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

$1,100,000
65± Acres
Clarion County







SUMMARY

Address
00 Siverling Road

City, State Zip
Clarion, PA 16214

County
Clarion County

Type
Undeveloped Land

Latitude / Longitude
41.179999 / -79.387578

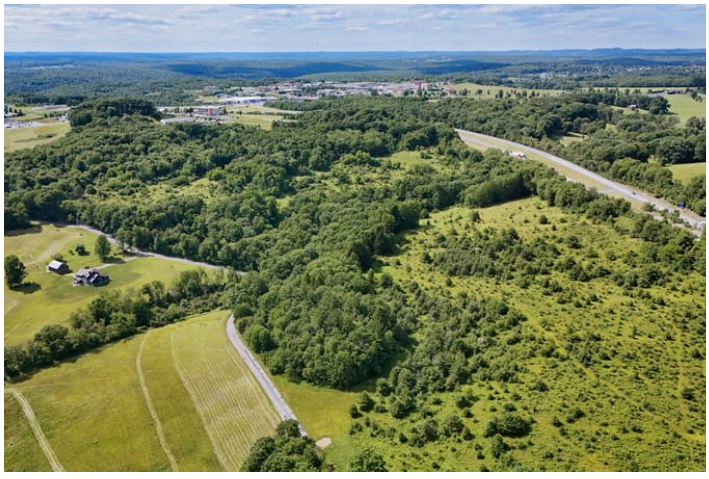
Acreage
65

Price
$1,100,000

Property Website
www.mossyoakproperties.com







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

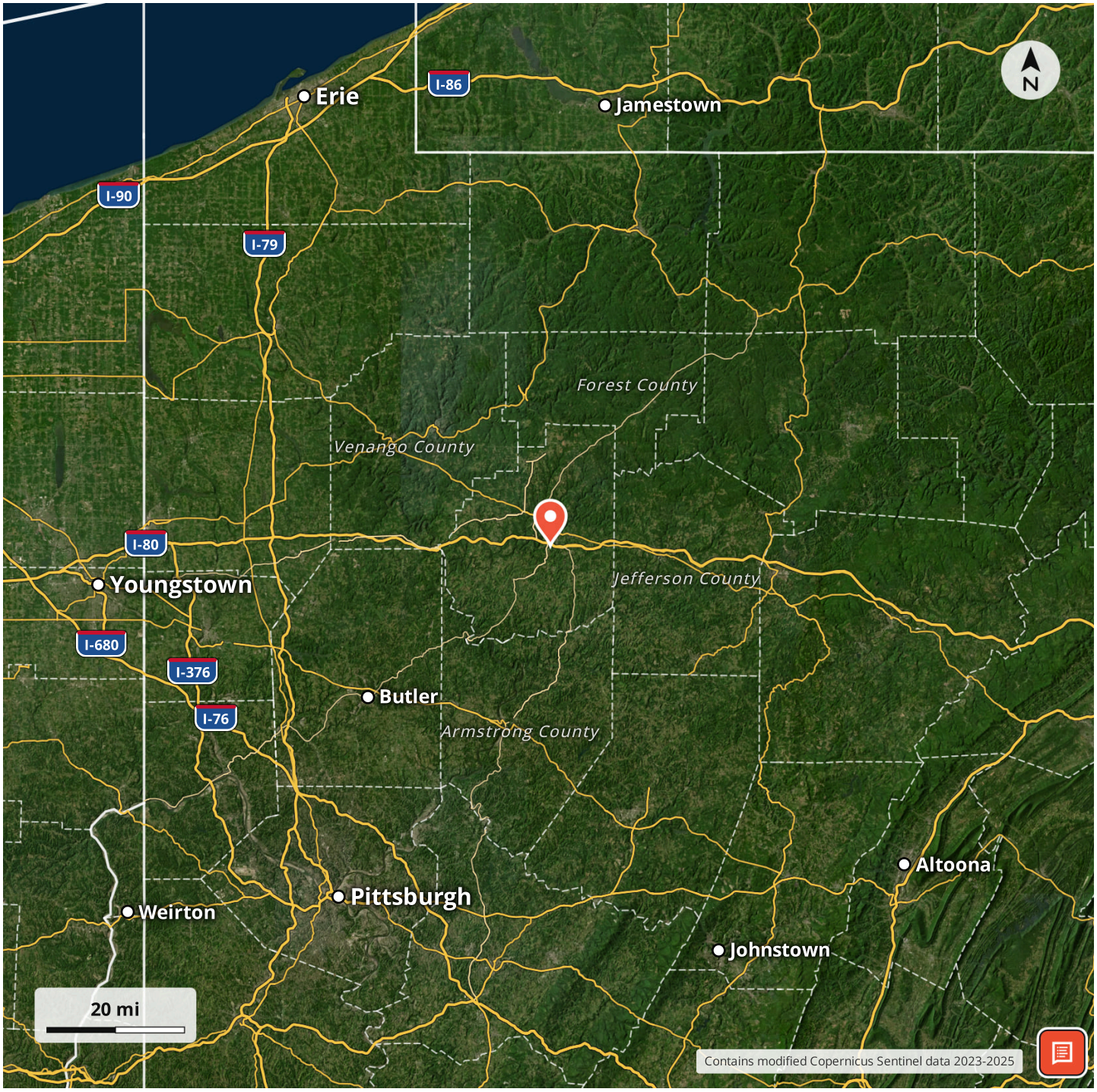
Don't miss this opportunity to own a substantial tract in one of Clarion County's most accessible and rapidly developing corridors.



