HUNTINGDON COUNTY - 0 SNYDERS RUN RD - 13± ACRES
0 Snyders Run Rd
Huntingdon, PA 16652

$199,000
13± Acres
Huntingdon County







MORE INFO ONLINE:

https://palandpro.com/

SUMMARY

Address
0 Snyders Run Rd

City, State Zip
Huntingdon, PA 16652

County
Huntingdon County

Type
Hunting Land, Undeveloped Land, Recreational Land, Timberland

Latitude / Longitude
40.459323 / -78.017422

Acreage
13

Price
$199,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

13 ± Acres Near Raystown Lake – Hunting, Recreation & Outdoor Adventure

Discover your own piece of Huntingdon County with this 13 ± acre wooded property located on Snyder's Run Road, just minutes from the shores of Raystown Lake. The property is only about 3 minutes from the Snyder's Run Boat Launch and approximately 2 miles from the lake, putting boating, fishing, swimming and other water activities right at your fingertips.

The acreage offers a great combination of recreational features, including a trail system with an existing road through portions of the property, ATV trails and old tractor trails providing access throughout. The terrain varies from rolling and level ground to steeper hillsides, with several nice flat tops and wooded ravines creating a diverse landscape.

Hunters will appreciate the abundant wildlife sign throughout the property. Deer trails are heavily worn down to the dirt, with buck rubs scattered throughout the woods, while turkey are also plentiful in the surrounding area. The property features a good mix of hardwoods and softwoods, providing both cover and natural food sources for wildlife.

The property is enrolled in Pennsylvania's Clean and Green program, and oil, gas and mineral rights convey with the sale, offering additional value for the new owner.

Located just minutes from the Town of Huntingdon for restaurants, shopping and everyday conveniences.

Acreage this close to Raystown Lake is hard to beat—come take a look and explore the possibilities!

Property Features

- 13 ± wooded acres
- Snyder's Run Road frontage
- Approximately 2 miles from Raystown Lake
- Only 3 minutes to Snyder's Run Boat Launch
- Excellent access to boating, fishing and water sports
- Strong deer sign throughout the property
- Numerous buck rubs and heavily used deer trails
- Good turkey hunting opportunities
- Mix of hardwoods and softwoods
- Existing road through portions of the property
- ATV and old tractor trails
- Rolling, level and steep terrain
- Nice flat tops and wooded ravines
- Clean and Green
- OGMs convey
- Just minutes from Huntingdon

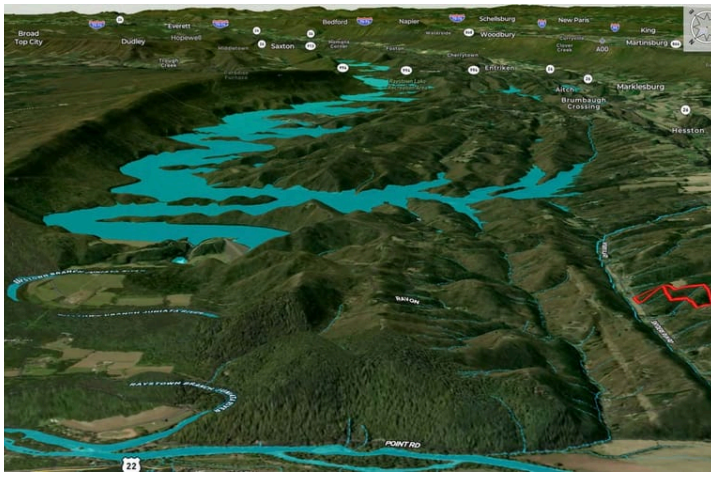
A recorded Non-Building Waiver (Form B) deed restriction applies to the property, identifying it for side-lot addition use. No sewage disposal facilities have been approved for the property. Buyers should consult Juniata Township and the Pennsylvania DEP regarding any potential future development or construction.

