

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

**\$599,000**  
35± Acres  
Indiana County



**60 Black Road Marion Center  
Marion Center, PA / Indiana County**

**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**

\$599,000

**Property Website**

<https://www.mossoakproperties.com/property/60-black-road-marion-center/indiana/pennsylvania/99559/>



## 60 Black Road Marion Center Marion Center, PA / Indiana County

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### **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**

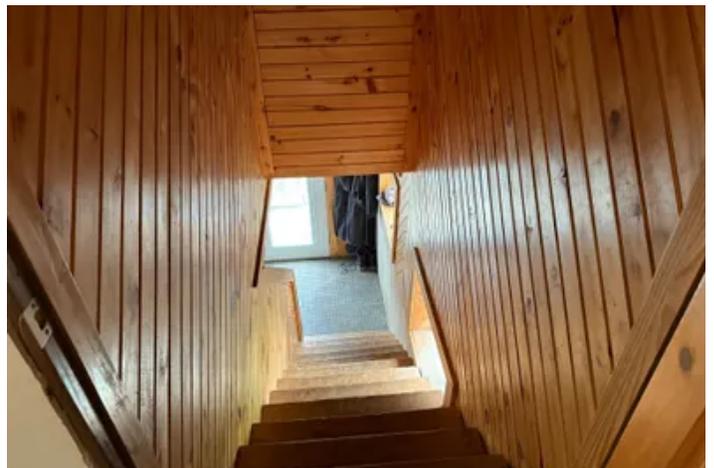
For entrepreneurs or investors, the option to purchase the existing Polywood business creates a turnkey opportunity with infrastructure already in place.

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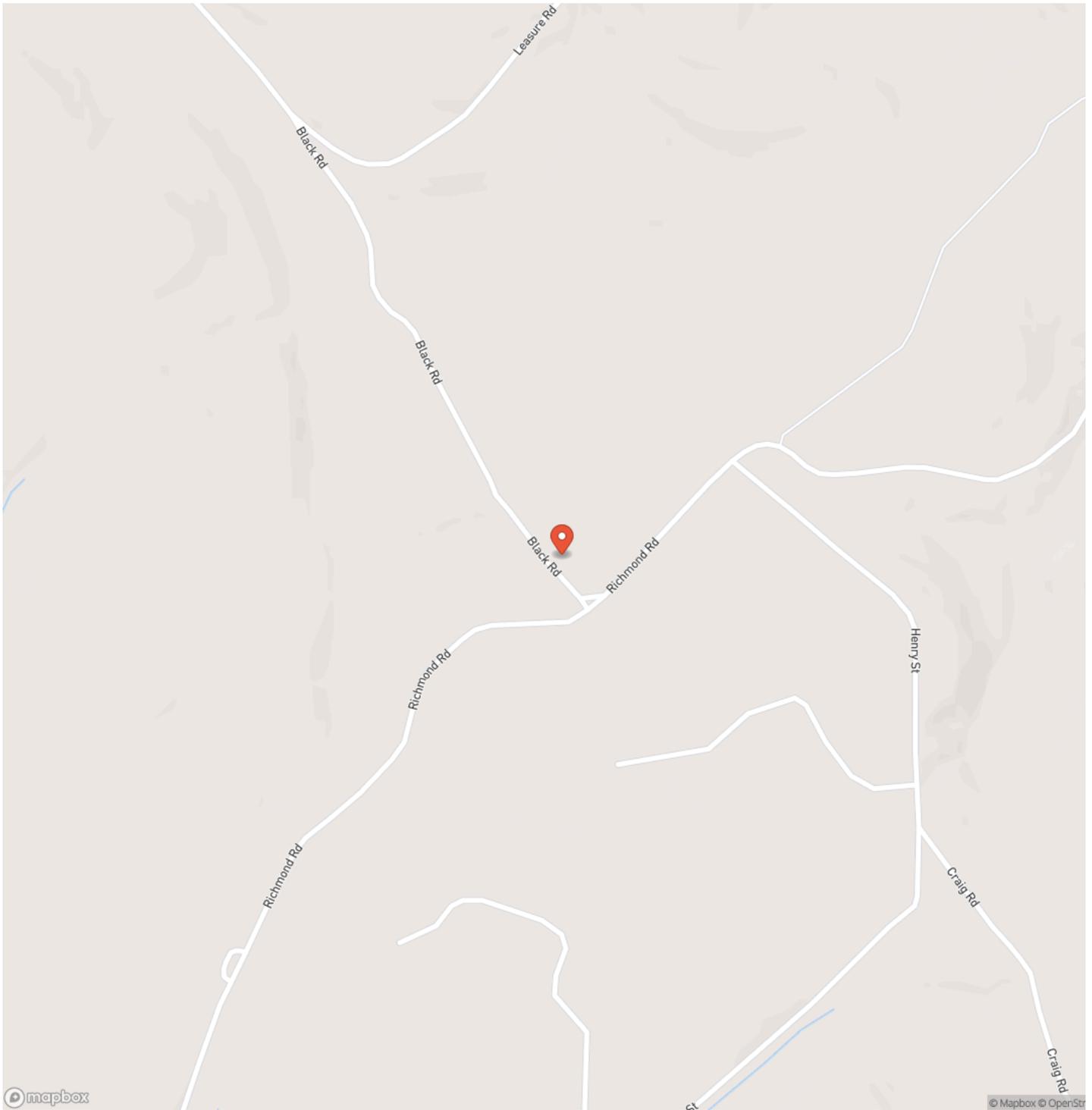
Whether you're seeking a productive farm, a multi-use property with substantial outbuildings, or a live-work opportunity in a peaceful country setting, this property delivers versatility, value, and long-term potential.

