

BEDFORD COUNTY - 385 HOWSARE LANE - 456 ± ACRES
385 Howsare Lane
Bedford, PA 15522

\$2,500,000
456.87± Acres
Bedford County



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Bedford, PA / Bedford County

SUMMARY

Address

385 Howsare Lane

City, State Zip

Bedford, PA 15522

County

Bedford County

Type

Farms, Hunting Land, Single Family, Business Opportunity, Horse Property, Recreational Land, Timberland

Latitude / Longitude

39.912362 / -78.56995

Dwelling Square Feet

1,704

Bedrooms / Bathrooms

4 / 1

Acreage

456.87

Price

\$2,500,000

Property Website

<https://www.mossyoakproperties.com/property/bedford-county-385-howsare-lane-456-acres-bedford-pennsylvania/115192/>



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Bedford, PA / Bedford County

PROPERTY DESCRIPTION

5th Generation Bedford County Farm | 456 ± Acres | OGM Rights | Hunting | Farm & Recreational Potential

A truly special opportunity to own a piece of Bedford County history. This 5th-generation Howsare family farm consists of 456 ± acres and offers a rare combination of agricultural heritage, recreational opportunities, timberland, privacy, and future potential.

Located in Cumberland Valley Township and Bedford Township, this exceptionally private and secluded property has been part of the Howsare family for generations. For many years, the farm was used for raising Angus beef cattle and also housed a couple thousand laying chickens. Today, approximately 80 acres of tillable ground are maintained as hay fields, continuing the property's agricultural tradition while providing excellent open acreage and wildlife habitat.

The property offers excellent whitetail deer and turkey hunting, with a good trail system providing access throughout the farm. The terrain varies from level and rolling farmland to steeper mountain ground, creating a diverse landscape for wildlife, hunting, recreation, and outdoor enjoyment.

The historic farmhouse, built in 1880, features 4 bedrooms, 1 bathroom, and two living rooms. The home is heated by an outdoor wood furnace and provides an opportunity to restore and preserve a piece of the property's long agricultural history.

A nice pond, approximately 4 to 9 feet deep, adds to the property's appeal and provides a scenic feature for the farm. Numerous outbuildings offer abundant storage and workspace for farm equipment, hay, crops, or livestock.

The property is enrolled in Clean and Green, and oil, gas and mineral rights will transfer to the buyer.

For the right purchase price, the seller is also willing to include the farm equipment, with an estimated value of approximately \$400,000. This provides a tremendous opportunity for a buyer looking to continue agricultural operations without having to acquire the necessary equipment separately.

Adding another potential income-producing component, REC Broadband plans to install a communications tower at the top of the mountain, which is expected to provide the future owner with annual royalty income.

Despite the property's private and secluded setting, convenience is excellent. The farm is only minutes from Interstate 76 (the Pennsylvania Turnpike), close to Bedford Springs, and just minutes from Route 220, providing easy access to Bedford and surrounding areas.

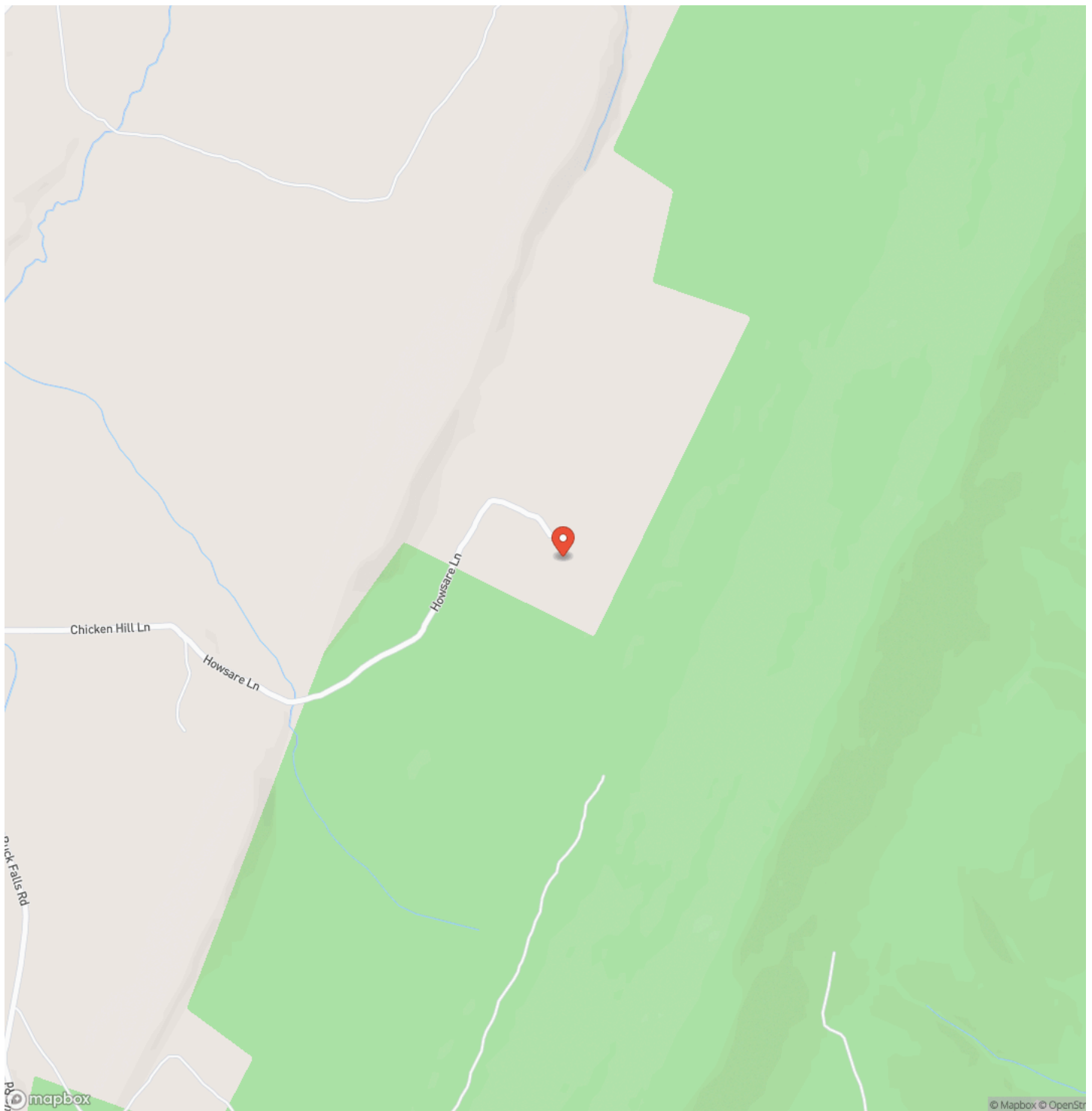
Whether you're looking to continue the family's agricultural tradition, establish a private hunting retreat, build a recreational property, operate a working farm, or simply own a large and historically significant tract of Bedford County land, this property offers an exceptional combination of history, agriculture, hunting, timber, privacy, and income potential.

