

2257 Ridge Rd. Hooversville, PA 15936
2257 Ridge Road
Hooversville, PA 15936

\$635,000
29.710± Acres
Somerset County



2257 Ridge Rd. Hooversville, PA 15936
Hooversville, PA / Somerset County

SUMMARY

Address

2257 Ridge Road

City, State Zip

Hooversville, PA 15936

County

Somerset County

Type

Farms, Business Opportunity, Residential Property, Hunting Land, Recreational Land, Single Family, Horse Property

Latitude / Longitude

40.15563 / -78.874144

Taxes (Annually)

2866

Dwelling Square Feet

2169

Bedrooms / Bathrooms

3 / 2.5

Acreage

29.710

Price

\$635,000

Property Website

<https://www.mossoakproperties.com/property/2257-ridge-rd-hooversville-pa-15936-somerset-pennsylvania/106819/>



PROPERTY DESCRIPTION

2257 Ridge Road - Hooversville, PA 15936

Nestled in the scenic countryside of Somerset County, this beautifully restored farmhouse offers the perfect blend of rural charm, functional agricultural infrastructure, recreational opportunity, and income-producing potential. Surrounded by rolling pastures and picturesque views, this exceptional property is ready for its next owner to enjoy everything country living has to offer.

The farmhouse has been thoughtfully restored and updated throughout while maintaining its timeless character and welcoming appeal. Whether you're looking for a primary residence, hobby farm, equestrian property, or multi-generational retreat, this property provides the flexibility to fit a variety of lifestyles.

Outside, the property is exceptionally well-equipped with numerous outbuildings, including a large bank barn offering abundant storage for equipment, hay, and farm operations. The beautiful open pasture areas are currently utilized for hay production and provide excellent agricultural potential. A small pond enhances the landscape, while additional locations throughout the property offer the opportunity for future pond development.

Adding to the property's versatility are two fully updated one-bedroom apartments located within the guest house structure. The lower-level apartment features a completely renovated living space, while the upper-level apartment provides additional accommodations for guests, extended family, or potential rental income opportunities. Whether utilized as long-term rentals, guest quarters, or private living spaces, these units offer valuable flexibility and additional income potential.

For outdoor enthusiasts, the property offers excellent hunting opportunities with abundant wildlife activity throughout the acreage. The diverse landscape provides ideal locations for establishing food plots, creating an attractive habitat for deer, turkey, and other wildlife. Whether you're enjoying the peaceful setting, managing a small farm operation, or pursuing outdoor recreation, this property delivers a true Pennsylvania country lifestyle.

Properties that combine a restored farmhouse, productive agricultural ground, extensive outbuildings, income-producing potential, and recreational opportunities are becoming increasingly difficult to find. Whether you're seeking a productive farm, horse property, hunting retreat, or country estate with income-producing potential, this property offers a rare combination of beauty, functionality, and opportunity in the heart of Somerset County.

