

236 Rice Road - Cooperstown - Venango - 28.4 +/- Acres
236 Rice Road
Cooperstown, PA 16317

\$400,000
28.400± Acres
Venango County



**236 Rice Road - Cooperstown - Venango - 28.4 +/- Acres
Cooperstown, PA / Venango County**

SUMMARY

Address

236 Rice Road

City, State Zip

Cooperstown, PA 16317

County

Venango County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Single Family

Latitude / Longitude

41.555271 / -79.888911

Dwelling Square Feet

1158

Bedrooms / Bathrooms

2 / 1.5

Acreage

28.400

Price

\$400,000

Property Website

<https://www.mossyoakproperties.com/property/236-rice-road-cooperstown-venango-28-4-acres-venango-pennsylvania/90640/>



236 Rice Road - Cooperstown - Venango - 28.4 +/- Acres Cooperstown, PA / Venango County

PROPERTY DESCRIPTION

236 Rice Road – Cooperstown, Venango County – 28.4± Acres

Welcome to 236 Rice Road, a well-maintained 2-bedroom, 1.5-bath home set on 28.4± peaceful acres in Venango County. Whether you're looking for a cozy primary residence, a quiet country escape, or a hunting retreat, this property offers endless potential.

Home & Setting

This smaller, easy-to-maintain home features a newer roof, natural gas heating, spring-fed water source, and an onsite generator for added peace of mind. Inside, you'll find a comfortable 2-bedroom layout with 1 full bath and 1 half bath, making it an ideal size for a family home, weekend getaway, or cabin retreat. The peaceful, quiet setting provides plenty of privacy and space to relax.

Land & Outdoor Features

- **Fields & Orchard** – Several fields currently farmed with corn and soybeans provide rental income opportunities. A small orchard on site adds to the property's country charm and utility.
- **Food Plot Potential** – Open areas offer excellent spots for establishing food plots to further attract and hold wildlife.
- **Garage & Outbuildings** – Multiple structures, including a partially heated garage, offer room for storage, hobbies, or workshop use.
- **Ample Yard Space** – Expansive lawn areas are perfect for gatherings, gardening, or outdoor activities with family and friends.

Hunting & Recreation

- Excellent deer and turkey hunting opportunities directly on the property.
- Direct access to adjoining public lands expands your hunting and recreational options.

Investment & Extras

- **Oil, Gas, & Mineral Rights Convey** – A valuable asset included with the sale.
- **Onsite Generator** – Ensures reliable backup power.

Location & Accessibility

236 Rice Road is ideally positioned to balance peaceful seclusion with access to larger cities and transportation hubs:

- **Franklin, PA** – 10 minutes
- **Oil City, PA** – 20 minutes
- **Erie, PA** – 1 hour 15 minutes
- **Pittsburgh, PA** – 1 hour 45 minutes
- **Cleveland, OH** – 2 hours
- **Buffalo, NY** – 2 hours 30 minutes
- **Pittsburgh International Airport** – 2 hours

