

000 Crumb Rd - Cairnbrook - Somerset - 47 +/- Acres
Crumb Cemetery Rd
Cairnbrook, PA 15924

\$195,000
47± Acres
Somerset County



000 Crumb Rd - Cairnbrook - Somerset - 47 +- Acres
Cairnbrook, PA / Somerset County

SUMMARY

Address

Crumb Cemetary Rd null

City, State Zip

Cairnbrook, PA 15924

County

Somerset County

Type

Hunting Land, Recreational Land, Undeveloped Land, Business Opportunity, Farms, Lot, Horse Property

Latitude / Longitude

40.147278 / -78.727509

Taxes (Annually)

\$460

Acreage

47

Price

\$195,000

Property Website

<https://www.mossyoakproperties.com/property/000-crumb-rd-cairnbrook-somerset-47-acres-/somerset/pennsylvania/111702/>



000 Crumb Rd - Cairnbrook - Somerset - 47 +/- Acres
Cairnbrook, PA / Somerset County

PROPERTY DESCRIPTION

47± Secluded Acres in Shade Township, Somerset County, PA - Hunting, Recreation & Investment Potential

Discover this exceptional 47± acre property tucked away in the rolling countryside of Shade Township, Somerset County. Located just minutes from Clear Shade Wild Area and Gallitzin State Forest, this versatile property offers an outstanding combination of recreation, privacy, and future investment potential.

A diverse mix of open fields, mature timber, and varied habitat creates an ideal setting for wildlife, while two potential pond sites add to the property's beauty and future possibilities. Numerous deer and turkey sign make this an excellent hunting property, and an extensive internal road system, constructed with on-site shale, provides convenient access throughout the acreage.

The property also presents excellent opportunities for future ownership goals, with multiple scenic locations offering potential building sites for a private residence, cabin, or weekend retreat. A large 36' x 96' pole barn currently serves as screened topsoil storage and provides ample space for equipment, materials, or a variety of other uses.

Property Highlights

- Approximately 47± acres
- Private, secluded setting
- Excellent deer and turkey hunting
- Two potential pond sites
- Mix of open fields and mature timber
- Extensive shale road system throughout the property
- 36' x 96' pole barn
- Subdivision process already initiated
- Multiple potential building sites
- Opportunity to market remaining shale or continue future development plans

Conveniently Located

- Approximately 35 minutes to Johnstown
- Approximately 45 minutes to Somerset
- Approximately 1 hour 50 minutes to Pittsburgh

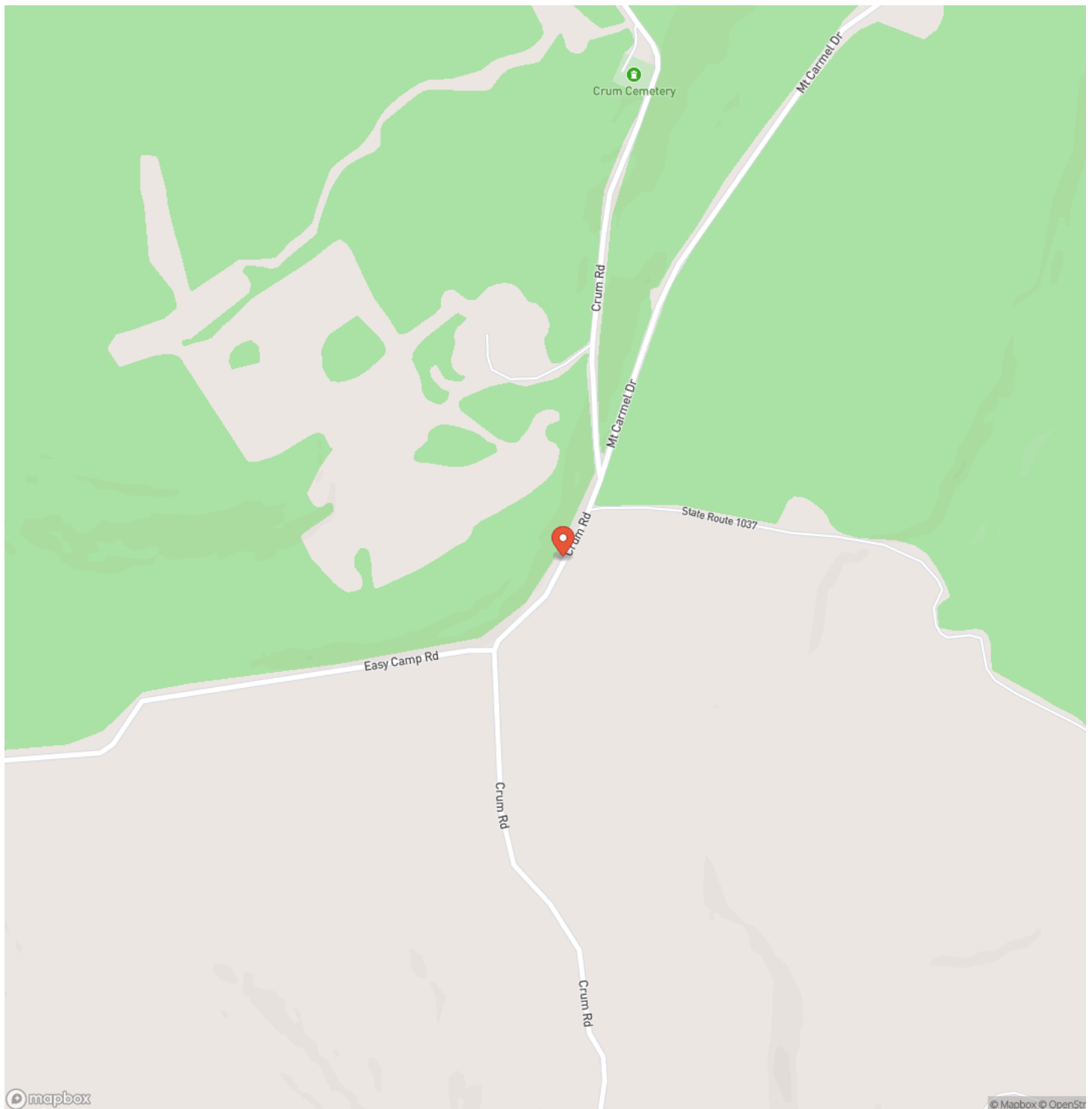
Whether you're searching for a premier hunting property, a private recreational getaway, or a property with long-term investment potential, this unique offering provides the versatility to fit a variety of uses.

