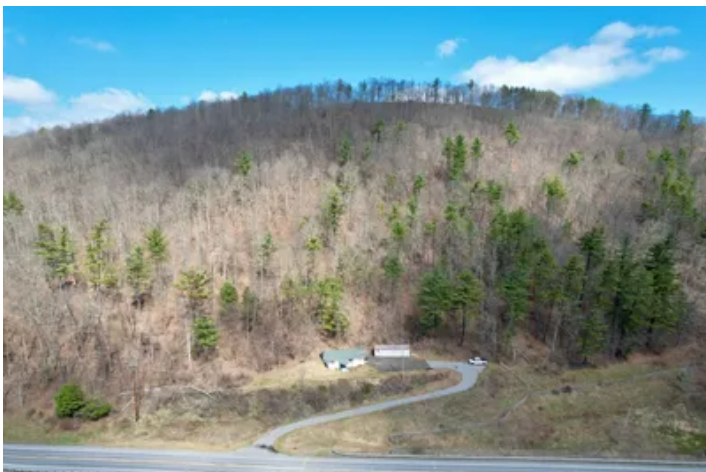


**TIOGA COUNTY - BLISS RD, LAWRENCEVILLE - 46 +/-
ACRES**
3135 Bliss Rd
Lawrenceville, PA 16929

\$249,900
46± Acres
Tioga County



TIOGA COUNTY - BLISS RD, LAWRENCEVILLE - 46 +/- ACRES
Lawrenceville, PA / Tioga County

SUMMARY

Address

3135 Bliss Rd

City, State Zip

Lawrenceville, PA 16929

County

Tioga County

Type

Recreational Land, Hunting Land, Single Family, Timberland

Latitude / Longitude

41.997733 / -77.139347

Dwelling Square Feet

1024

Bedrooms / Bathrooms

2 / 1

Acreage

46

Price

\$249,900

Property Website

<https://www.mossoakproperties.com/property/tioga-county-bliss-rd-lawrenceville-46-acres-tioga-pennsylvania/102726/>



TIOGA COUNTY - BLISS RD, LAWRENCEVILLE - 46 +/- ACRES

Lawrenceville, PA / Tioga County

PROPERTY DESCRIPTION

Secluded Fixer-Upper on 46± Acres Bordering New York - Prime Hunting & Recreation Property

Opportunity awaits with this 2-bedroom, 1-bath home tucked away on 46± acres in Lawrenceville Township. This property offers a private setting with a paved driveway, existing utilities (electric, water, and septic), and a solid structure ready for renovation. The home has been vacant and will require significant interior work, presenting a great chance for investors or buyers looking to create their own cabin or rural retreat.

The land is the true highlight-featuring a mix of timber with some marketable value, established but overgrown logging roads, and excellent wildlife habitat for hunting. Enjoy scenic views overlooking the Cowanesque River, with convenient access just minutes away to Cowanesque Lake and the Lawrenceville Recreation Area for boating, fishing, and outdoor recreation.

The property borders the New York state line to the north and includes a gas line along the lower portion. A nice outbuilding provides additional storage or workshop potential.

Whether you're looking for a hunting camp, investment project, or a secluded getaway, this property offers outstanding potential in a highly desirable area.