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

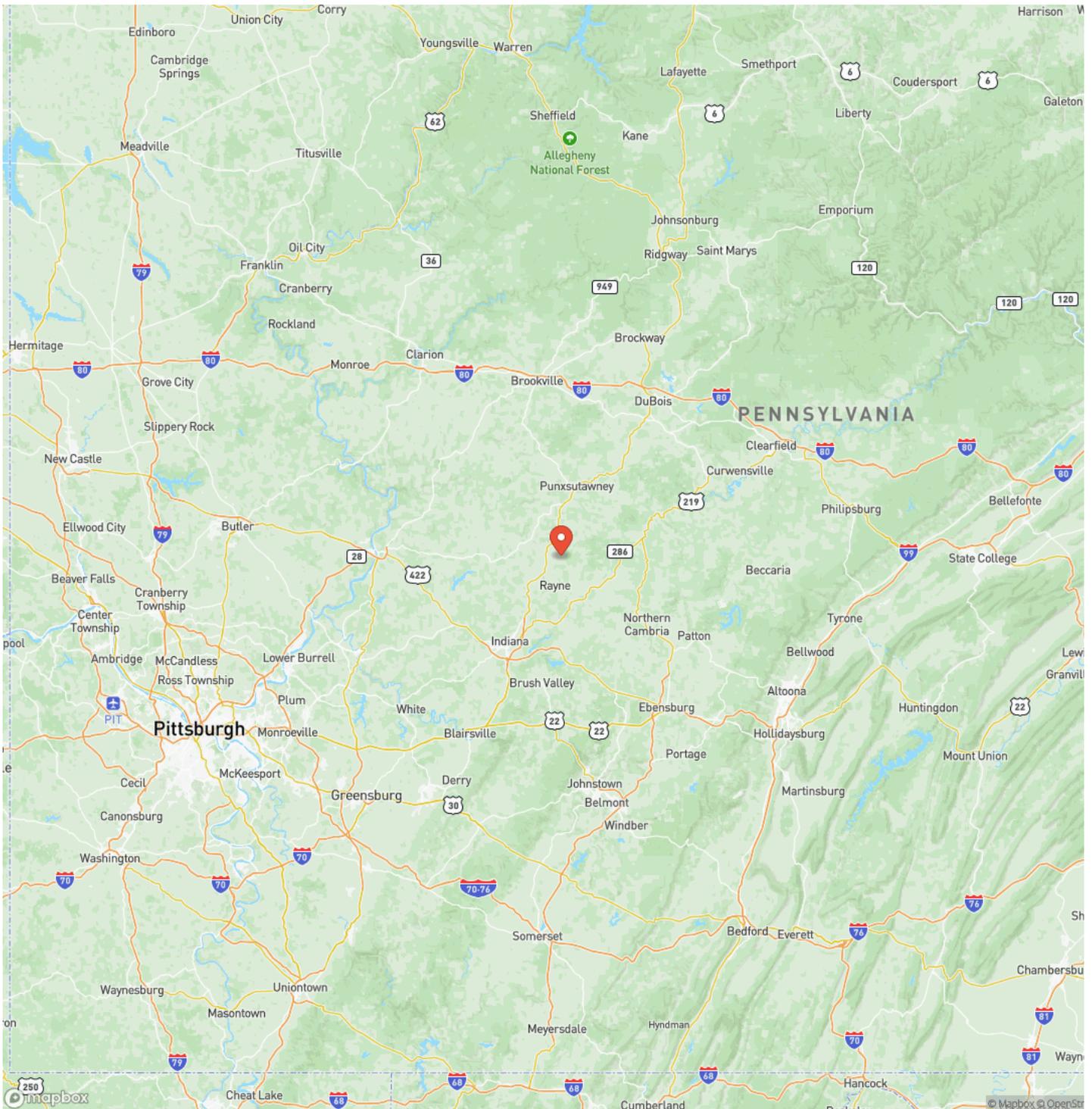
60 Black Road Marion Center  
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## Locator Map



# 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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