Schedule your private showing today and experience everything this exceptional Somerset County property has to offer.

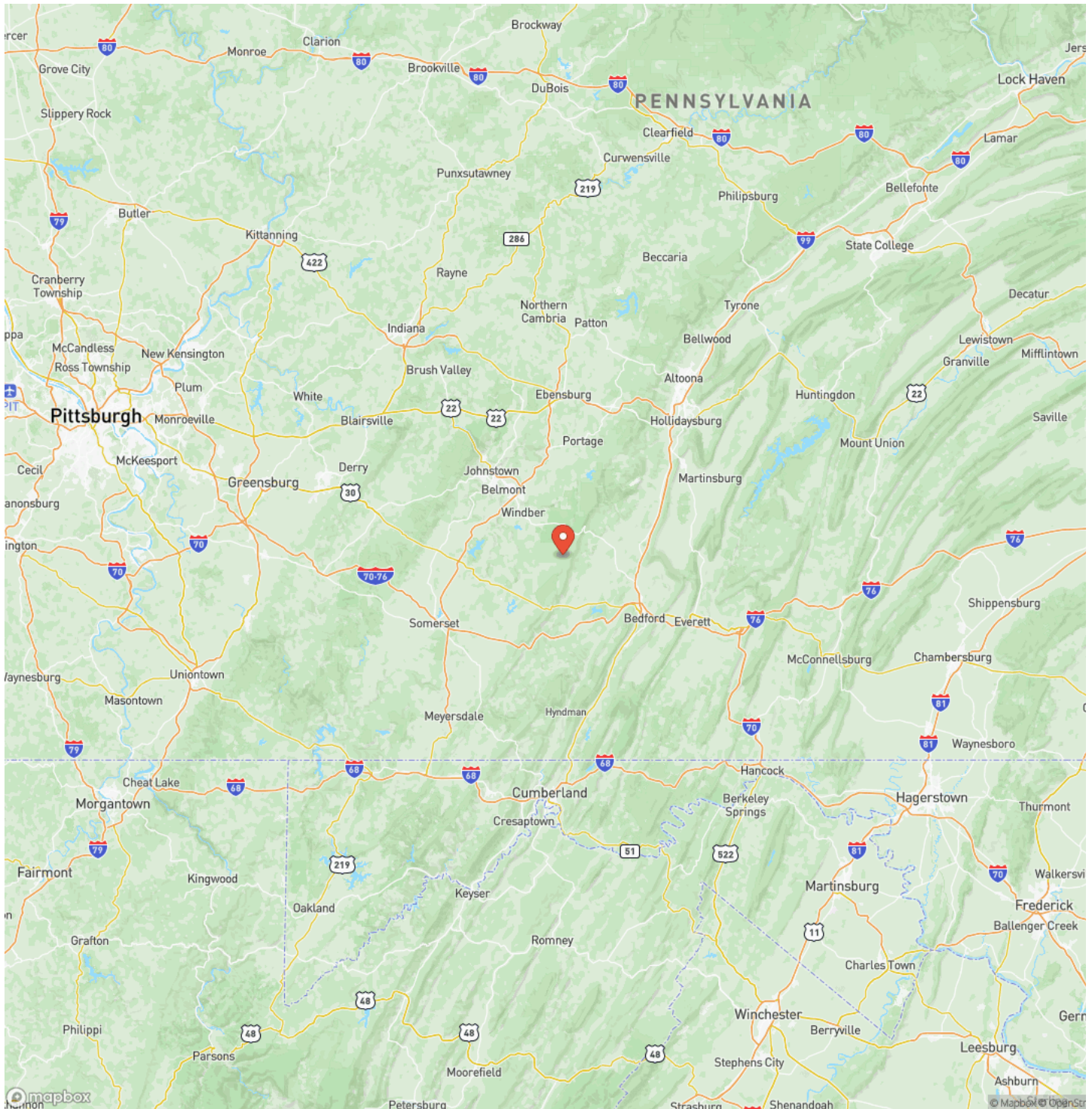
000 Crumb Rd - Cairnbrook - Somerset - 47 +/- Acres
Cairnbrook, PA / Somerset County



Locator Map



Locator Map



000 Crumb Rd - Cairnbrook - Somerset - 47 +/- Acres
Cairnbrook, PA / Somerset County

Satellite Map



000 Crumb Rd - Cairnbrook - Somerset - 47 +- Acres
Cairnbrook, PA / Somerset County

LISTING REPRESENTATIVE

For more information contact:



Representative

Logan Dominick

Mobile

(724) 875-4759

Office

(724) 678-1232

Email

Ldominick@mossyoakproperties.com

Address

511 Skyline Drive

City / State / Zip

Belle Vernon, PA 15012

NOTES



MORE INFO ONLINE:

<https://palandpro.com/>

[illegible]

<https://palandpro.com/>

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/>

