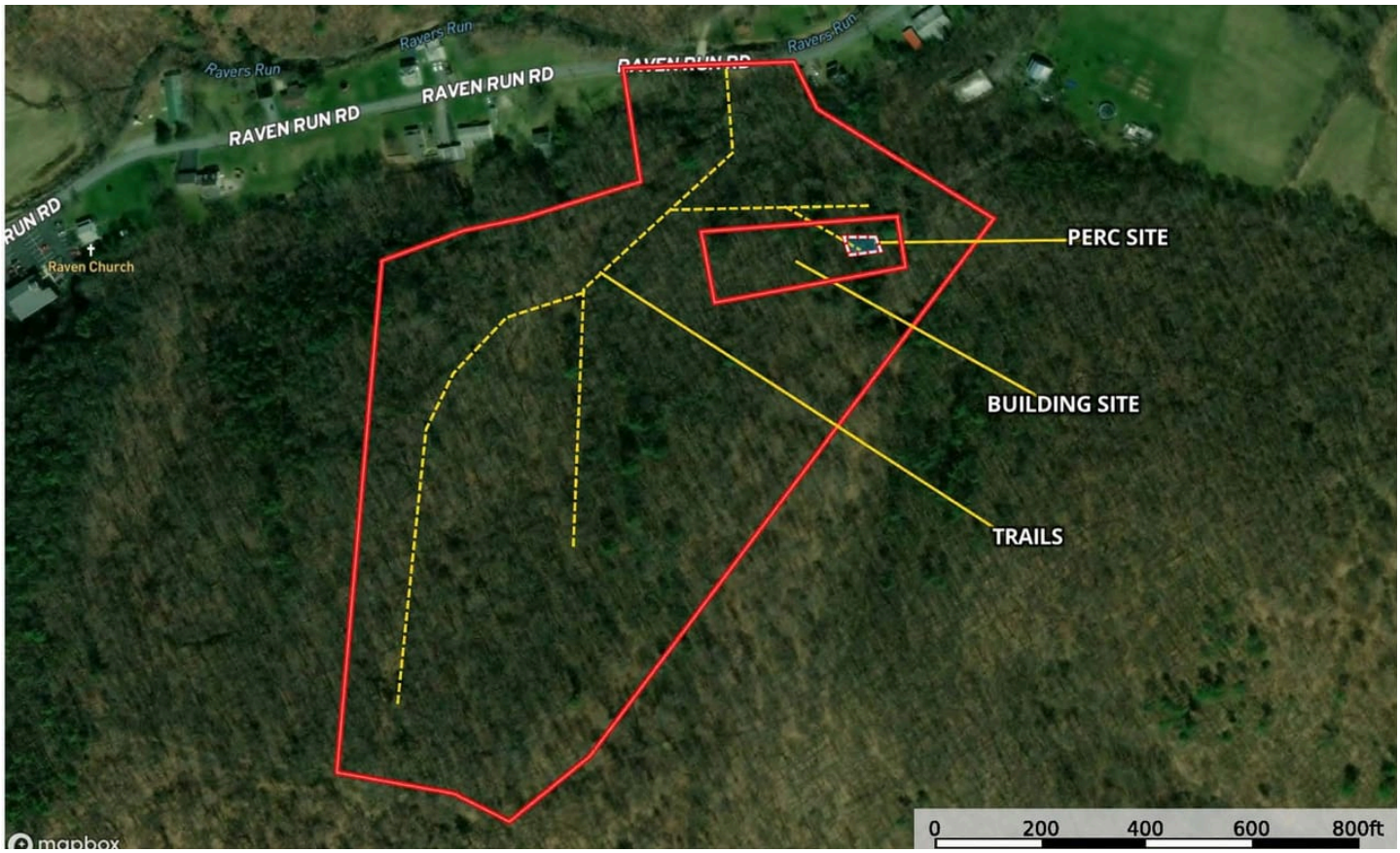
BEDFORD COUNTY - 0 RAVEN RUN RD - 21.26 +/- ACRES
0 Raven Run Rd
Saxton, PA 16678

$179,900
21.26± Acres
Bedford County







MORE INFO ONLINE:

https://palandpro.com/

SUMMARY

Address
0 Raven Run Rd

City, State Zip
Saxton, PA 16678

County
Bedford County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
40.189748 / -78.262318