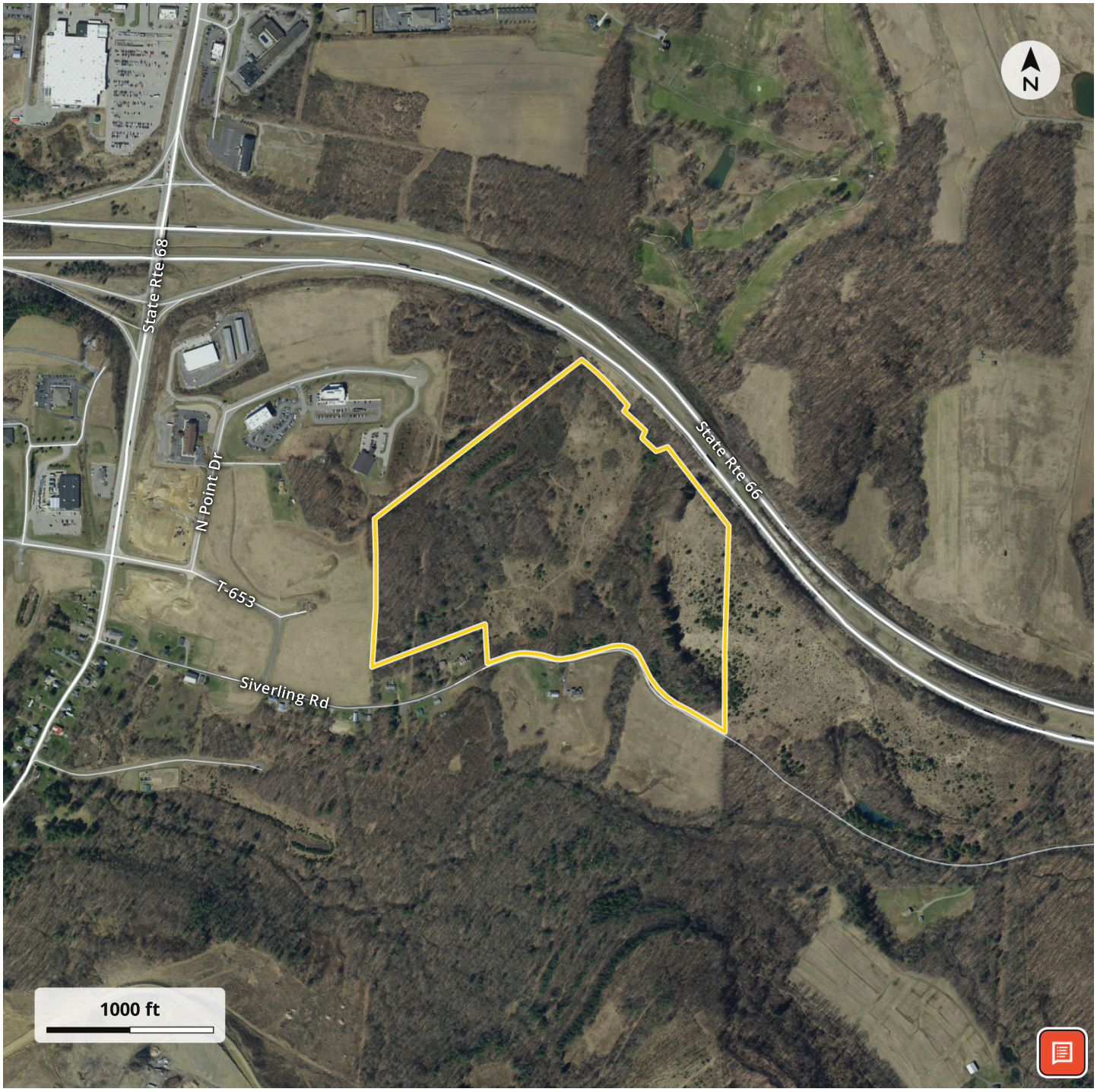




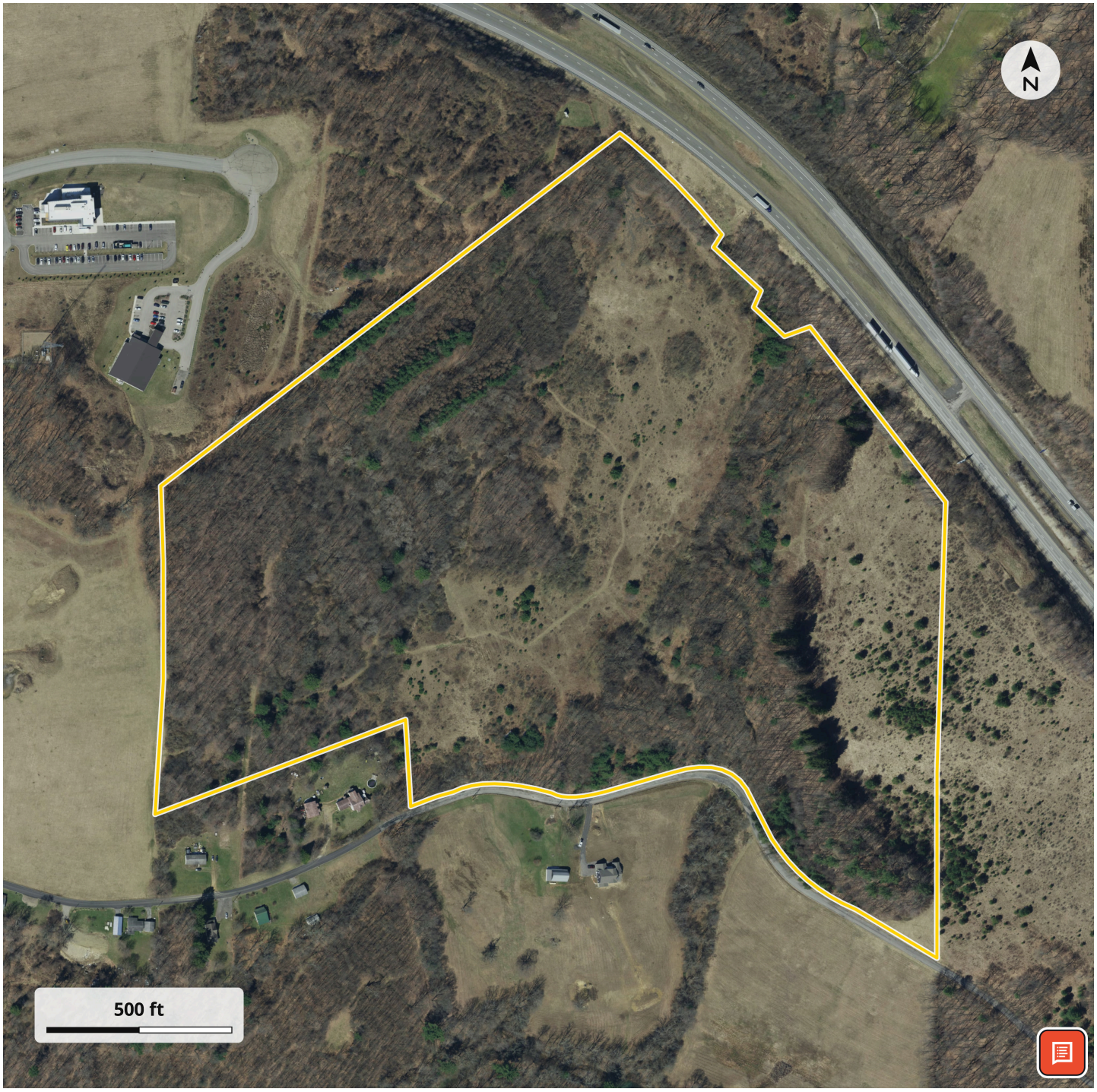

Regional Map



Locator Map

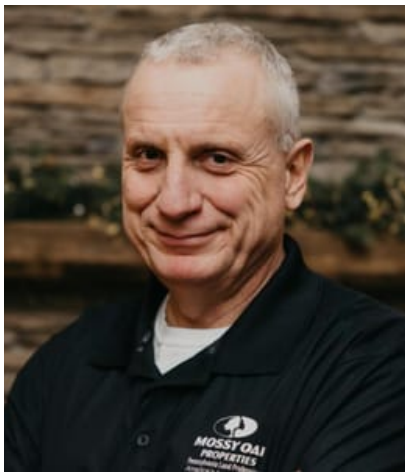

N
State Rte 68
N Point Dr
State Rte 66
T-653
Siverling Rd
1000 ft

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Daniel McCracken

Mobile
(724) 541-4105

Office
(724) 678-1232

Email
dmccracken@mossyoakproperties.com

Address
511 Skyline Drive

City / State / Zip
Belle Vernon, PA 15012

NOTES

NOTES

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
https://palandpro.com/