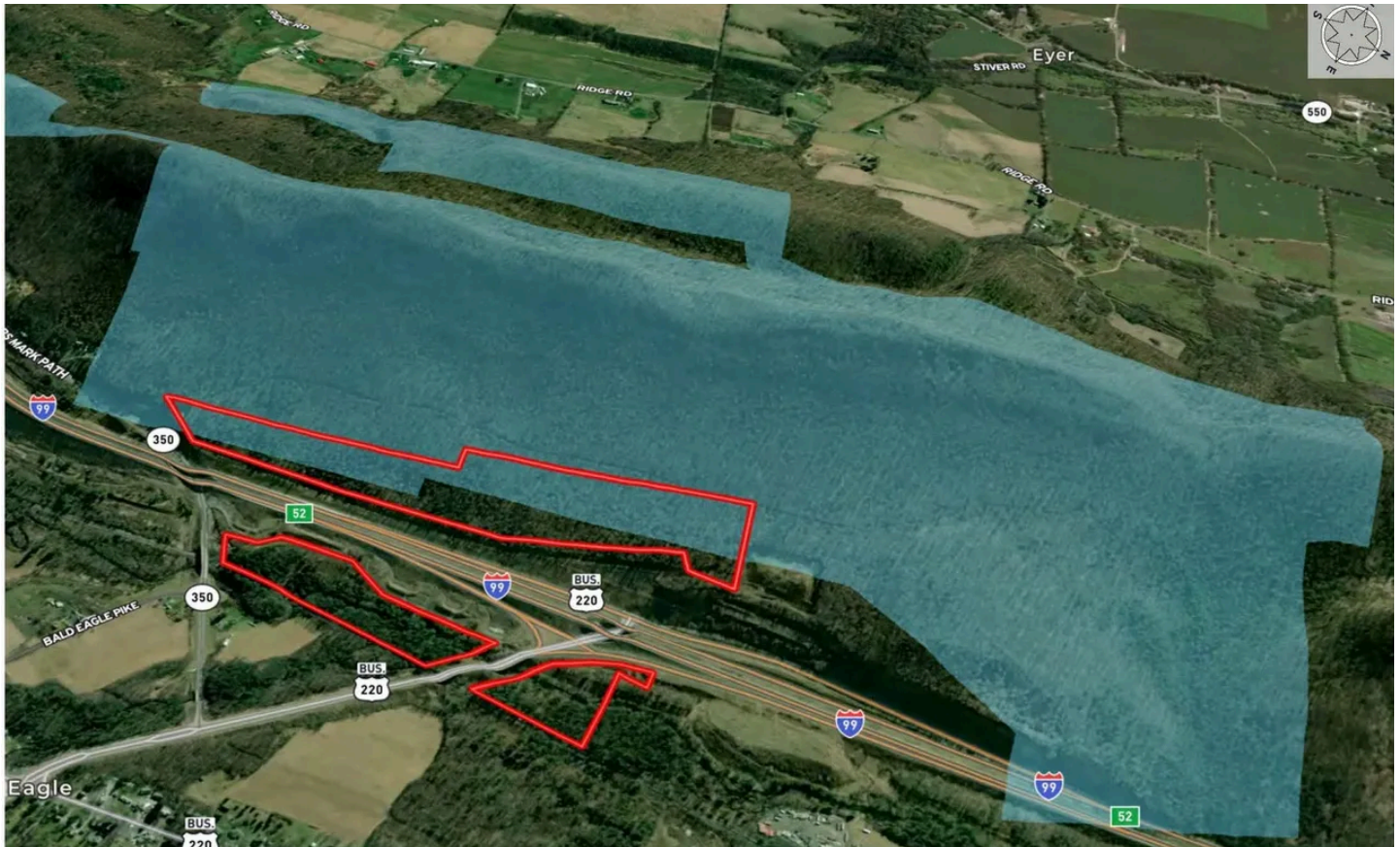


**BLAIR COUNTY - I 99, TYRONE - 57.71 +/- ACRES**  
I 99  
Tyrone, PA 16686

**\$219,000**  
57.71± Acres  
Blair County



## BLAIR COUNTY - I 99, TYRONE - 57.71 +/- ACRES

Tyrone, PA / Blair County

### SUMMARY

#### Address

I 99

#### City, State Zip

Tyrone, PA 16686

#### County

Blair County

#### Type

Hunting Land, Recreational Land, Undeveloped Land

#### Latitude / Longitude

40.712711 / -78.180853

#### Acreage

57.71

#### Price

\$219,000

#### Property Website

<https://www.mossoakproperties.com/property/blair-county-i-99-tyrone-57-71-acres/blair/pennsylvania/106897/>



## **BLAIR COUNTY - I 99, TYRONE - 57.71 +/- ACRES**

**Tyrone, PA / Blair County**

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### **PROPERTY DESCRIPTION**

Discover 57.71± acres of recreational and hunting land in Snyder Township, Blair County, Pennsylvania. Located in the Tyrone Area School District, this unique property consists of three separate parcels totaling 57.71± acres and offers outstanding outdoor opportunities with direct access to State Game Lands #278.

