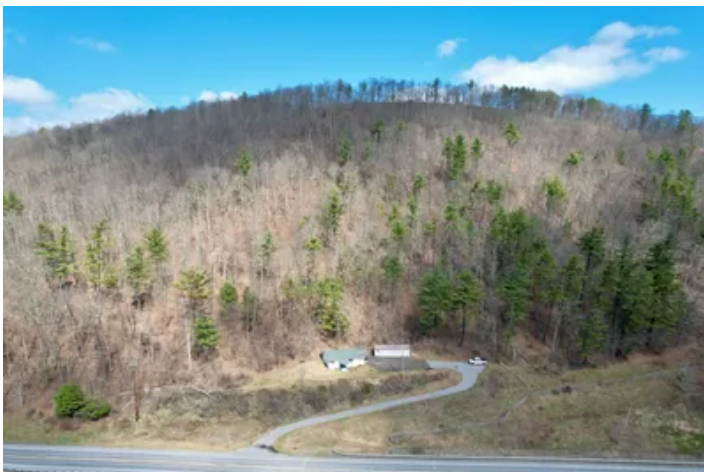


**TIOGA COUNTY - BLISS RD, LAWRENCEVILLE - 46 +/-  
ACRES**  
3135 Bliss Rd  
Lawrenceville, PA 16929

**\$249,900**  
46± Acres  
Tioga County





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

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**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**

1,024

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

46

**Price**

\$249,900

**Property Website**

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



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

**Lawrenceville, PA / Tioga County**

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### **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

