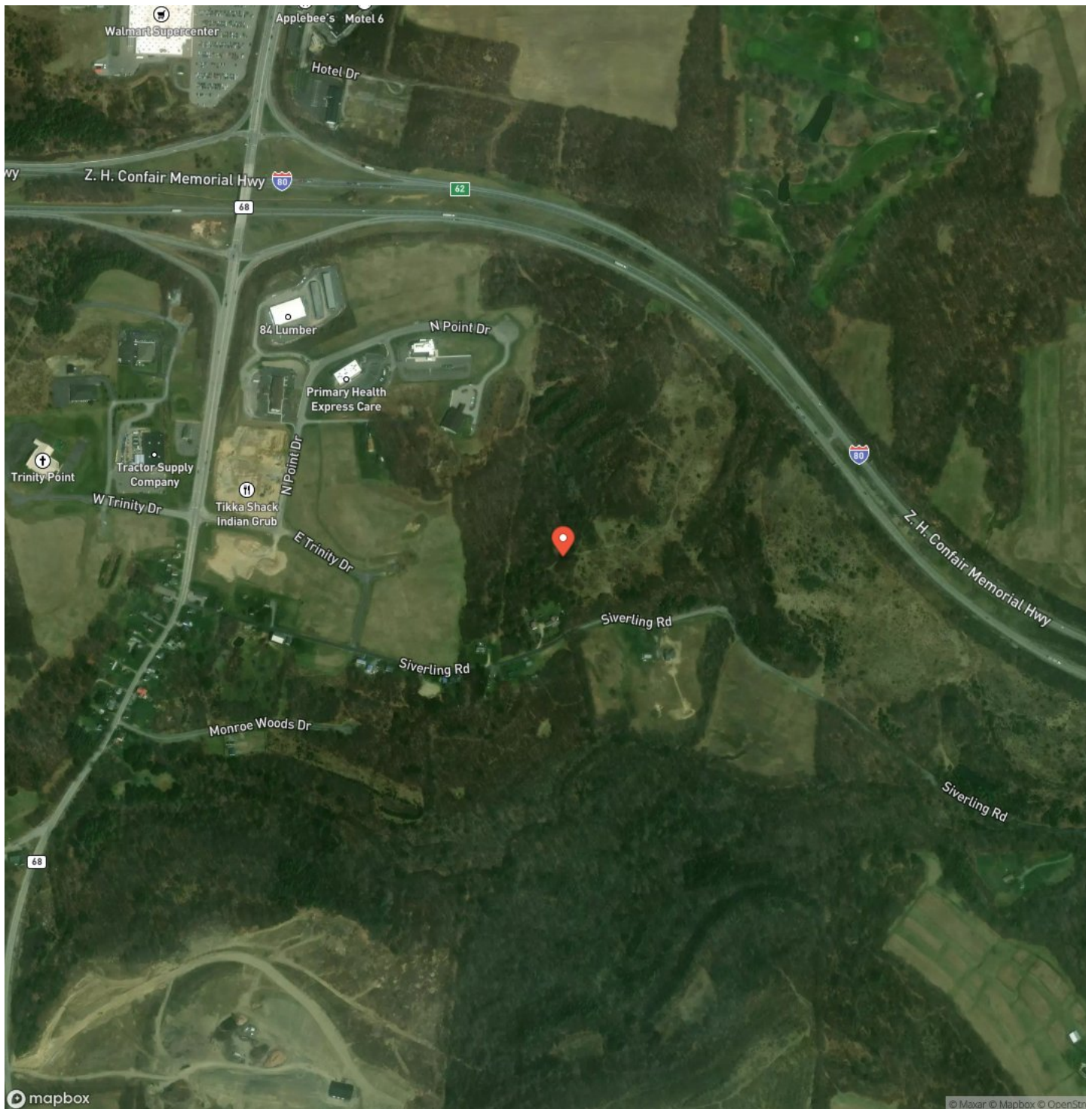


## Locator Map



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## Satellite Map



**00 Siverling Road Clarion, PA 16214**  
**Clarion, PA / Clarion County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Daniel McCracken

## Mobile

(724) 541-4105

## Office

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## Email

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## Address

511 Skyline Drive

## City / State / Zip

Belle Vernon, PA 15012

## NOTES



**MORE INFO ONLINE:**

**<https://palandpro.com/>**

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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.

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**Mossy Oak Properties Pennsylvania Land Professionals**

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