

---

**Tom's Treasure**  
Sylvis Road  
Westover, PA 16692

**\$199,000**  
35.440± Acres  
Clearfield County



**MORE INFO ONLINE:**  
**[TimberlandRealty.net](http://TimberlandRealty.net)**

**Tom's Treasure**  
**Westover, PA / Clearfield County**

---

**SUMMARY**

**Address**

Sylvis Road

**City, State Zip**

Westover, PA 16692

**County**

Clearfield County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland,  
Business Opportunity

**Latitude / Longitude**

40.731315 / -78.695661

**Taxes (Annually)**

353

**Acreage**

35.440

**Price**

\$199,000

**Property Website**

<https://www.landleader.com/property/tom-s-treasure-clearfield-pennsylvania/42173>



## Tom's Treasure Westover, PA / Clearfield County

---

### **PROPERTY DESCRIPTION**

Tom's Treasure is a 35-acre tract of land located in the quiet setting of southern Clearfield County. This property is completely wooded & stocked with over 300,000 board feet of high-quality mature timber. This is rural Pennsylvania at its best, with small farms scattered throughout the country side. The area will give you the feel and smell of country. Sylvis Road is a secondary road with Route 219 four miles to the west and Route 36 two miles to the east.

This is nicely rectangular shaped piece of property has 860 feet of road frontage on each side of the road. A high value of this property comes from the quality of the timber. The stand is stocked with a nice mix of Red Oak, Tulip Poplar, Soft Maple, Veneer Quality White Oak Hemlock, and the balance in miscellaneous species. Many trees fall into the 18" to 24" diameter classes. It has been about 20 years since the last timber harvest. The last sale was managed by a consulting forester who conducted a harvest in line with proper thinning and timber stand improvement practices to maximize the accelerated growth of the residual stock. A timber appraisal was completed on June 27, 2011. The volume is estimated at 329,004 board feet, with a value of \$96,069. The new buyer will have the opportunity to conduct a timber sale for an immediate return.

The property terrain is slightly sloped providing some nice opportunities for home sites along Sylvis Road. There are a few seasonal streams that run water in normal spring and fall conditions. Electric stops at the neighboring property to the east. There is a gas line through the property on the south side of the road, and an AT&T line on the northern section. Both lines run in an east to westerly direction. The property has good potential for small game and whitetail hunting with an abundance of nut bearing Oaks, Hickory, and Beech. Any hunt stands or shacks to be removed.

The location of Tom's Treasure also adds some nice recreational amenities. Within 30 minutes you can be at Chetremont Golf Course, Cambria Hills Golf Course, State Game Lands, Trout Streams - Beaver Run and Chest Creek, Prince Gallitzin State Park, and Rock Run ATV Recreational Park. 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.

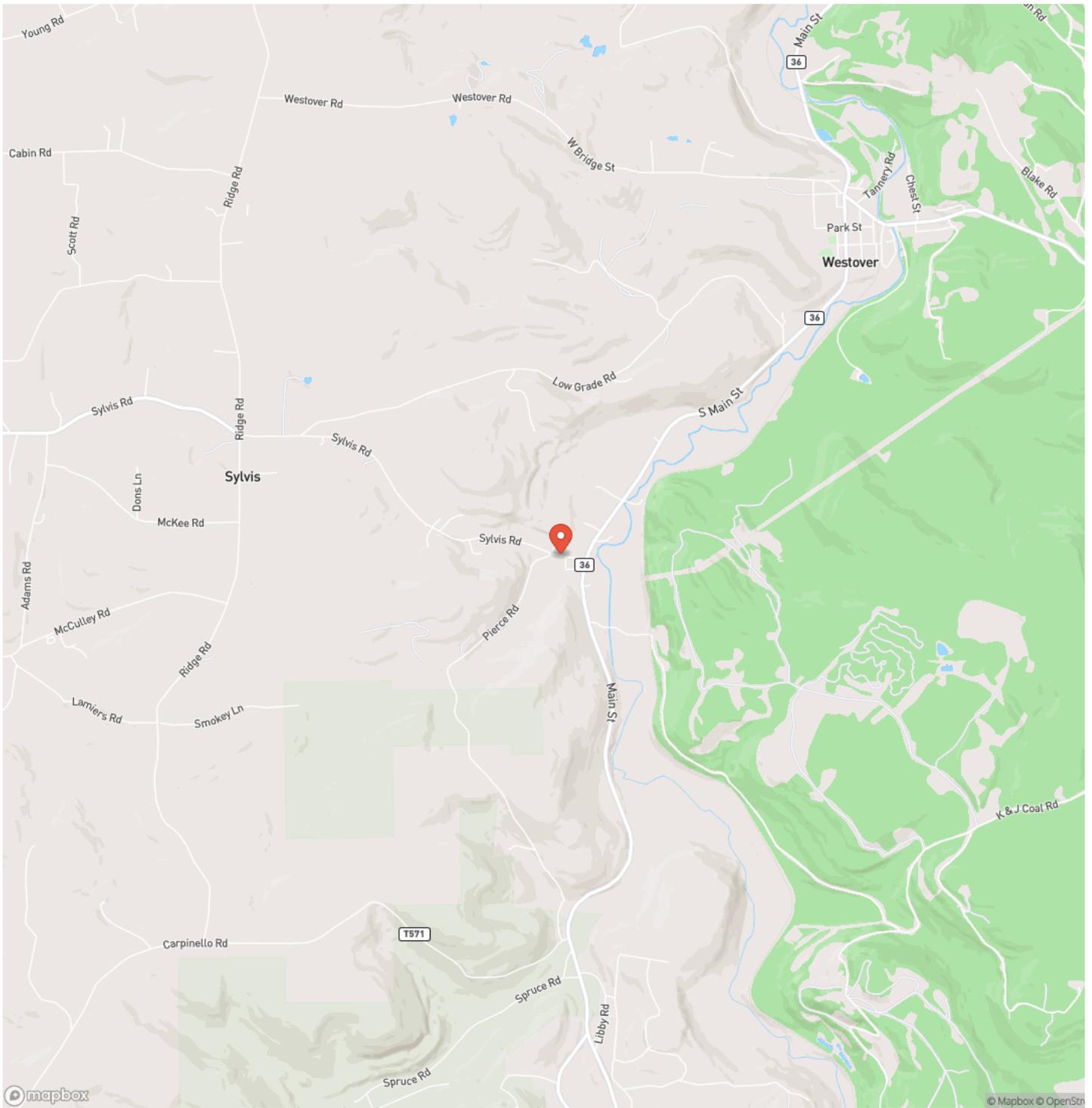
This property offers a diversified use for timber investment, as well as the family recreational dream spot. The property has been surveyed and a registered copy of the survey map is viewable on Timberland Realty website. The Seller does not believe they own the oil and gas, will convey any and all subsurface rights they may own. Seller sells property "as is where is".

