

Indian Mill
Clearfield Woodland Hwy
Clearfield, PA 16830

\$187,000
87± Acres
Clearfield County



Indian Mill
Clearfield, PA / Clearfield County

SUMMARY

Address

Clearfield Woodland Hwy

City, State Zip

Clearfield, PA 16830

County

Clearfield County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.009500 / -78.387100

Acreage

87

Price

\$187,000

Property Website

<https://www.landleader.com/property/indian-mill-clearfield-pennsylvania/31347>



PROPERTY DESCRIPTION

Pennsylvania vacant land mostly wooded with trails, stream and public water at road front for sale. The Indian Mill property is an 87-acre property located approximately 3 miles east of Clearfield, Pennsylvania along route 322. The property is about 4 miles from Interstate 80, making easy traveling east and west. The property is mostly wooded with some openings in the northeast, and the opening created by the power line. The terrain is sloped on the western side of the property, with slight slope, nearly flat on the eastern side. There is an old gas well on the property that has been plugged. The Seller is retaining the coal, oil, and gas rights. The timber was cut approximately 3 years ago. The stand is now stocked with smaller diameter trees under the 15" diameter class. For the hunter, there are plenty of oaks producing mast to bring in the whitetails. Red oak, white oak, and chestnut oak are well established throughout the stand. Planted pine is growing in the northeast section of the property, which appears to be planted for reclamation. A very nice benefit from the timber harvest is the extensive road system that remains. Many of these former logging trails are open and ready for hiking and ATV use.

This property offers hunting opportunities for the avid hunter. It adjoins other wooded acreage, which creates a nice contiguous block of advantageous habitat for wildlife. Whitetails are waiting for someone to put in the food plots! The West Branch Susquehanna River lies just to the north of this property. There are opportunities on the northwest part of the property to open up and create a view towards the river. The property could be your spot to venture to the high ridge and put that secluded off-grid cabin. There is public water and telephone available along the highway. There is no public sewage. There is electric on the adjoining property to the west. The property is in Clean and Green, offering low yearly taxes. This piece of Pennsylvania land offers you your own woodland without being in the middle of nowhere. You are only minutes from the local amenities. Indian Mill - Hike, Hunt, or Hideaway!

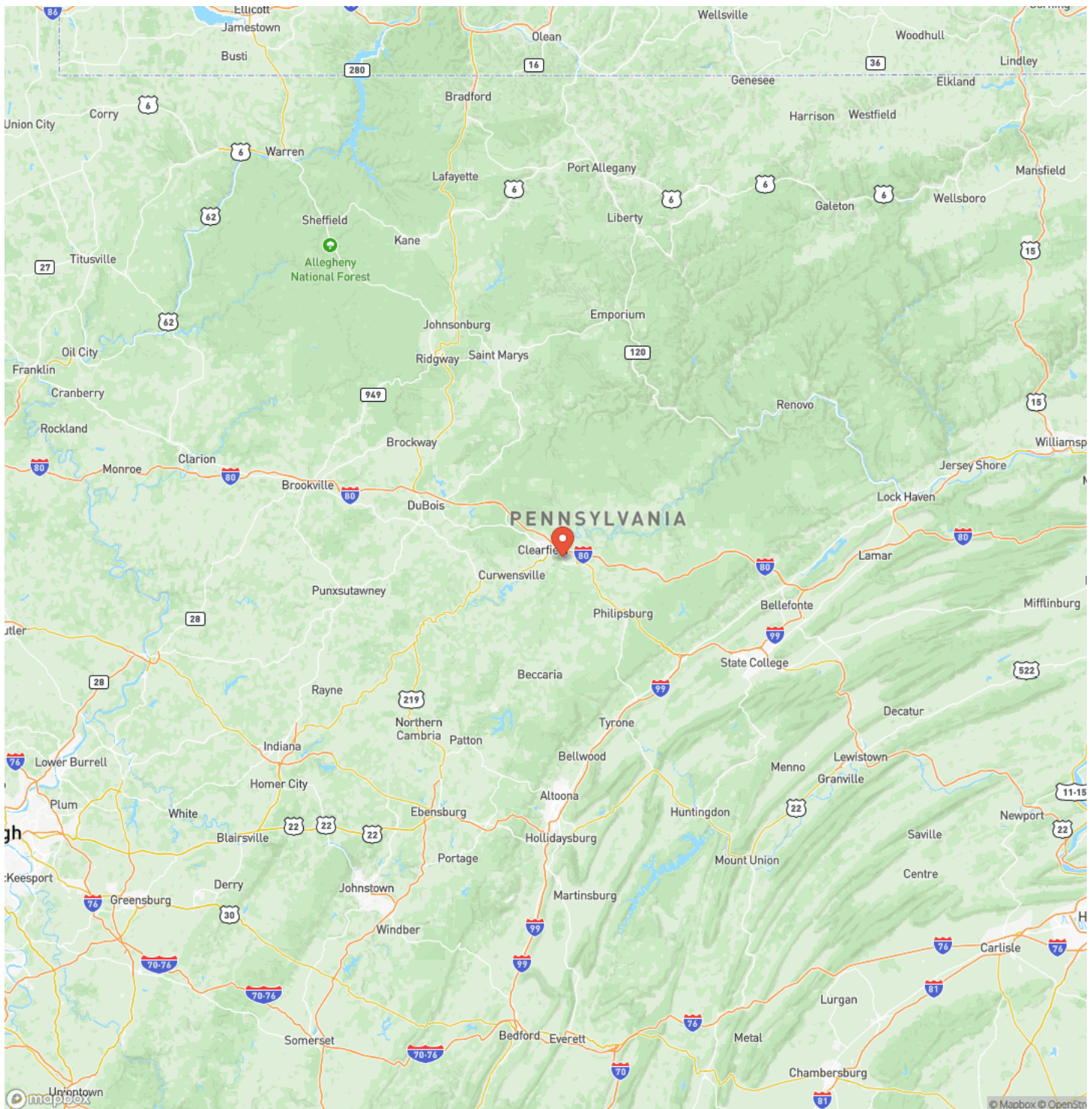
Indian Mill
Clearfield, PA / Clearfield County



Locator Map



Locator Map



Satellite Map



Indian Mill
Clearfield, PA / Clearfield County

LISTING REPRESENTATIVE

For more information contact:



Representative

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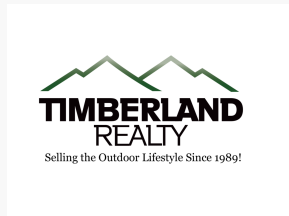
NOTES



MORE INFO ONLINE:

TimberlandRealty.net

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

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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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