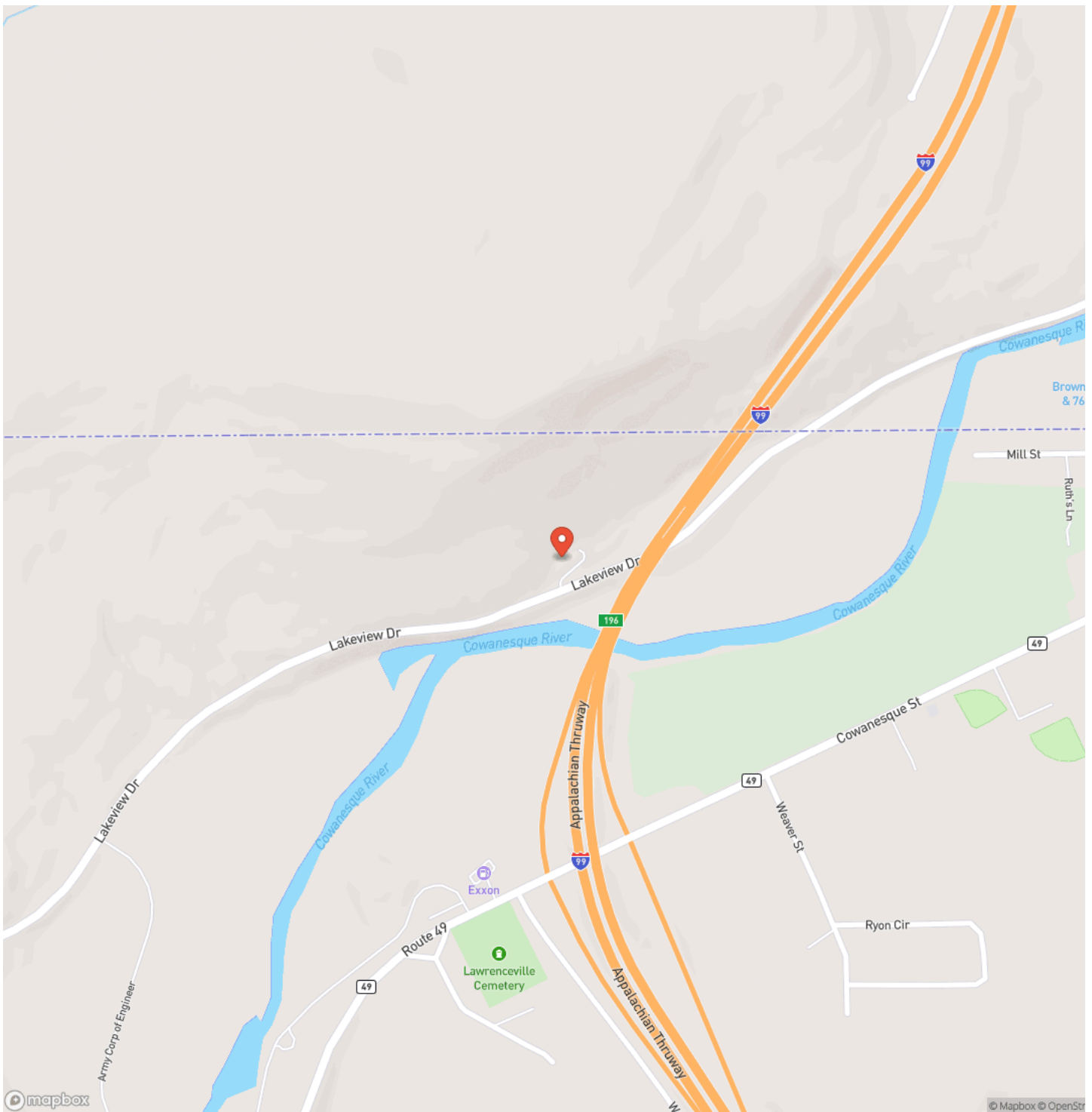


**TIOGA COUNTY - BLISS RD, LAWRENCEVILLE - 46 +/- ACRES**  
**Lawrenceville, PA / Tioga County**

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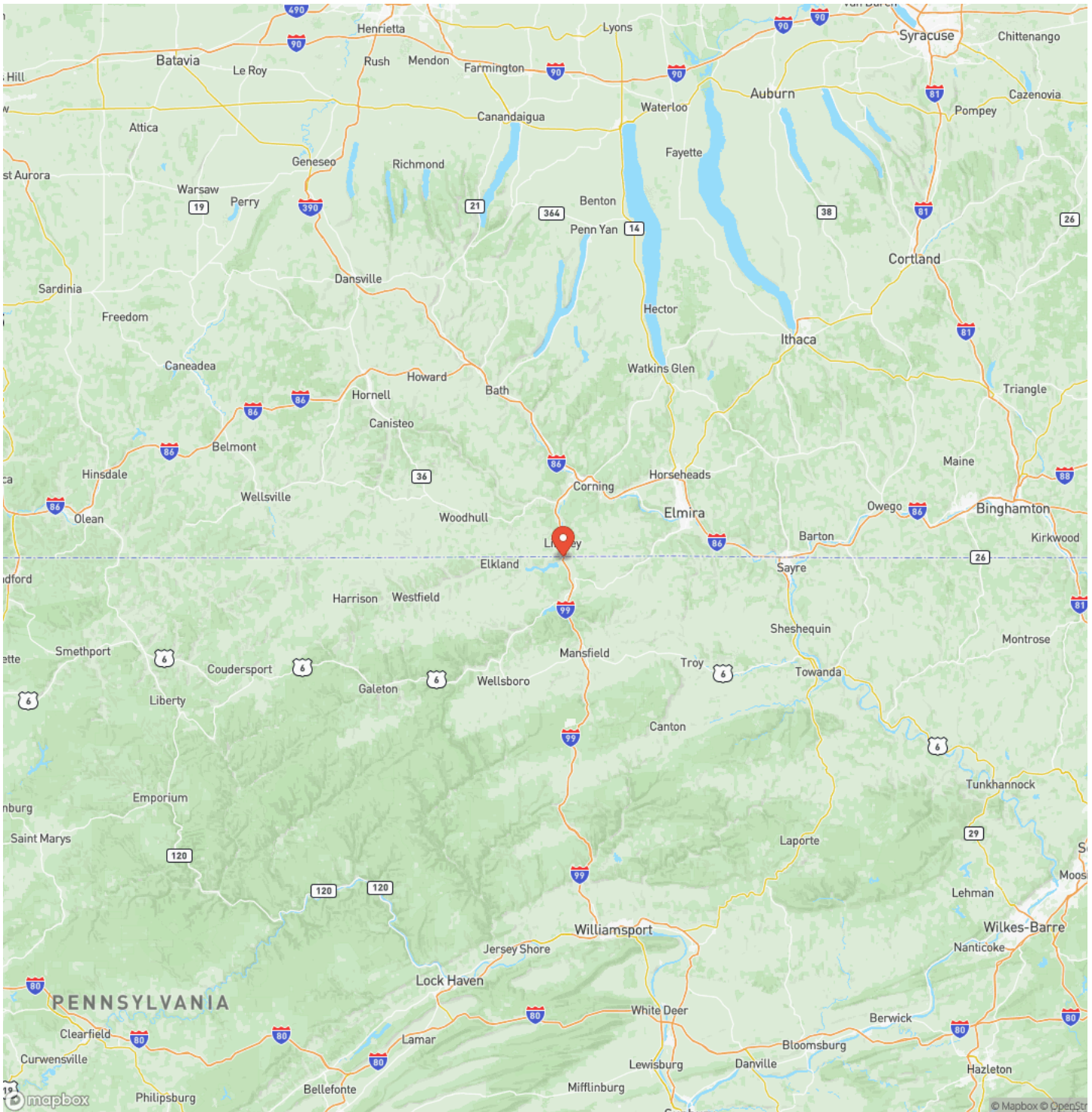