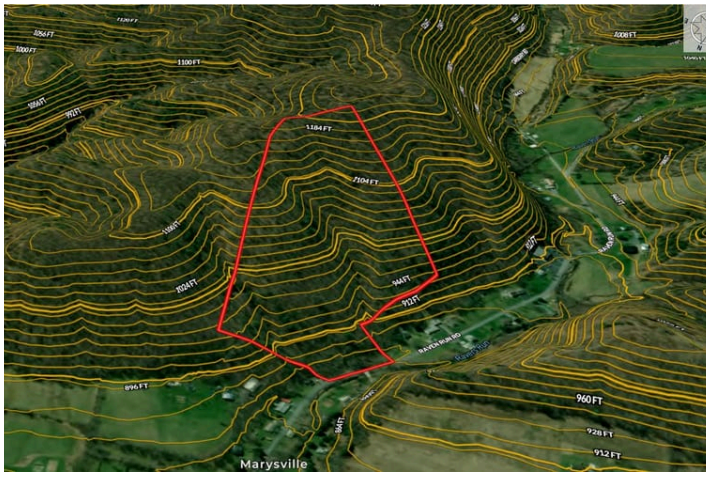
Acreage
21.26

Price
$179,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Raystown Lake recreation, hunting, a beautiful building site, and 21.26 +/- acres of your own private ground-this property has a lot to offer!

Located along a quiet road with frontage, this tract features rolling terrain that gradually climbs toward the top of the property, where you'll find beautiful views. A perc-tested building site is located just a short drive up one of the trails, where a fairly flat bench of roughly an acre provides an excellent opportunity to create your own getaway or year-round residence.

The property offers a good network of ATV and logging roads that provide access throughout much of the acreage. Wildlife is abundant, with plenty of deer sign and excellent hunting potential. The combination of rolling terrain, cover, and established trails creates a great recreational setting for the outdoorsman.

Located just a short drive from **Raystown Lake**,12 minutes from Weaver Falls boat launch and 21 minutes from James Creek boat launch gives you easy access to boating, fishing, swimming, and all the recreational opportunities the lake has to offer. The **Raystown Branch of the Juniata River** is also just down the road, providing additional fishing and outdoor opportunities. With plenty of public hunting land nearby, you can enjoy even more room to explore.

The property is enrolled in **Clean and Green**, offering the potential for reduced property taxes. Whether you're looking for a private hunting property, a weekend cabin site, or a place to build your own home near Raystown Lake, this 21.26+/- acre tract is worth a look.

Features of the Property

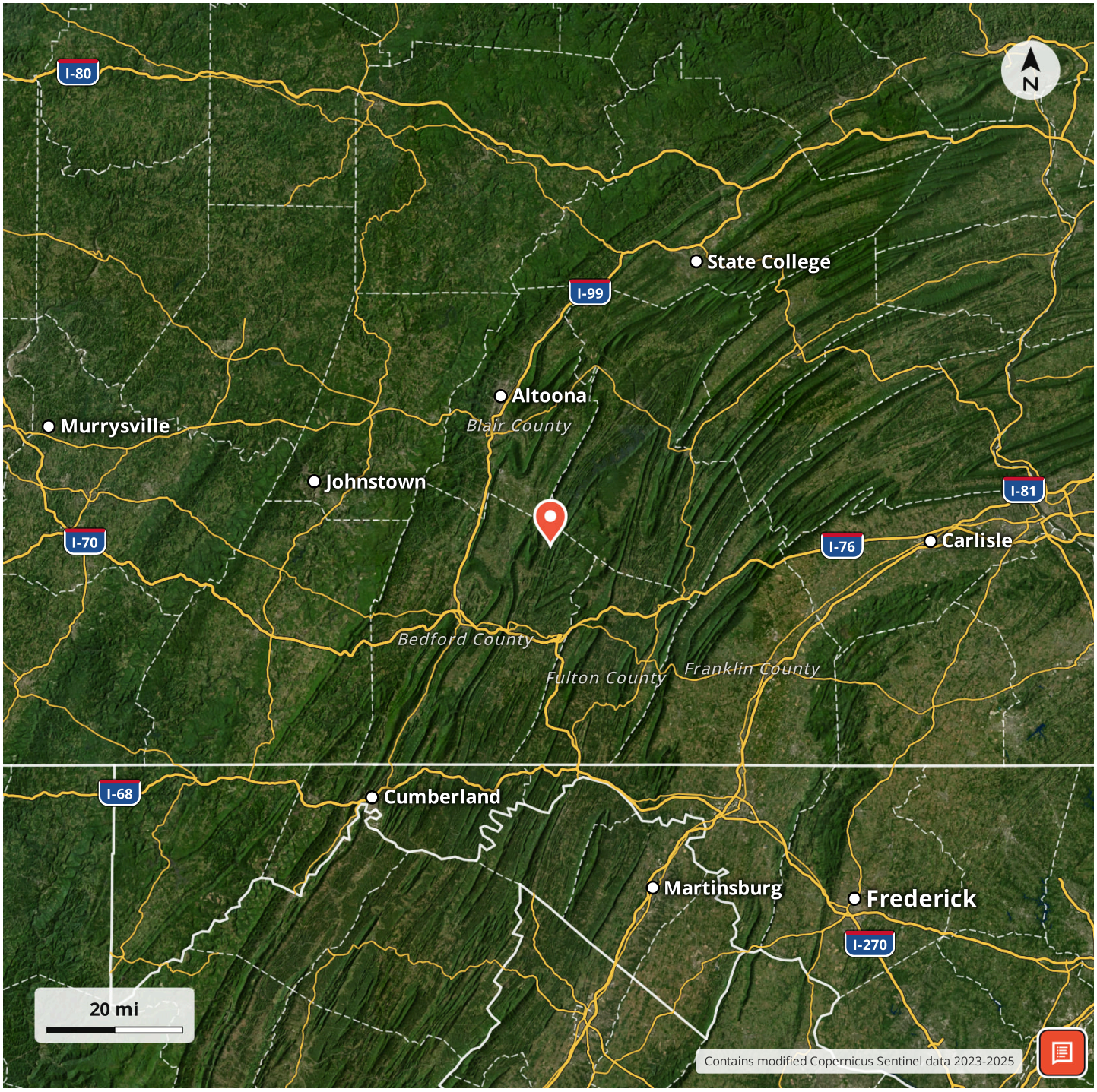
- **21.26+/- acres**
- **Clean and Green**
- Rolling terrain with a gradual climb toward the top
- **Beautiful views**
- **Road frontage**
- Perc-tested site for a cabin or home
- Good ATV and logging road trail system
- Excellent hunting potential
- Abundant deer sign
- Close to **Raystown Lake**
- Fishing and boating nearby
- **Raystown Branch of the Juniata River** just down the road
- Plenty of public hunting land in the surrounding area
- Great opportunity for a private hunting/recreational property
- Ideal location for a cabin, getaway, or year-round home