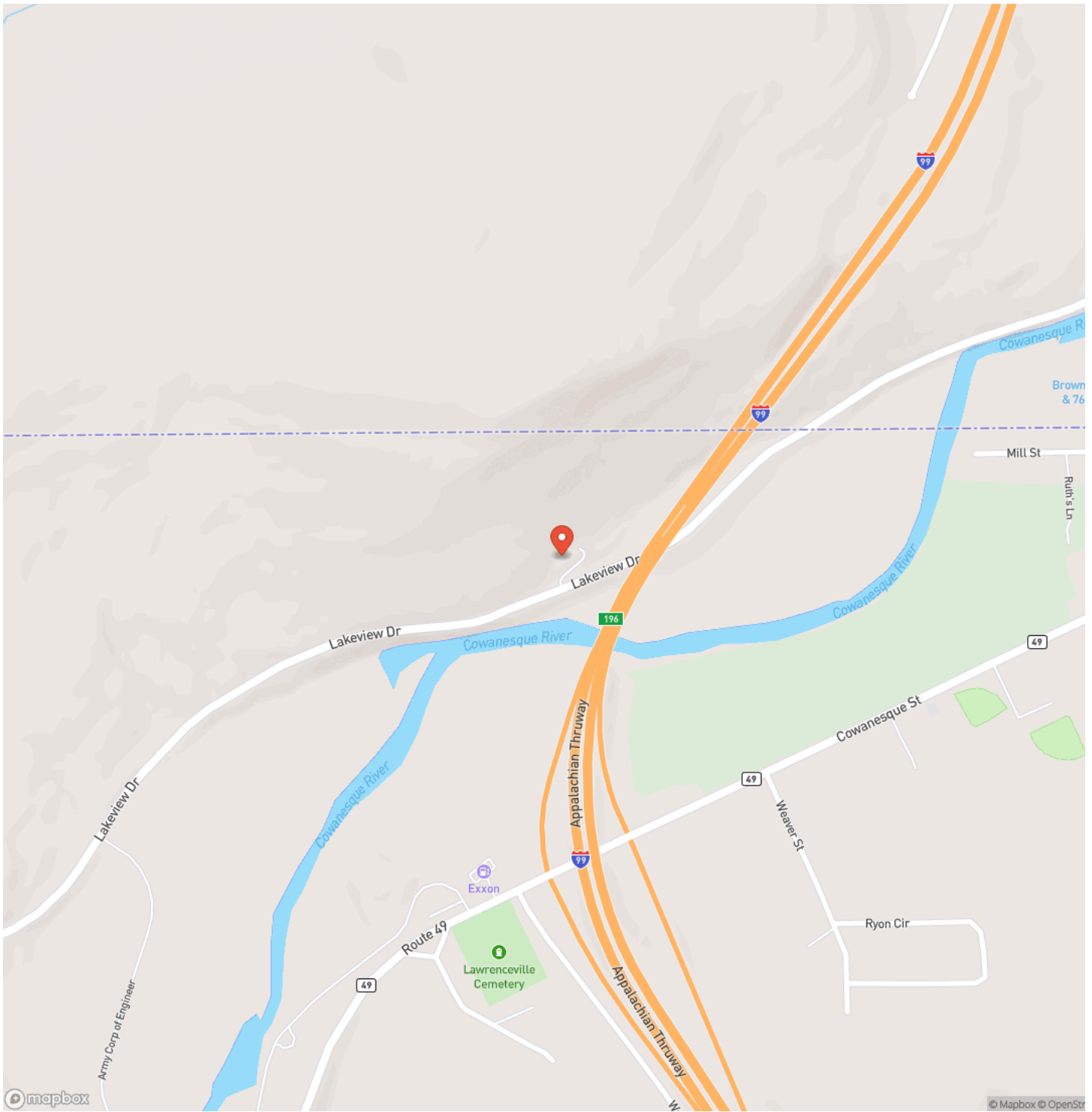
FEATURES OF THE PROPERTY:

- 46± acres
- 2 bed, 1 bath home (needs major rehab)
- Electric, water, septic in place
- Marketable timber potential
- Excellent hunting and wildlife habitat
- Views of Cowanesque River
- River frontage
- Minutes to Cowanesque Lake and Lawrenceville Recreation Area
- Borders New York State
- Paved driveway and outbuilding
- No OGMs
- Northern Tioga School District