The largest tract contains approximately 42.56± acres and borders State Game Lands #278, providing immediate access to thousands of acres of public hunting and recreation. A second parcel consists of approximately 15.16± acres with frontage and access from Route 350. The third parcel contains approximately 7.90± acres and is accessible only by Bald Eagle Creek or the adjacent railroad corridor.

Two of the parcels feature frontage along Bald Eagle Creek, offering excellent fishing, wildlife viewing, and scenic enjoyment. The property adjoins the SEDA-COG Joint Rail Authority railroad corridor and features generally level to gently rolling topography. Recently timbered, the land presents a great opportunity for hunting, recreation, camping, or future investment.

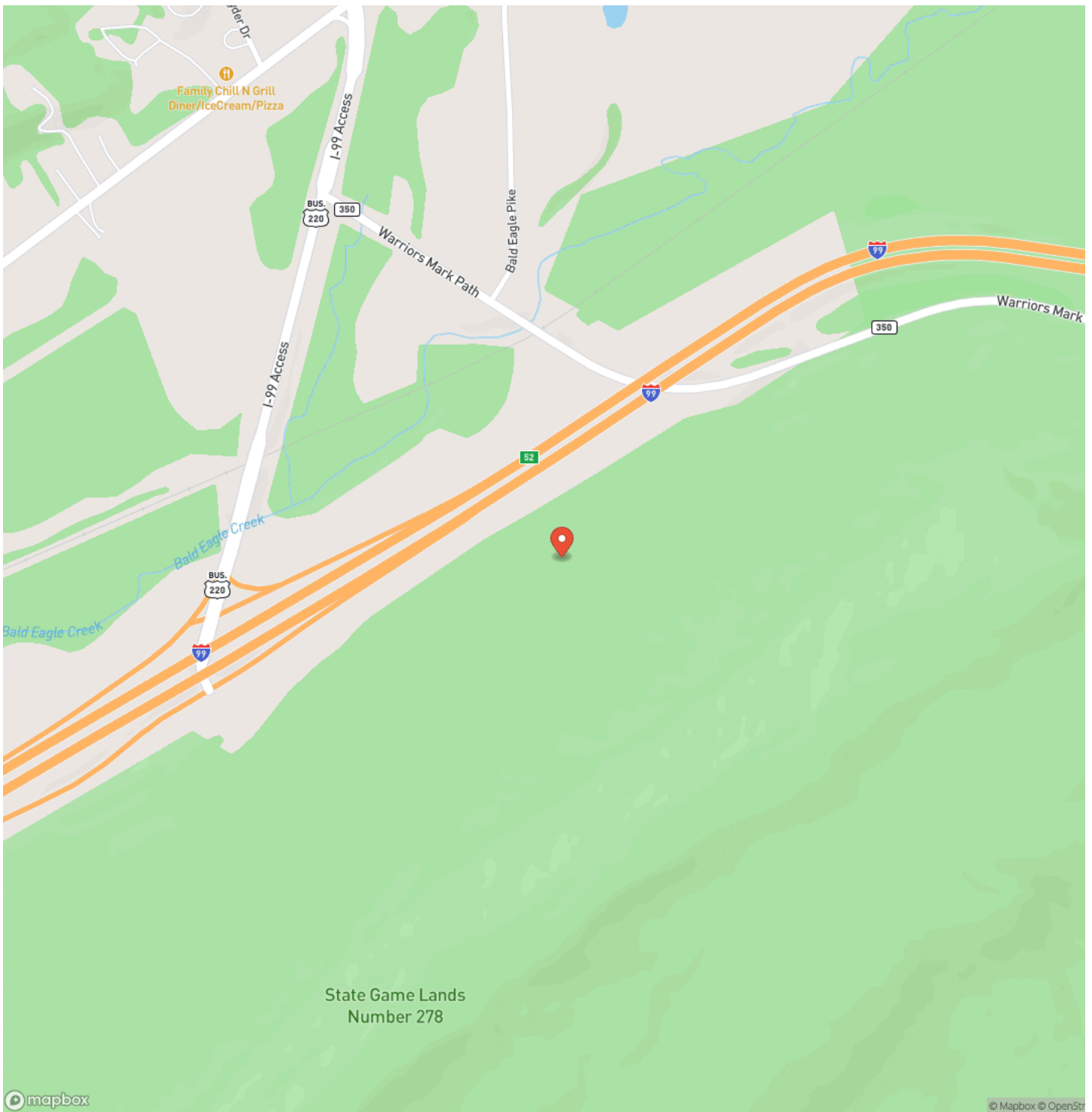
Conveniently situated between Altoona and Port Matilda, this property combines privacy and accessibility while benefiting from enrollment in Clean and Green for reduced taxes. Any oil, gas, and mineral rights owned by the seller will convey with the sale. A recorded water right exists for a neighboring property, with water conveyed via pipeline as outlined in the deed.