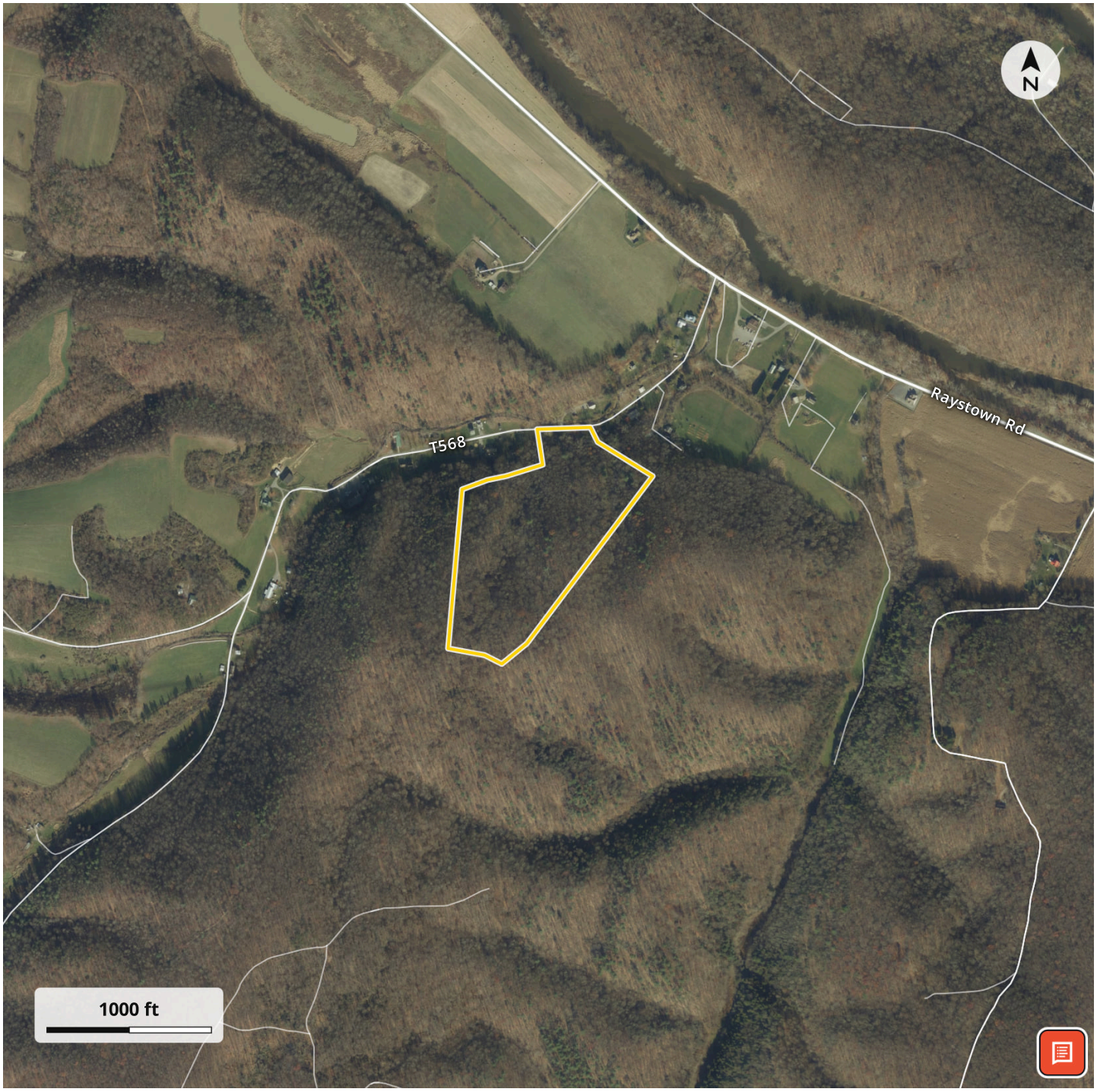




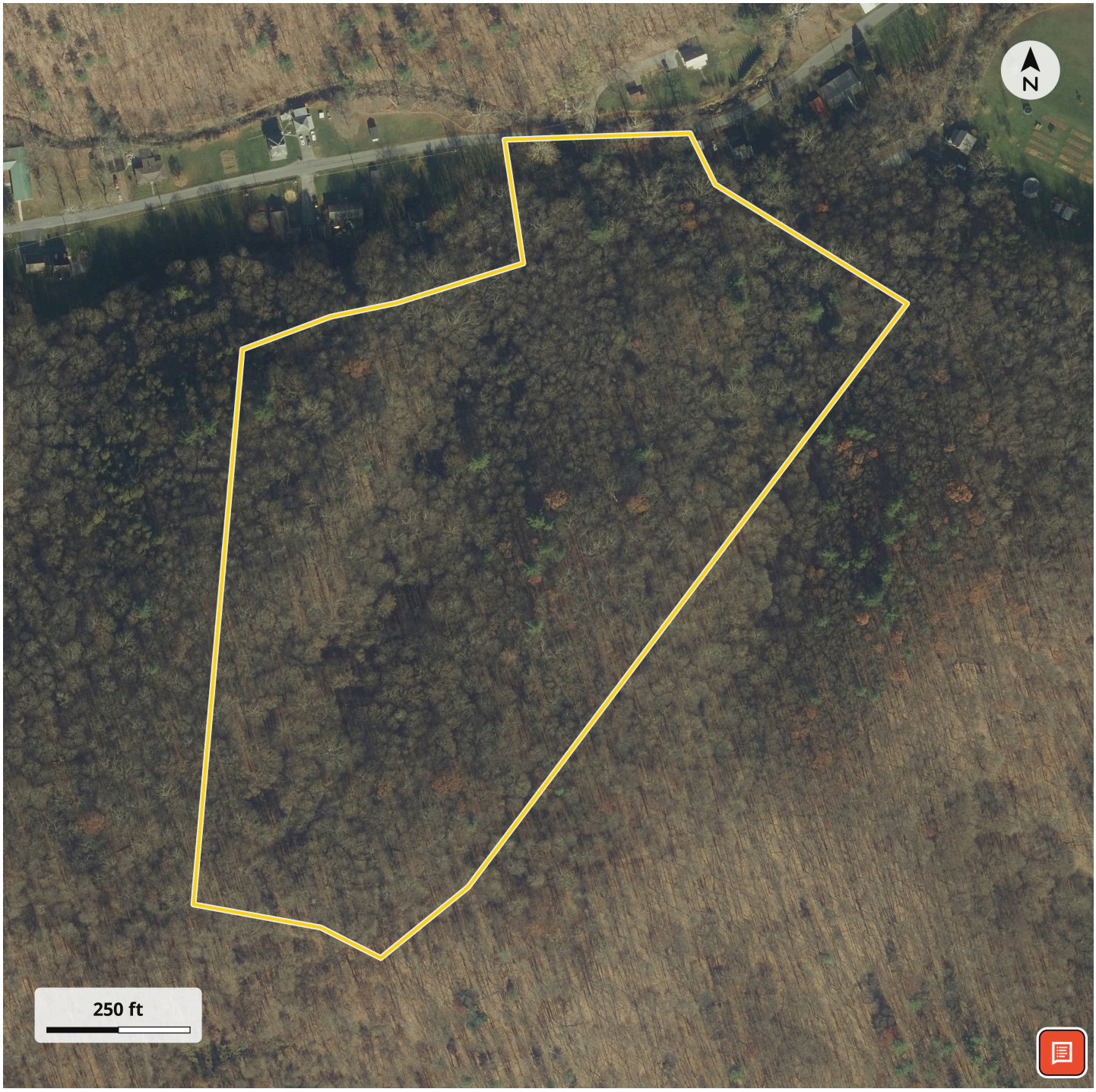

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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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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