- **Cleveland Hopkins International Airport** – 2 hours

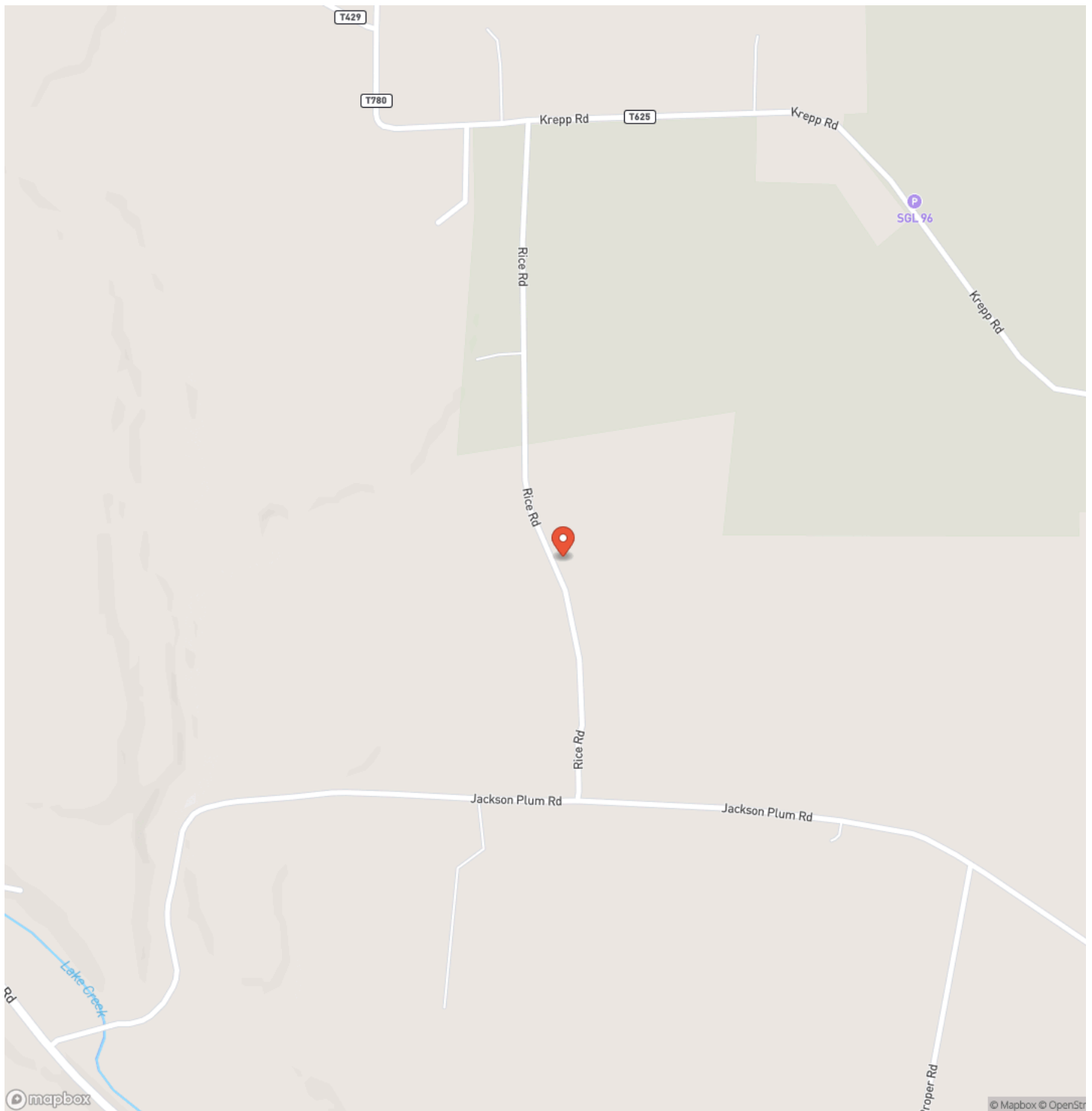
This versatile property combines the comforts of home with the benefits of rural acreage. From farming income and wildlife habitat to a quiet setting perfect for family enjoyment, 236 Rice Road offers a rare balance of convenience, seclusion, and opportunity.

