

Wilson Run
Route 36
Mahaffey, PA 15757

\$99,000
0.540± Acres
Clearfield County



Wilson Run
Mahaffey, PA / Clearfield County

SUMMARY

Address

Route 36

City, State Zip

Mahaffey, PA 15757

County

Clearfield County

Type

Business Opportunity, Lot, Recreational Land

Latitude / Longitude

40.83496 / -78.67719

Taxes (Annually)

1052

Acreage

0.540

Price

\$99,000

Property Website

<https://www.landleader.com/property/wilson-run-clearfield-pennsylvania/44525>



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PROPERTY DESCRIPTION

The Wilson Run property is located in southern Clearfield County, in the small borough of Lajose/Newburg. This property opens up a whole spectrum of multifaceted uses, everyone from the entrepreneur, commercial business, hunter/fisherman cave, and great spot for the RV. It also has the potential of being converted into a nice shed-style home. Think outside the box on this one!

A great asset of the property is a very well-constructed 30 X 48 steel building, built in 1998. The building was manufactured by Kentucky Steel Trust. It has the complements of insulation, concrete floor, electrical, and a restroom. Plumbing is in place to add a second bathroom. It is heated by an oil furnace which is located in the small add-on room located at the right side of the building. There is an onsite septic system. The water supply comes from the private well on the property.

The building's original functionality was for the Country Side Flea Market. At present, there is shelving installed around the outside walls. The shelving can be negotiated into the purchase. A 10' garage door is located in the back of the building. The back of the building could be converted into a garage, or a larger door put in for RV winter storage.

The building sits on a .540 acre lot which fronts Route 36. The area in front of the building can be used as parking lot. A unique feature of this property is the 280 feet of frontage along Wilson Creek. The stream is known for having some trout in it. The back end of the lot gives the new owner the opportunity to create a camp fire sitting area with the calming effects coming from the ripples of Wilson Run.

This would be a great property to be converted into a camp, or for the family recreational get away. The location adds some nice recreational amenities. Within 5 minutes is Chest Creek, a stocked trout stream. Within 15 minutes is State Game Lands Number 120. Within 30 minutes you can be at Chetremon Golf Course, Cambria Hills Golf Course, Prince Gallitzin State Park, Rock Run ATV Recreational Park, and Beaver Run Trout Stream. Glendale Lake, which is located at Prince Gallitzin State Park covers 1635 acres. It offers boating, fishing, hiking, swimming, and bicycling. Rock Run Recreation Park contains 120 miles of trails for ATV's and UTV's.

Let your mind be creative with the multifaceted options of this unique property. All the infrastructure is in place, you just need to tweak to your specific need. Where do find a building and location that can be used for a recreational cache, a (big) camp, an RV garage, a business, and for the handyman—a stylish shed-style home? The 16' height inside at the peak gives the real feel of being spacious and roomy.

A survey was conducted on the property in 1982, and a copy is recorded in Deed Book 827, page 55. The map is viewable on the Timberland Realty website. The Seller is conveying any and all subsurface rights they may own. The contents of the building are not included in the sale. The trailer/box sitting near the stream will be removed. Seller sells property "as is where is".