## Locator Map



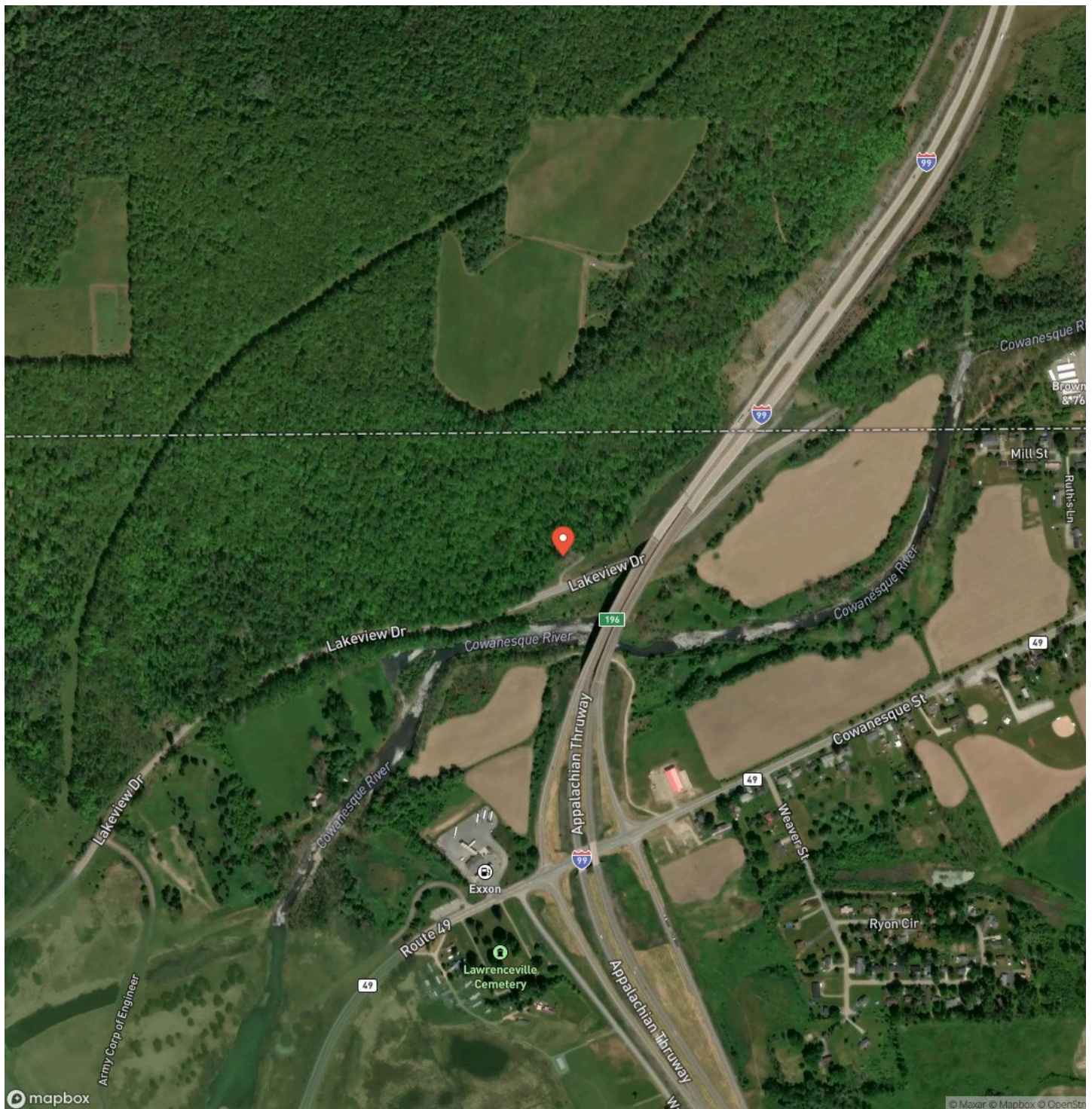


## Locator Map





## Satellite Map



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

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chuck Hershner

## Mobile

(717) 891-0933

## Office

(717) 870-0180

## Email

chershner@mossyoakproperties.com

## Address

511 Skyline Drive

## City / State / Zip

Belle Vernon, PA 15012

## NOTES





## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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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**Mossy Oak Properties Pennsylvania Land Professionals**

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Belle Vernon, PA 15012  
(724) 678-1232  
<https://palandpro.com/>

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