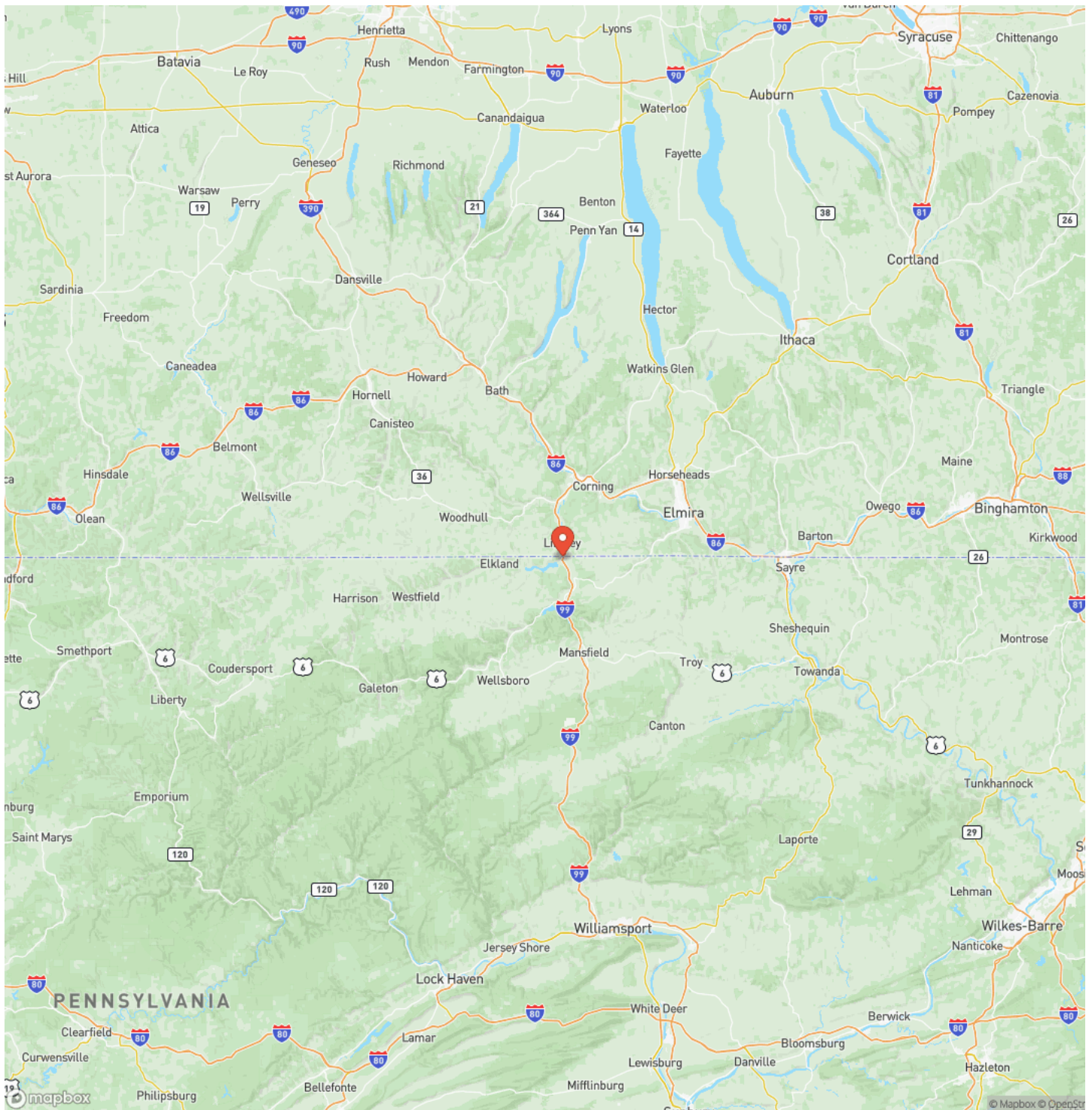
TIOGA COUNTY - BLISS RD, LAWRENCEVILLE - 46 +/- ACRES
Lawrenceville, PA / Tioga County



