

**Armstrong County's Outdoorsman Paradise**  
00 Gastown Road  
Shelocta, PA 15774

**\$898,000**  
160± Acres  
Armstrong County



## Armstrong County's Outdoorsman Paradise Shelocta, PA / Armstrong County

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### **SUMMARY**

#### **Address**

00 Gastown Road

#### **City, State Zip**

Shelocta, PA 15774

#### **County**

Armstrong County

#### **Type**

Recreational Land

#### **Latitude / Longitude**

40.710698 / -79.30948

#### **Acreage**

160

#### **Price**

\$898,000

#### **Property Website**

<https://www.mossyoakproperties.com/property/armstrong-county-s-outdoorsman-paradise/armstrong/pennsylvania/101920/>



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### **PROPERTY DESCRIPTION**

#### **Exceptional 160± Acre Property Near Shelocta, Pennsylvania**

This outstanding 160± acre property, located just outside of Shelocta, Pennsylvania, offers a perfect blend of tillable farmland and mature wooded acreage. The diverse landscape naturally creates funnels for wildlife movement, making it ideal for hunting enthusiasts.

An extensive internal road system provides easy access throughout the property, ensuring convenience for recreation, farming, or land management.

At the heart of the property lies a beautifully stocked 2-acre pond-perfect for fishing, waterfowl activities, or simply relaxing by the water. Enhancing the property even further is over 4,000 feet of Plum Creek, which meanders through the land and offers additional fishing opportunities.

Encircling the pond is a well-maintained 1/2 -mile track, previously used for training horses. The property also includes a substantial 40' x 140' cinder block building equipped with large garage doors, water, and WiFi-connected security cameras.

**Please Note:** Mineral rights are not included with the sale.

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### **Property Features**

- 160± acres
- Mix of tillable ground and wooded terrain
- Excellent access via internal road system
- Prime hunting and fishing opportunities
- 2-acre stocked pond
- Over 4,000 feet of Plum Creek frontage
- 1/2 -mile track around the pond