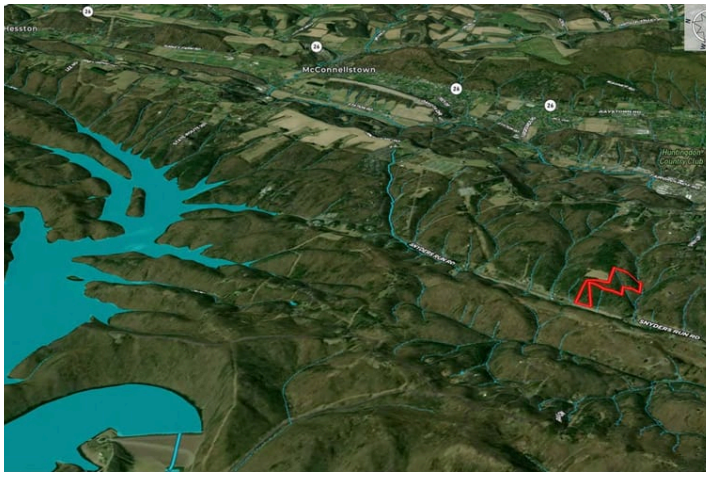




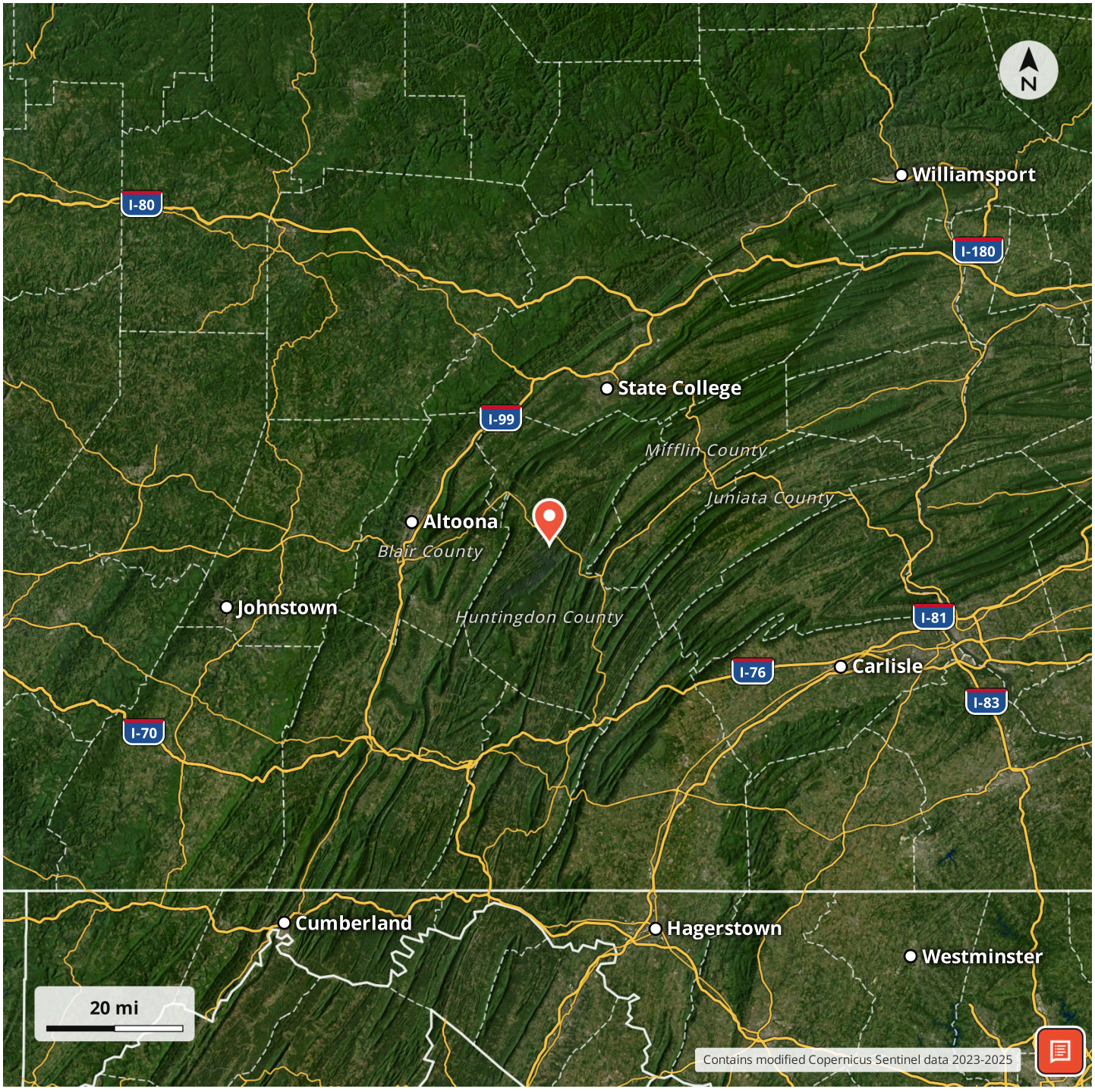

US Army Corps of Engineers
Snyder's Run
Boat Launch
Raystown Lake




Broad Top City
Dudley
Everett
Hopewell
Bedford
Saxton
Napier
Schellsburg
Woodbury
New Paris
King
Martinsburg
Entriken
Alum
Brumbaugh Crossing
Marklesburg
Hesston
POINT RD
22