*****Proof of funds required*****

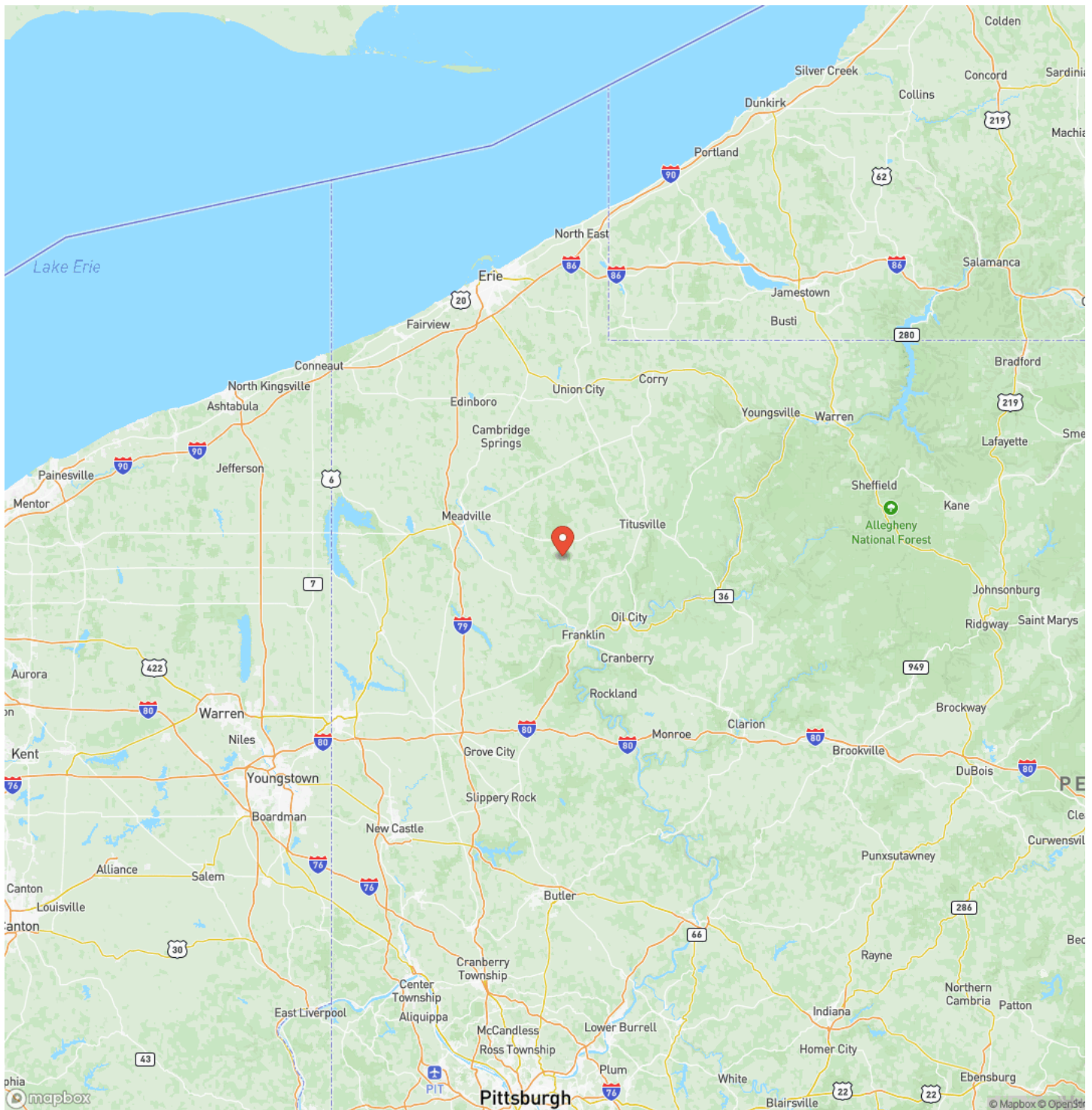
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Locator Map



Locator Map



236 Rice Road - Cooperstown - Venango - 28.4 +/- Acres
Cooperstown, PA / Venango County

Satellite Map



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Cooperstown, PA / Venango County

LISTING REPRESENTATIVE

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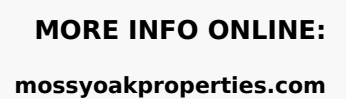
NOTES

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MORE INFO ONLINE:

mossyoakproperties.com

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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.

Mossy Oak Properties Pennsylvania Land Professionals

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