Opportunities of this size and character rarely become available in Bedford County.

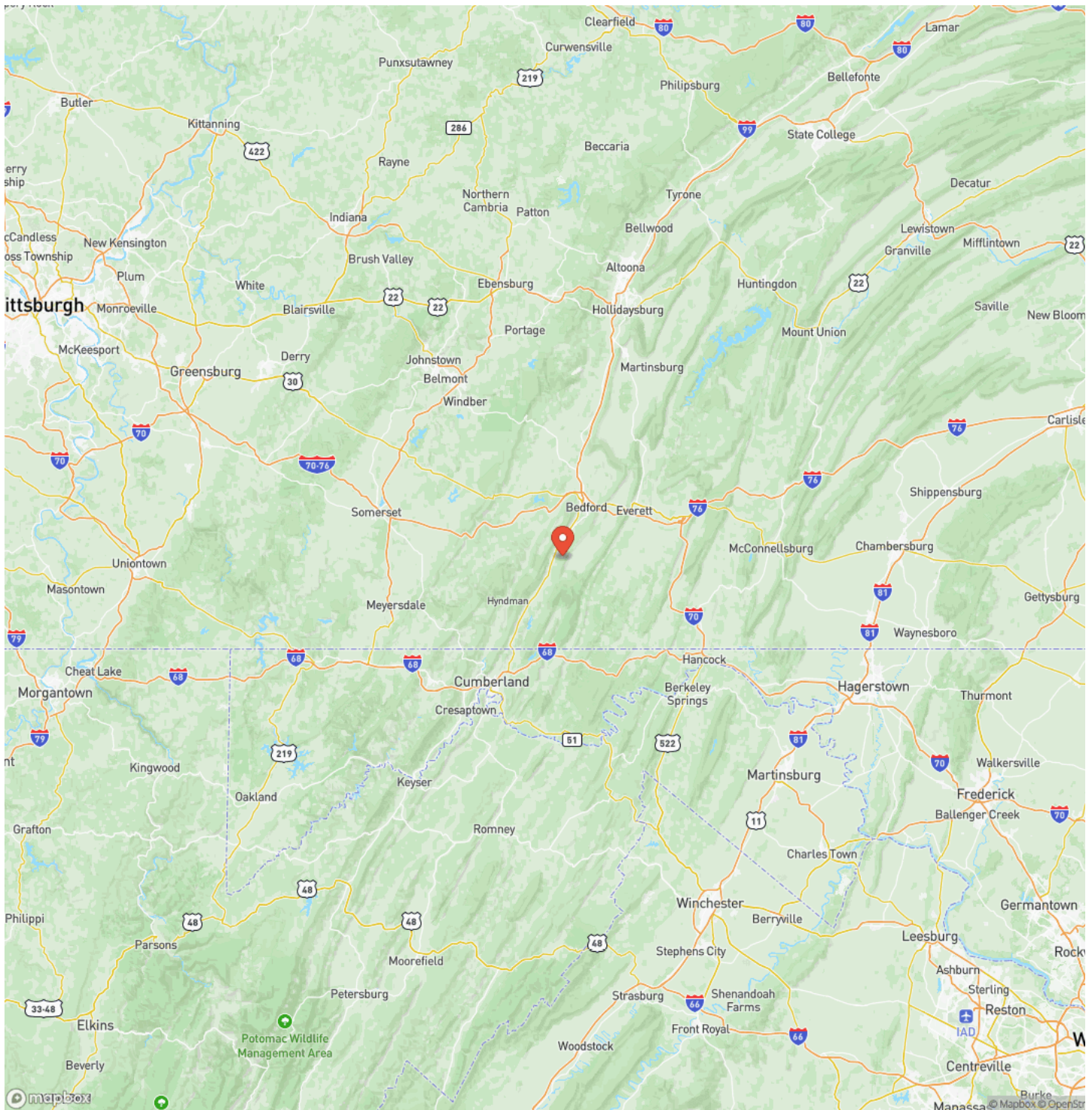
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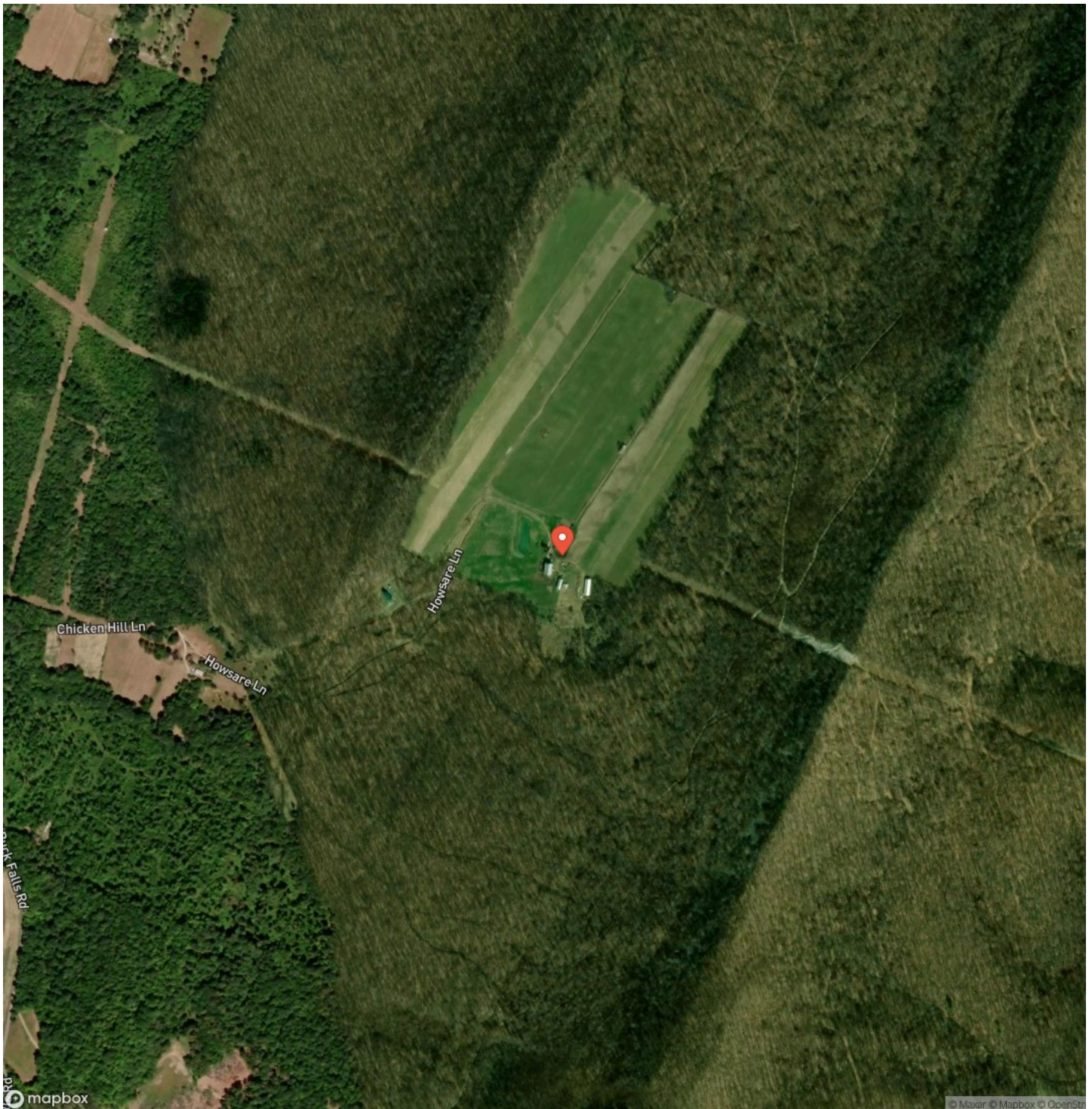
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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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.

Mossy Oak Properties Pennsylvania Land Professionals

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