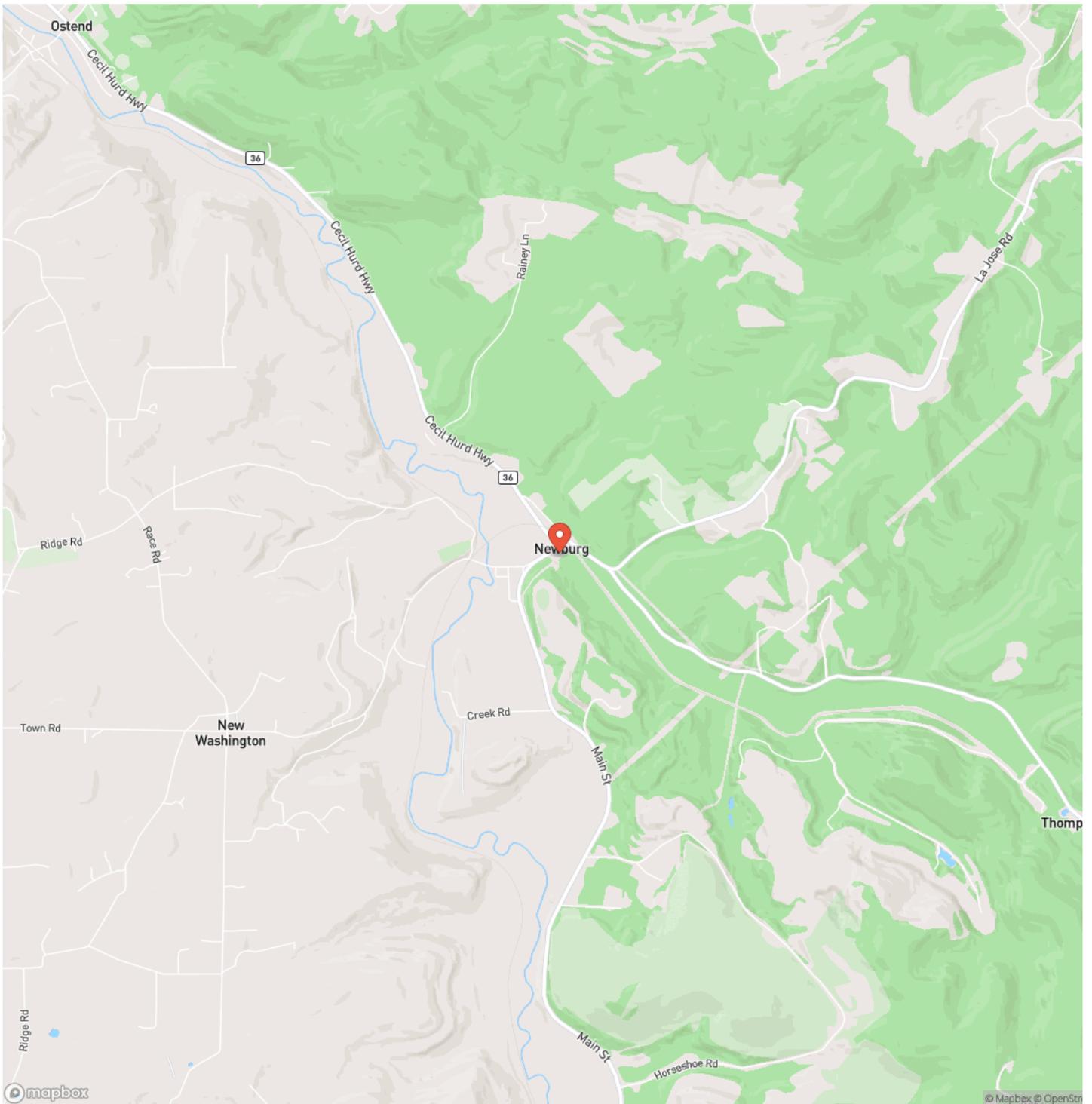
Wilson Run – Ready to Go! Recreational, Residence, or Business.



