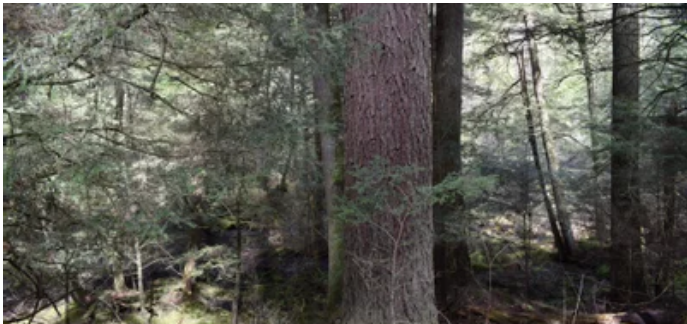


East Sandy Creek
Tarklin Hill
Cranberry, PA 16319

\$499,500
177.800± Acres
Venango County



East Sandy Creek
Cranberry, PA / Venango County

SUMMARY

Address

Tarklin Hill

City, State Zip

Cranberry, PA 16319

County

Venango County

Type

Hunting Land, Recreational Land, Residential Property,
Undeveloped Land

Latitude / Longitude

41.313700 / -79.661700

Acreage

177.800

Price

\$499,500

Property Website

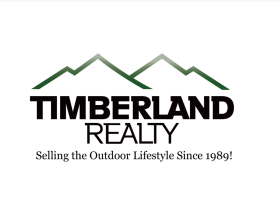
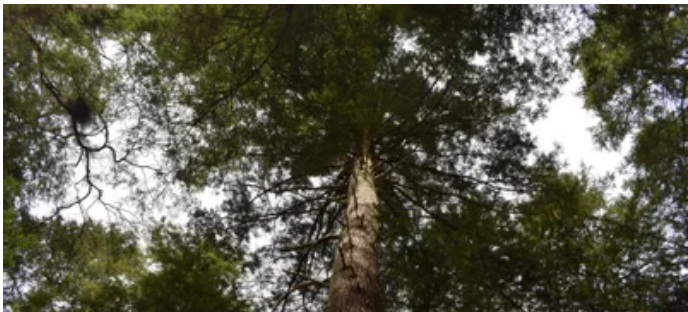
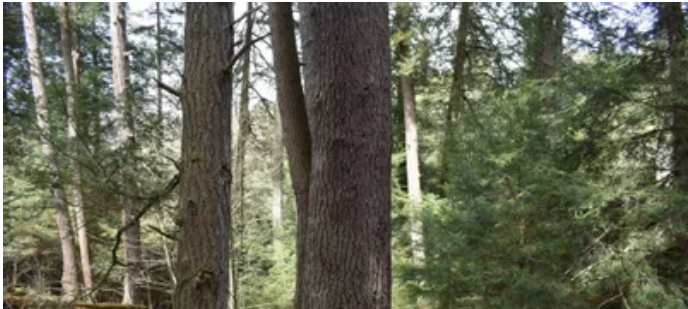
<https://www.landleader.com/property/east-sandy-creek-venango-pennsylvania/31626>



PROPERTY DESCRIPTION

Pennsylvania vacant wooded land with internal trails, abundant game and frontage on East Sandy Creek for sale. This spectacular property is a unique find for the recreational enthusiast. It is almost entirely forested with a mix of hardwoods and softwoods and much of the softwood is older growth hemlock that tower above the landscape creating a park-like environment. Couple this with the Sandy Creek Trail system that runs through the property on a paved trail for hiking and biking that also doubles as part of the North Country National Scenic Trail system and nearly a mile of direct frontage on East Sandy Creek and you have a fantastic multi-use recreational property. The East Sandy is known for its abundant catches of brown trout, smallmouth and largemouth bass along with the usual assortment of pan fish. A great swimming hole exists on the property near the southern end along a nice stretch of sandy shoreline. East Sandy Creek generally has Class II rapids on portions of it so is an easy paddle by canoe or kayak. With the abundance of cover types and hardwood mast and seedling food sources, there is plenty of evidence of well-used deer trails and rubs along with turkey scratching on the forest floor. In addition, State Game Lands #45 directly adjoins this property on the opposite side of East Sandy Creek. The Sellers only own the oil rights to the 49 acre parcel that is part of this ownership and will transfer those rights. They do not own the balance of the oil, gas or mineral rights so those will not transfer. The Sellers do have an active hunting lease on the property that can be transferred to the new owner or canceled at closing. The property has approximately 4,250 feet of road frontage on Tarklin Hill Road. Electric is available along road frontage.

East Sandy Creek
Cranberry, PA / Venango County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Brian Bullard

Mobile
(716) 499-5608

Office
(716) 962-9935

Email
bbullard@timberlandrealty.net

Address
1890 East Main Street

City / State / Zip
Falconer, NY 14733

NOTES

NOTES

This image shows a blank 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.



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