Whether you're looking for a hunting retreat, recreational getaway, or investment in Pennsylvania land, this Blair County property offers exceptional access to public lands, Bald Eagle Creek, and abundant wildlife habitat.

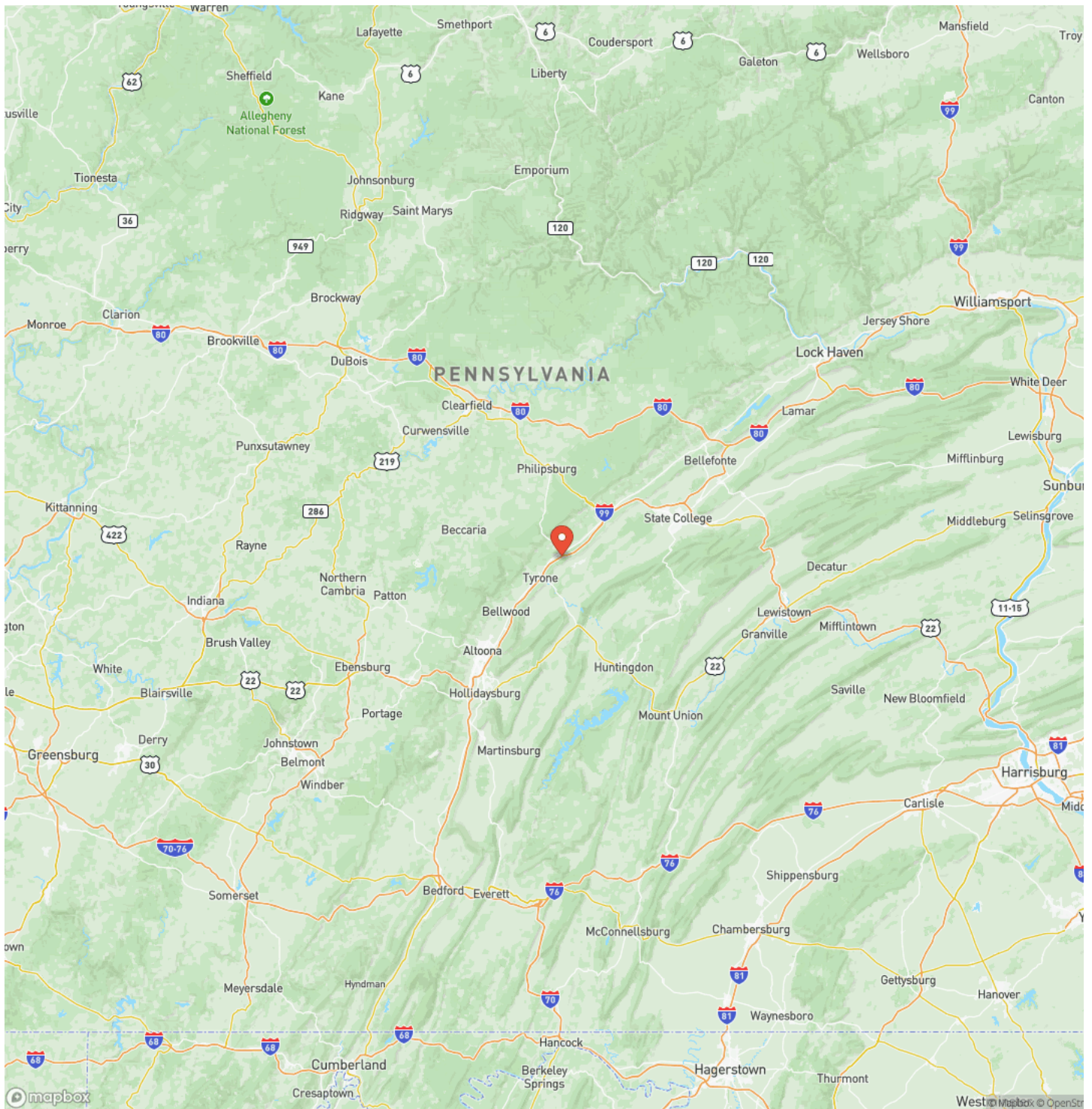
**BLAIR COUNTY - I 99, TYRONE - 57.71 +/- ACRES**  
**Tyrone, PA / Blair County**