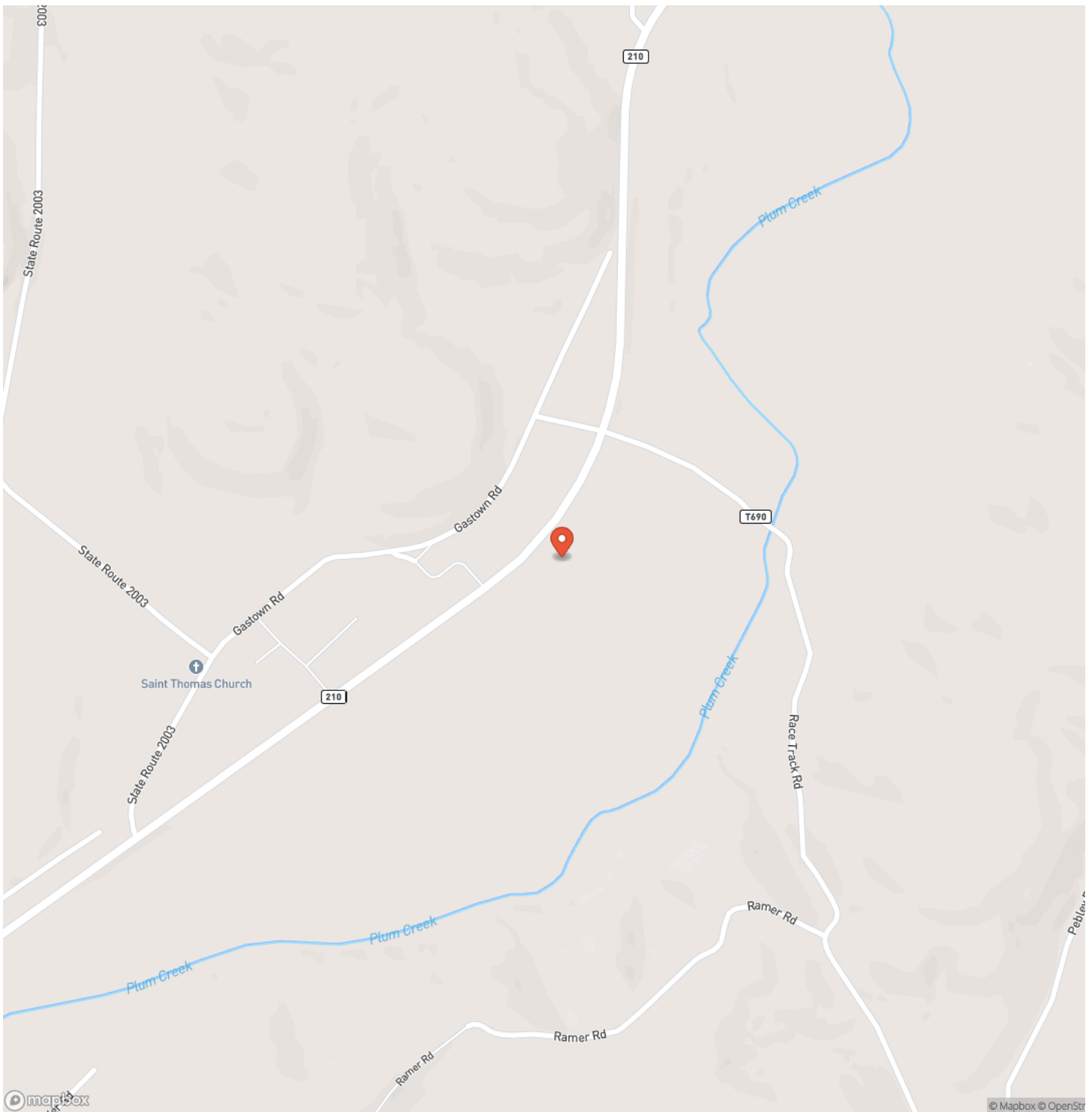
### **Building Features**

- 40' x 140' cinder block structure
- Large garage doors
- Electricity and water
- WiFi security cameras

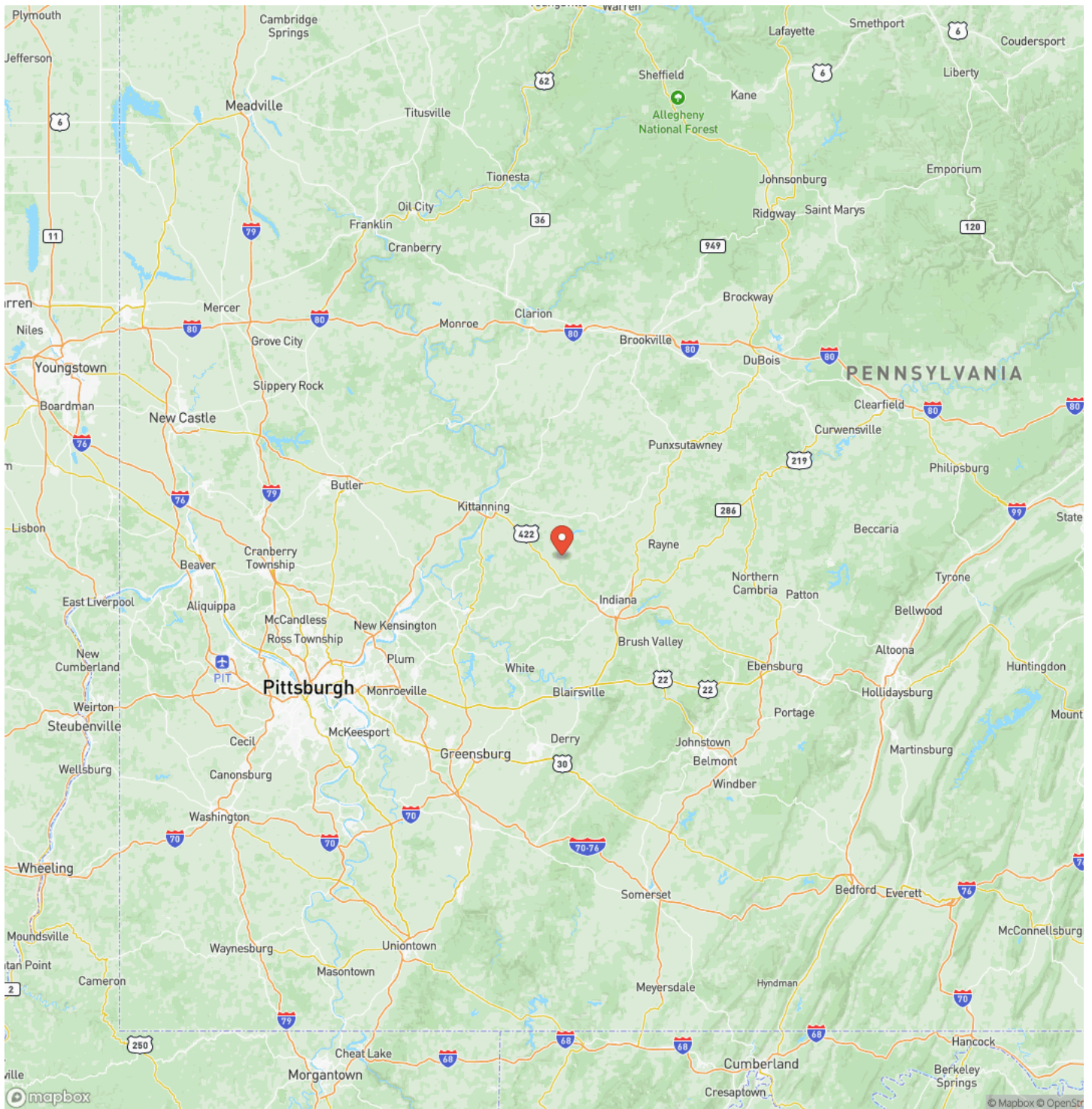
**Armstrong County's Outdoorsman Paradise**  
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## Locator Map



# 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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