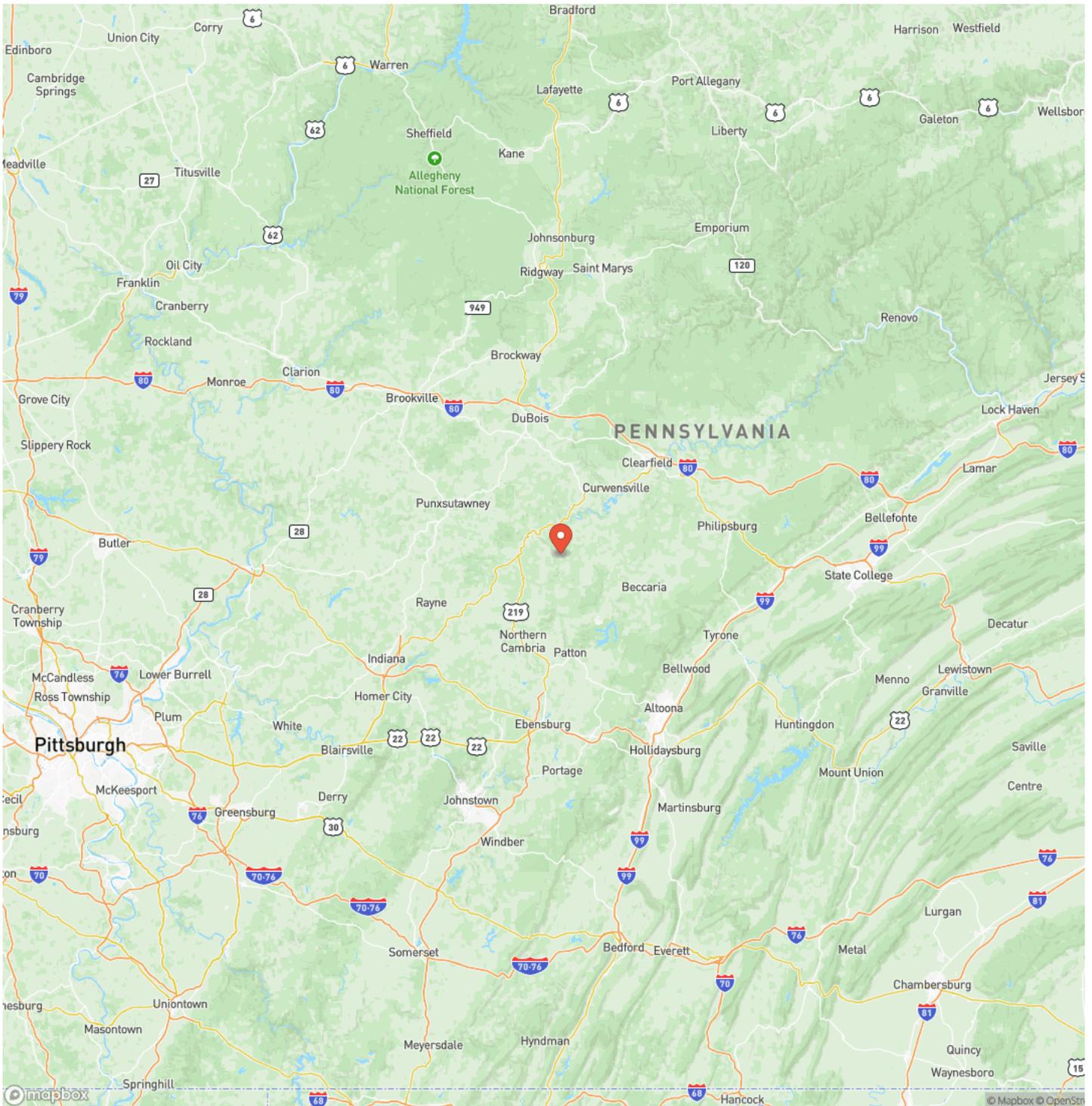
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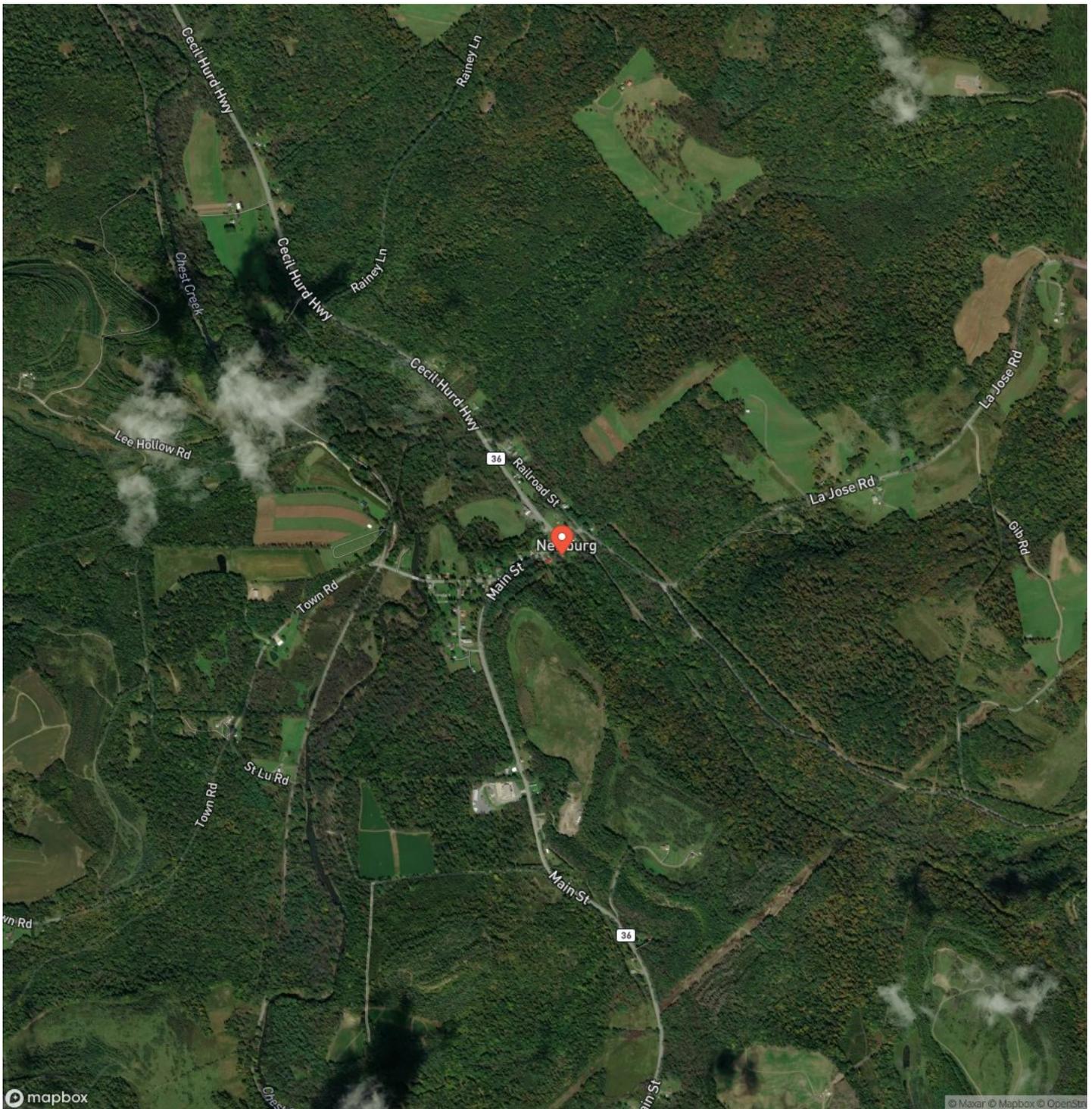
Locator Map



Locator Map



Satellite Map



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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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