

**LYCOMING COUNTY - NIPPENOSE RD, JERSEY SHORE -**  
**218 +/- ACRES**  
1604 Nippenose Rd  
Jersey Shore, PA 17740

**\$2,600,000**  
218.8± Acres  
Lycoming County



**LYCOMING COUNTY - NIPPENOSE RD, JERSEY SHORE - 218 +/- ACRES**  
**Jersey Shore, PA / Lycoming County**

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**SUMMARY**

**Address**

1604 Nippenose Rd null

**City, State Zip**

Jersey Shore, PA 17740

**County**

Lycoming County

**Type**

Farms, Hunting Land, Horse Property

**Latitude / Longitude**

41.19607 / -77.198704

**Taxes (Annually)**

\$7,798

**Dwelling Square Feet**

4,368

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

218.8

**Price**

\$2,600,000

**Property Website**

<https://www.mossyoakproperties.com/property/lycoming-county-nippenose-rd-jersey-shore-218-acres/lycoming/pennsylvania/56165/>



## LYCOMING COUNTY - NIPPENOSE RD, JERSEY SHORE - 218 +/- ACRES

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### **PROPERTY DESCRIPTION**

Prime 218 +/- acre farm with a 4-bedroom, 2-bath home located in Jersey Shore, Lycoming County, PA. Highlighted by frontage along the Susquehanna River and outstanding views overlooking the approximately 110 acres of tillable fields and surrounding mountains. The large barn has plenty of room for equipment storage, workshop or agriculture supplies and lower-level stalls for your livestock to enter the fenced-in pastures. Hunting opportunities abound on this property with tree stands already in place. The river offers fishing and boating fun with your very own boat ramp and pavilion area on the property. Great location for commuters to Williamsport, Lock Haven, and State College.

#### ***Features Of The Home Include:***

- Built in the 1800s
- 4 bedrooms, 2 baths
- 2,912 living sq ft
- Septic and well
- Roof in 2018
- Some remodeling done to the inside of the home
- 3 fireplaces, 1 functional (wood-burning)
- Almost all windows have been replaced since ownership in 1996
- Hot tub
- New covered porch to the rear of the house with new decking

#### ***Features Of The Property Include:***

- 218 +/- acres
- Approximately 110 acres tillable
- Susquehanna River frontage with a boat ramp and pavilion area
- 7 +/- acres along the stream is enrolled in the CREP
- Barn, chicken coop and other outbuilding
- Fishpond
- Excellent hunting, trapping, and fishing opportunities
- Good trail system throughout the property
- OGMs will convey
- Railroad and power line easement
- Timbered in spots about 7-8 years ago

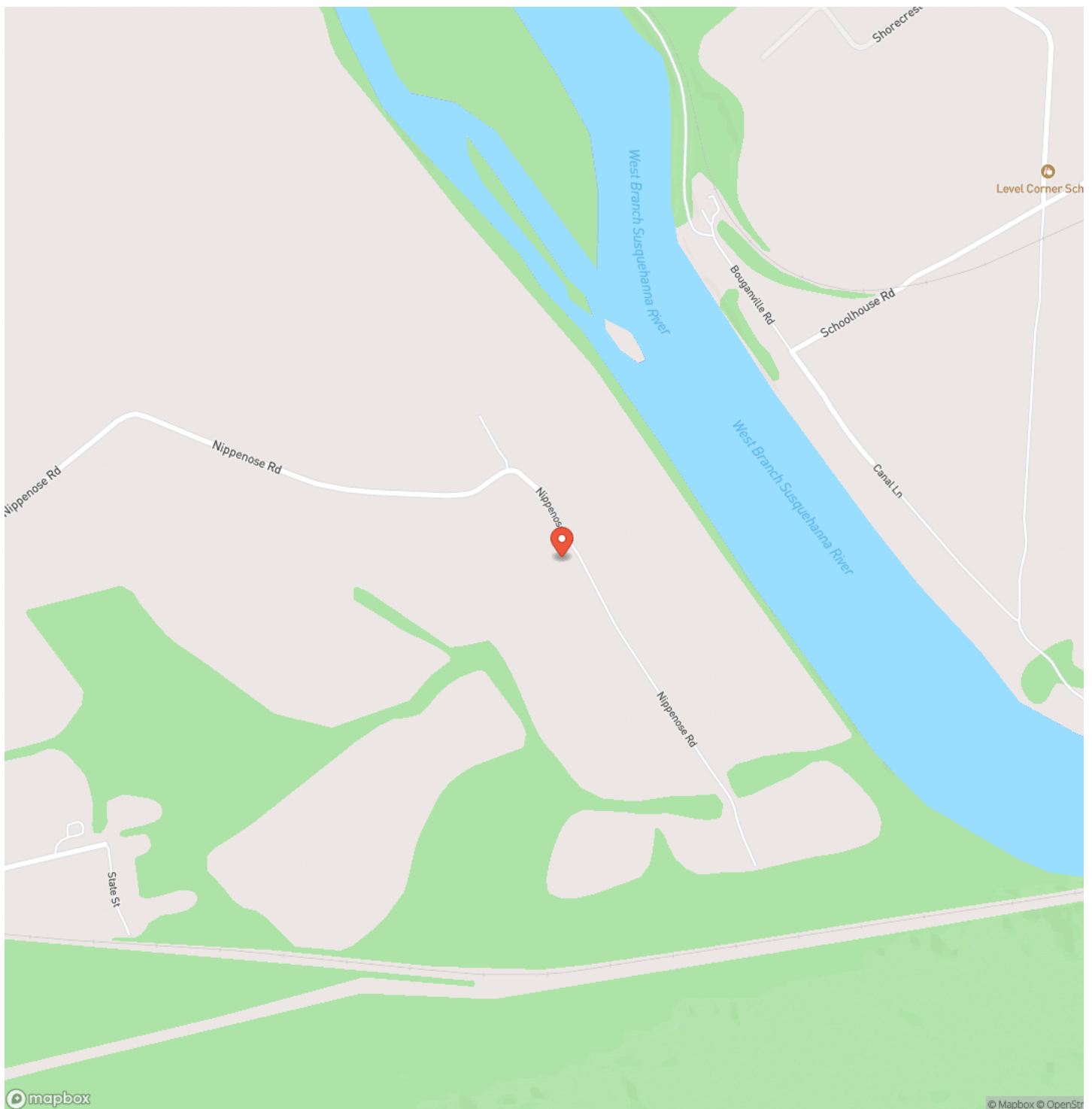
**\*\* Proof of funds or pre-approval letter is required by seller before scheduling a showing \*\***