Hesston
McConnellstown

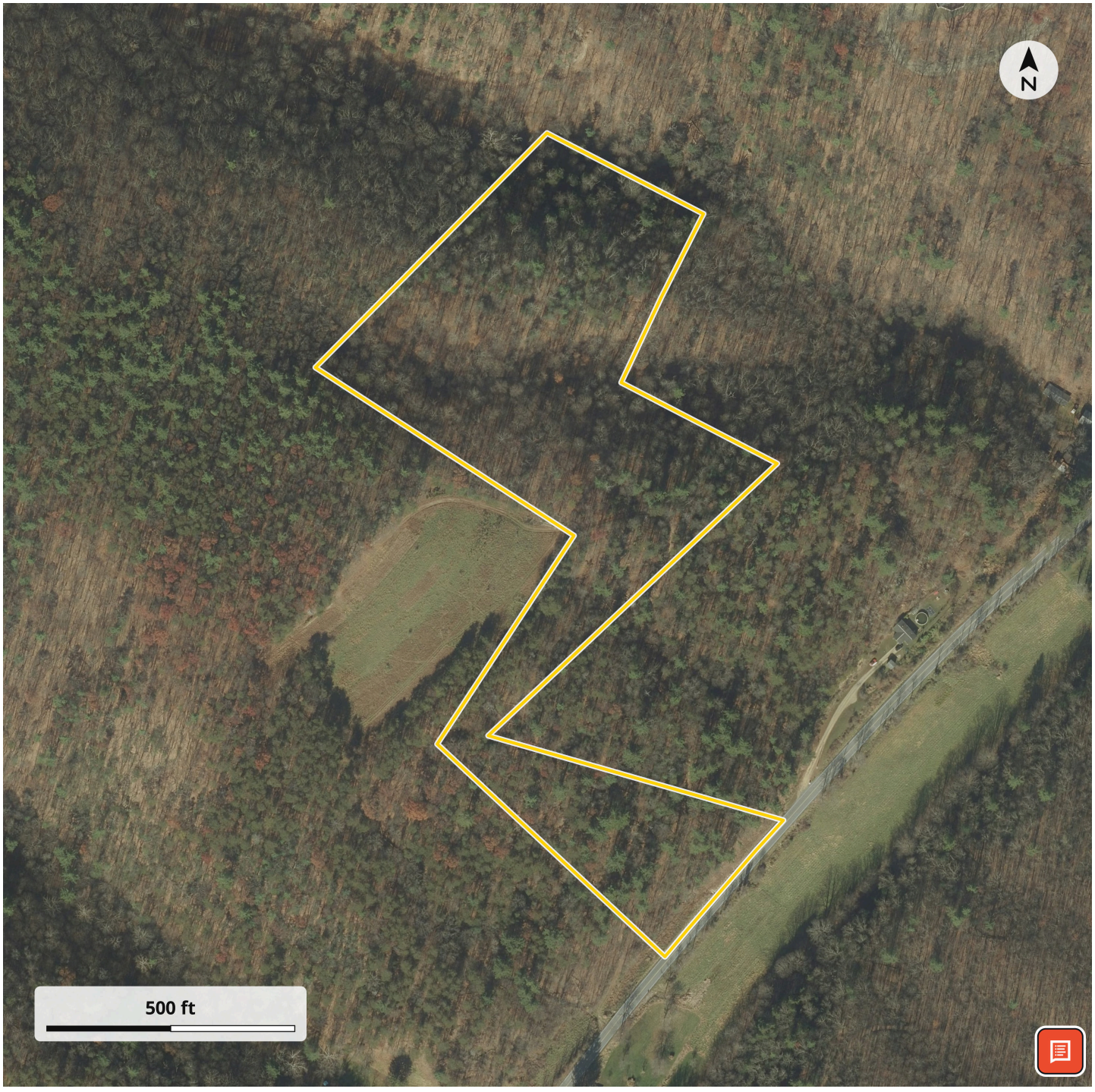
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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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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