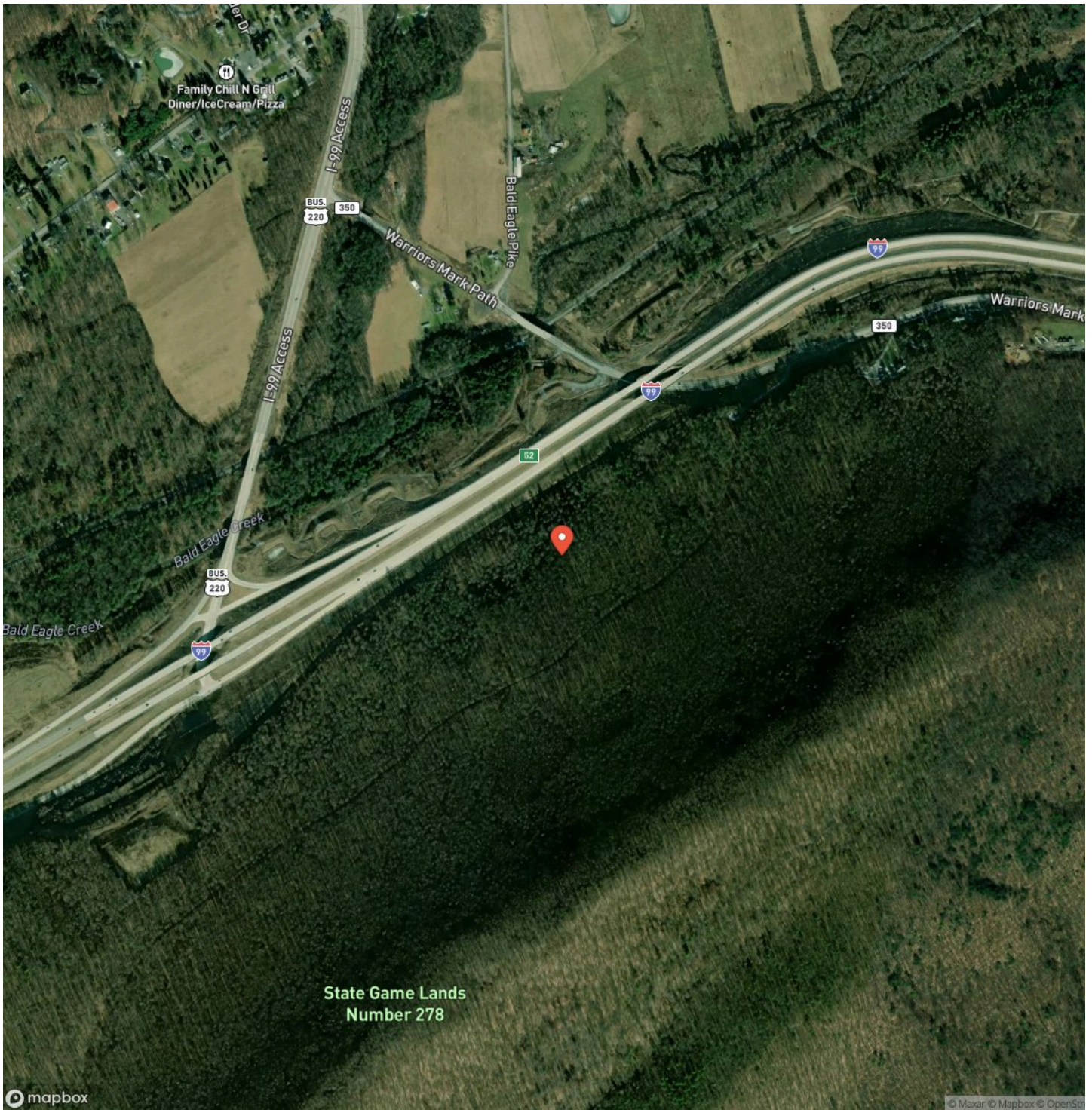
## Locator Map



## Locator Map



## Satellite Map







## **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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