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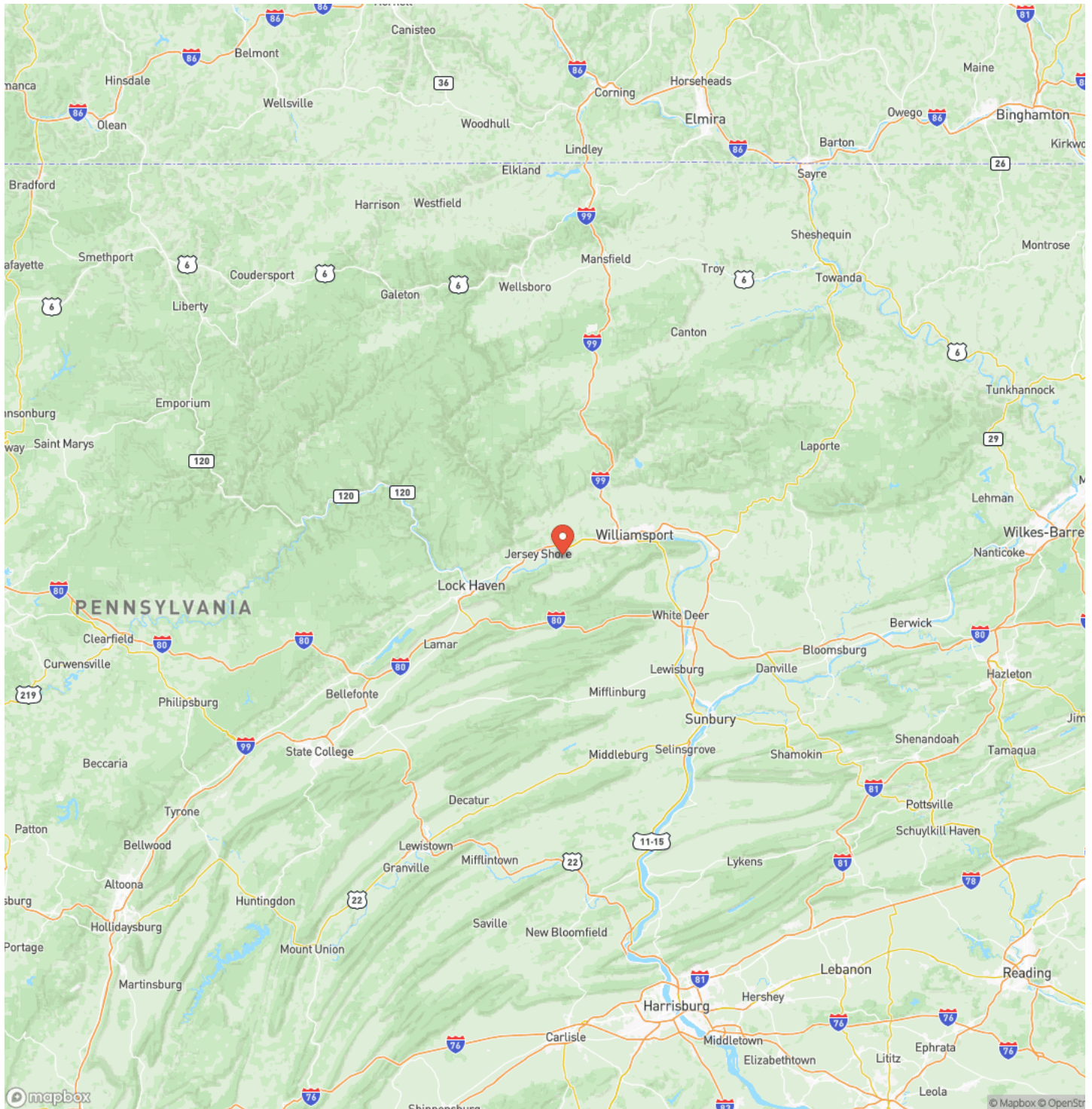
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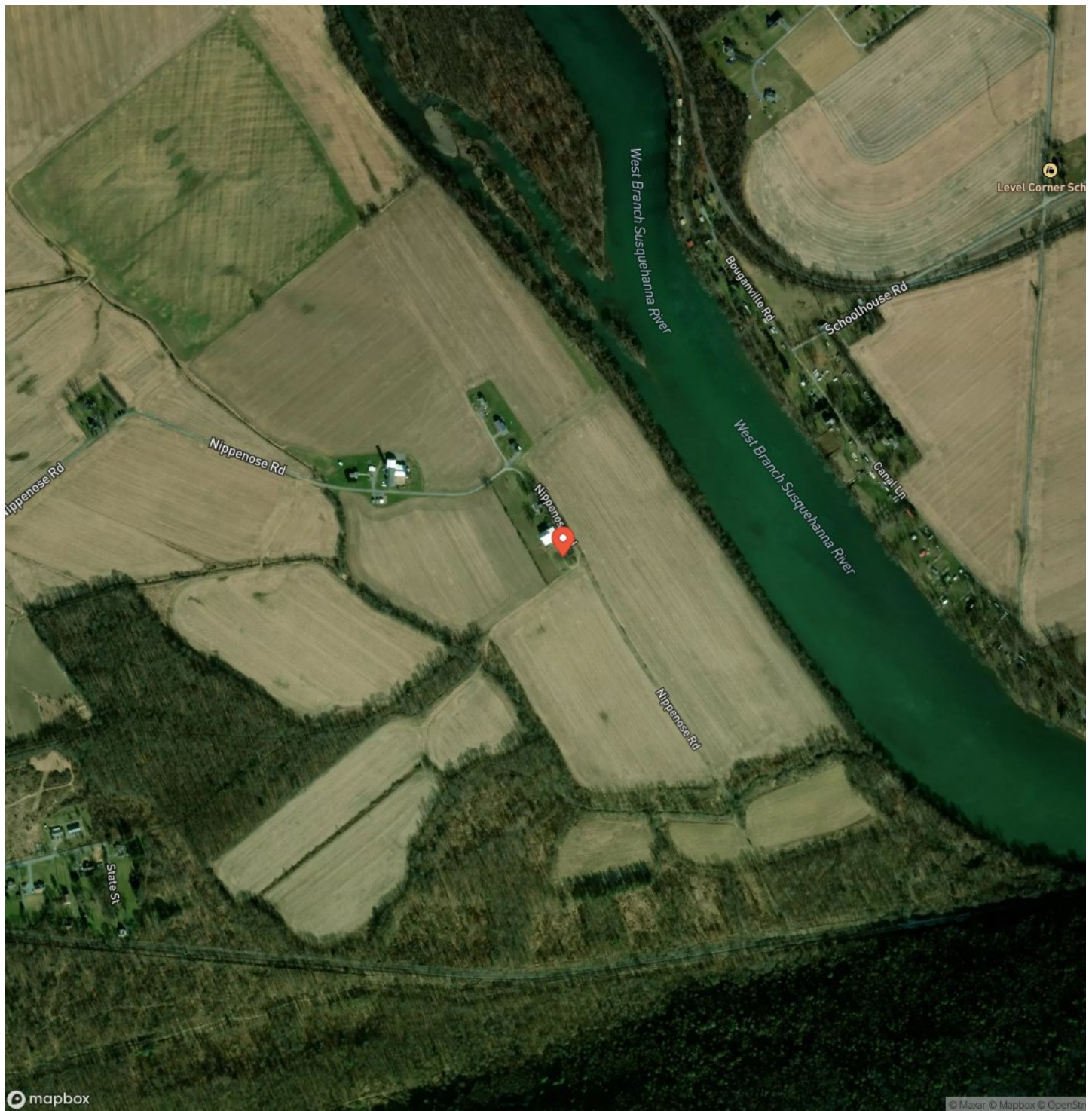
## Locator Map



## Locator Map



## Satellite Map



## Jersey Shore, PA / Lycoming County

**For more information contact:**



## Mobile

Office

## Email

### Address

City / State / Zip

Belle Vernon, PA 15012

## NOTES



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

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

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