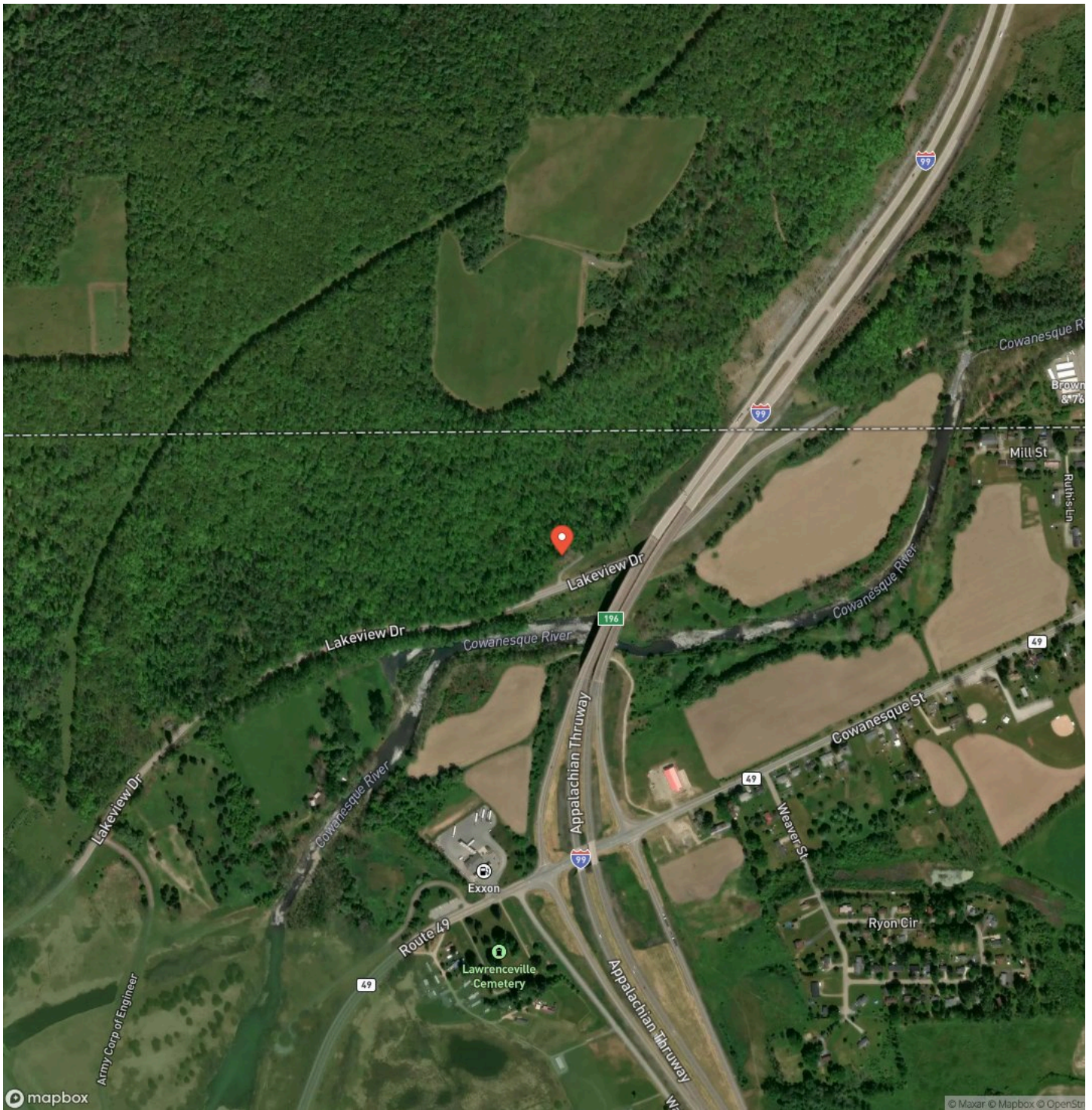
Locator Map



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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