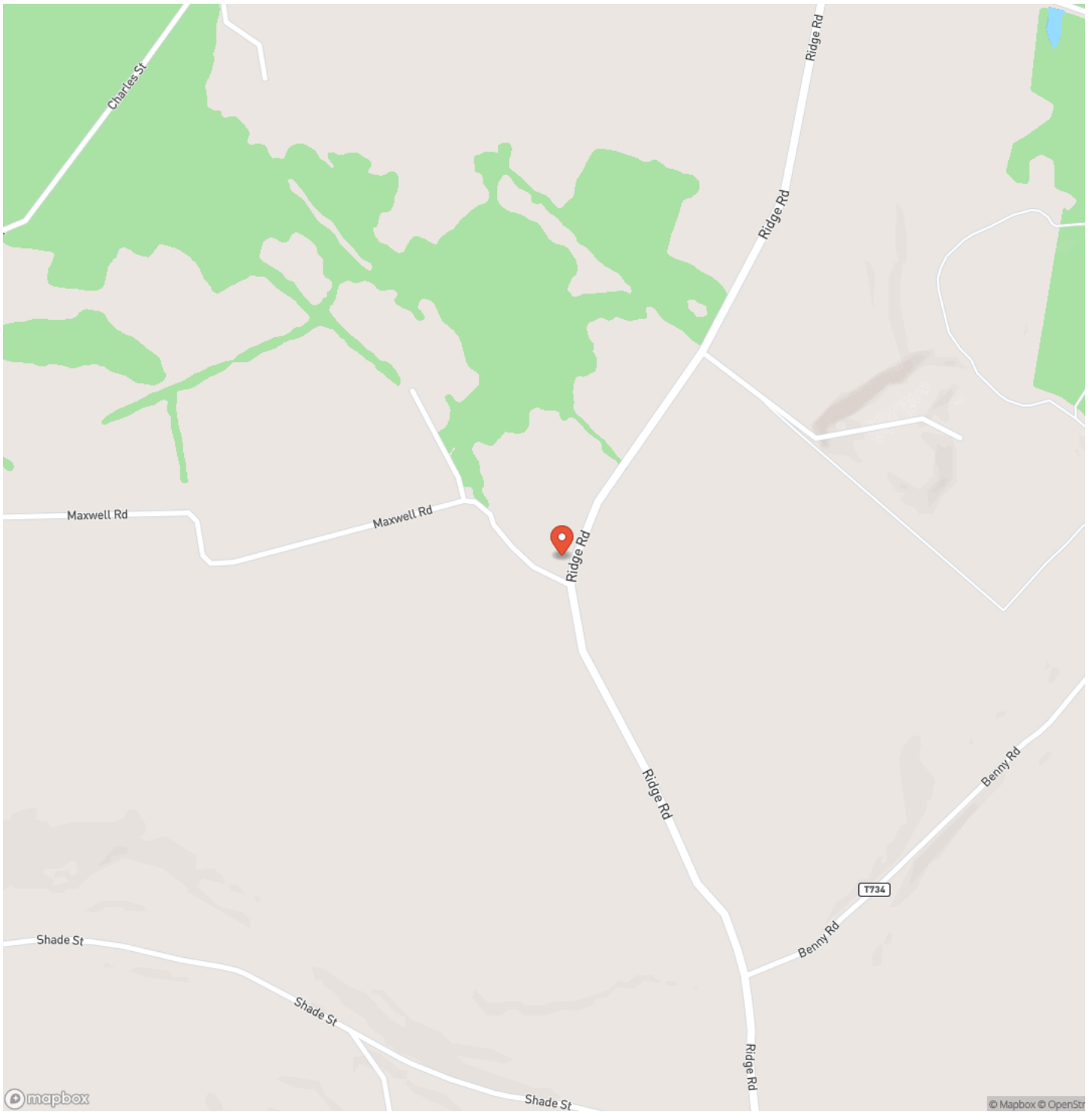
Property Highlights

- Beautifully restored farmhouse with numerous updates throughout
- Large bank barn offering exceptional storage and agricultural utility
- Multiple additional outbuildings providing flexibility for equipment, livestock, workshops, or storage
- Open pasture ground currently utilized for hay production
- Small pond onsite
- Additional locations suitable for future pond construction
- Fully updated lower-level 1-bedroom apartment
- Additional upper-level 1-bedroom apartment
- Excellent potential for rental income, guest accommodations, or multi-generational living
- Abundant wildlife and excellent hunting opportunities
- Areas suitable for establishing wildlife food plots
- Scenic countryside views throughout the property
- Versatile agricultural, recreational, residential, and income-producing potential
- Approximately 20 minutes to Johnstown
- Approximately 25 minutes to Somerset and the Pennsylvania Turnpike
- Approximately 1 hour to Pittsburgh
- Convenient access to the recreational amenities of the Laurel Highlands
- Easy access to shopping, dining, healthcare, and everyday conveniences