Tom's Timberland – Growing Trees, Great Family Time!

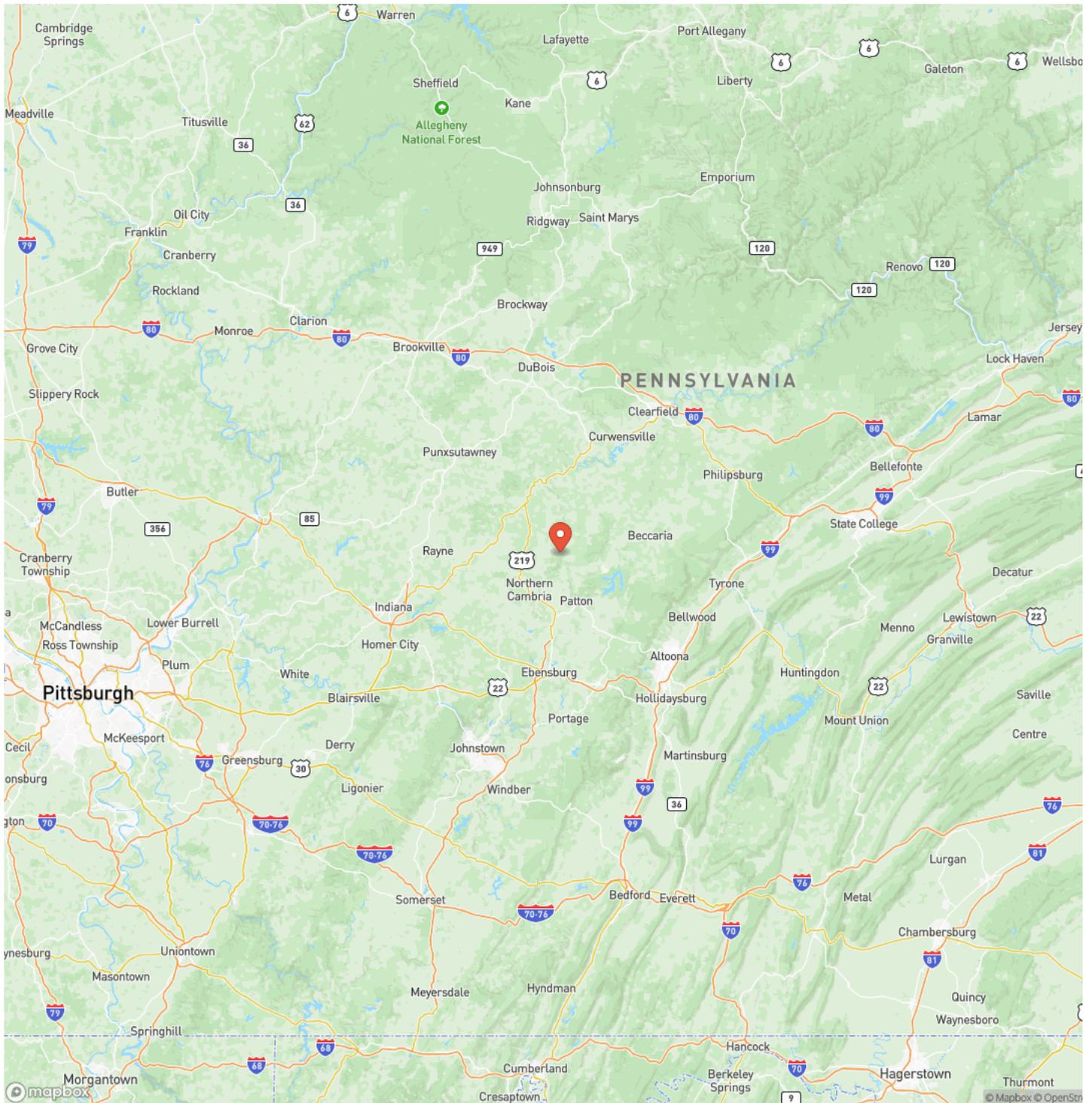




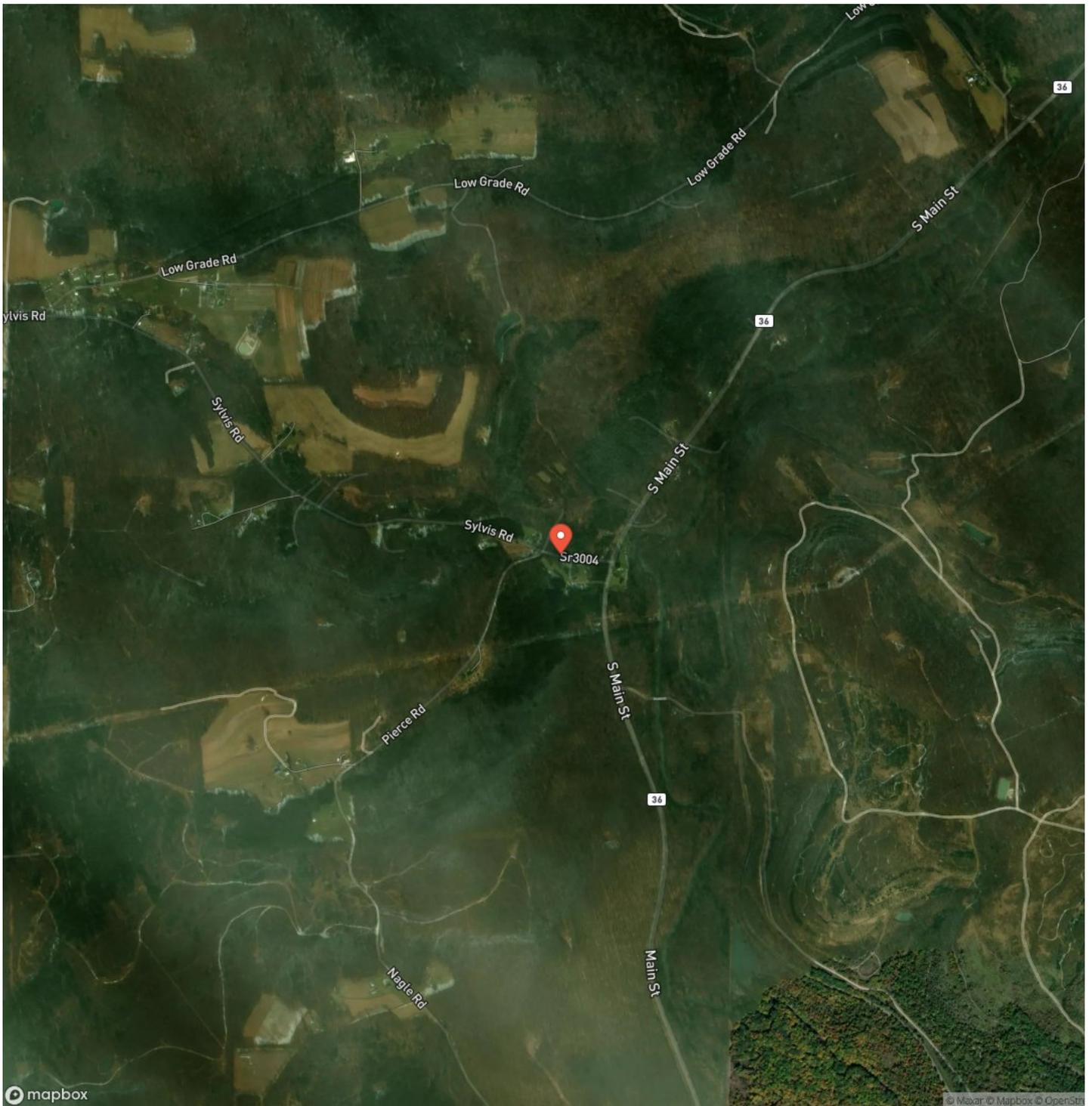
# Locator Map



# Locator Map



## Satellite Map







## **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, 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 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 relation 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.



---

**Timberland Realty**  
1890 E Main St  
Falconer, NY 14733  
(716) 962-9935  
[TimberlandRealty.net](http://TimberlandRealty.net)

---



**MORE INFO ONLINE:**  
**[TimberlandRealty.net](http://TimberlandRealty.net)**