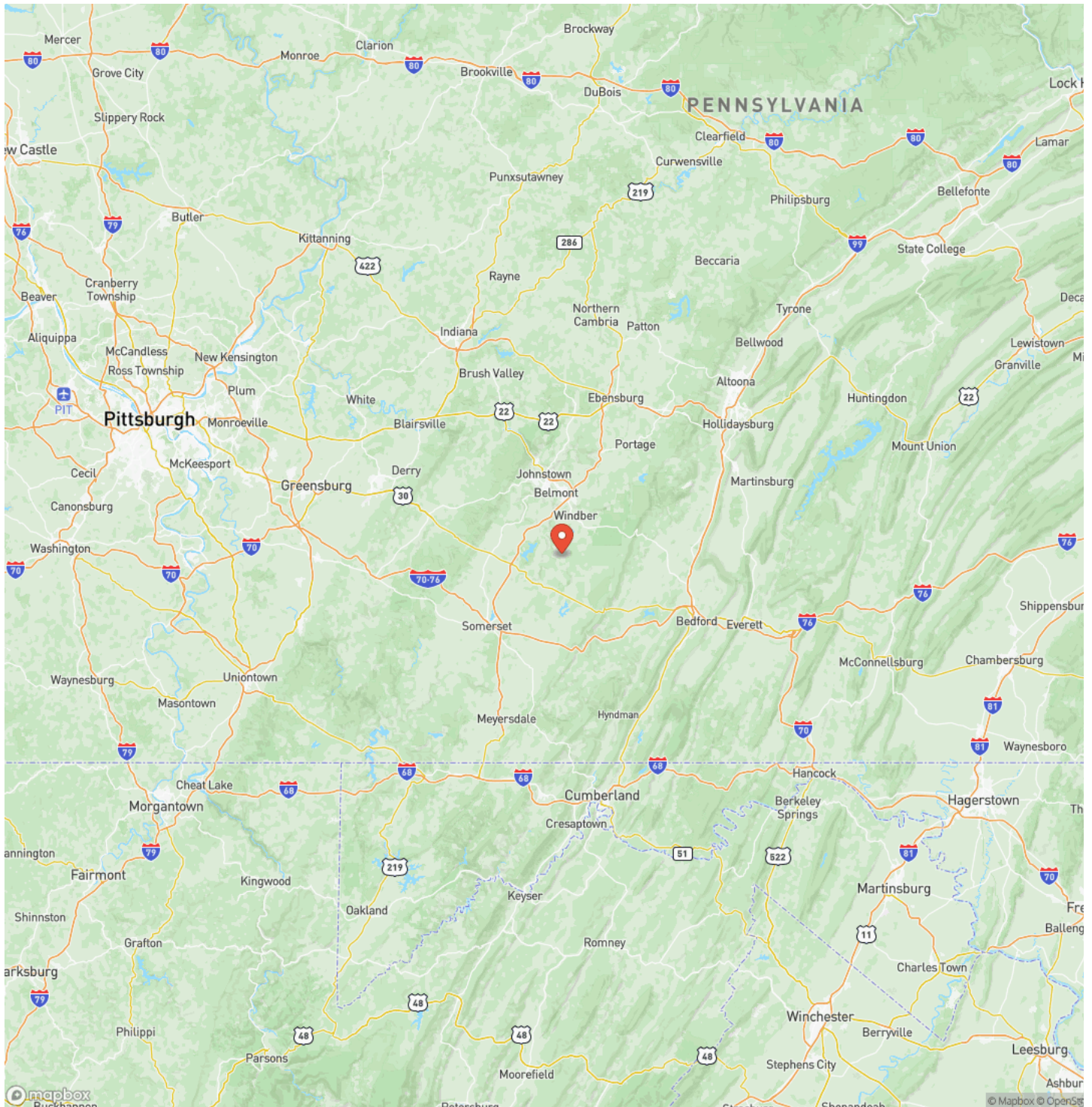
2257 Ridge Rd. Hooversville, PA 15936
Hooversville, PA / Somerset County



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, 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.

Mossy Oak Properties Pennsylvania Land Professionals
511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
<https://palandpro.com/>

