

1456 Wilbur Rd - Stoystown - Somerset - 95.84 +-  
1456 Wilbur Rd  
Stoystown, PA 15563

**\$560,000**  
95.84± Acres  
Somerset County



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Stoystown, PA / Somerset County**

**SUMMARY**

**Address**

1456 Wilbur Rd

**City, State Zip**

Stoystown, PA 15563

**County**

Somerset County

**Type**

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

**Latitude / Longitude**

40.121482 / -78.868253

**Dwelling Square Feet**

1,840

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

95.84

**Price**

\$560,000

**Property Website**

<https://www.mossyoakproperties.com/property/1456-wilbur-rd-stoystown-somerset-95-84-/somerset/pennsylvania/102225/>



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### **PROPERTY DESCRIPTION**

#### **95.84± Acres with Home, Income Potential & Subdivision Opportunity 1456 Wilbur Road – Stoystown – Somerset County, PA**

Located just outside of Stoystown in scenic Somerset County, this 95.84± acre property offers a rare combination of privacy, usability, and built-in income potential—all within close proximity to Stoystown, Somerset, and Johnstown. Whether you're searching for a full-time residence, recreational getaway, or a long-term land investment, this property delivers versatility across the board.

The layout of the property provides exceptional flexibility, featuring approximately 25± acres—along with the home—positioned on one side of the road, while the remaining 70± acres sit directly across. This natural division creates a strong opportunity for subdivision, resale, or multi-use planning.

The land itself is characterized by fairly level and highly usable topography, making it well-suited for farming, recreation, or future development. Multiple locations throughout offer ideal build sites with scenic views of the surrounding countryside. Wildlife is abundant, making this a prime property for hunting and outdoor enjoyment.

Adding to its appeal, the property generates income from tillable acreage, along with additional revenue from an established 911 tower and communication infrastructure—making this not only a lifestyle property, but a smart investment opportunity. Timber is currently immature, offering long-term growth potential. The property is currently enrolled in Pennsylvania's Clean and Green program, offering favorable tax benefits for the landowner.

The 3-bedroom, 1.5-bath home is situated on the 25± acre parcel and offers a functional layout with additional space that could be utilized as a home office or converted into extra bedrooms. Recent improvements include new water heaters and a newer roof, while the seller plans to install a new 200-amp electrical service, adding further value and peace of mind.

Designed with practicality in mind, the home features covered porches and a dedicated mudroom—perfect for storing hunting gear and keeping the outdoors where it belongs. Propane cooking is already in place, and a small pond near the home enhances the setting and overall appeal.

With its strong combination of acreage, location, income, tax advantages, and usability, this is a property that checks all the boxes for buyers looking to invest, build, or enjoy the outdoors in beautiful Somerset County.

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### **Property Highlights**

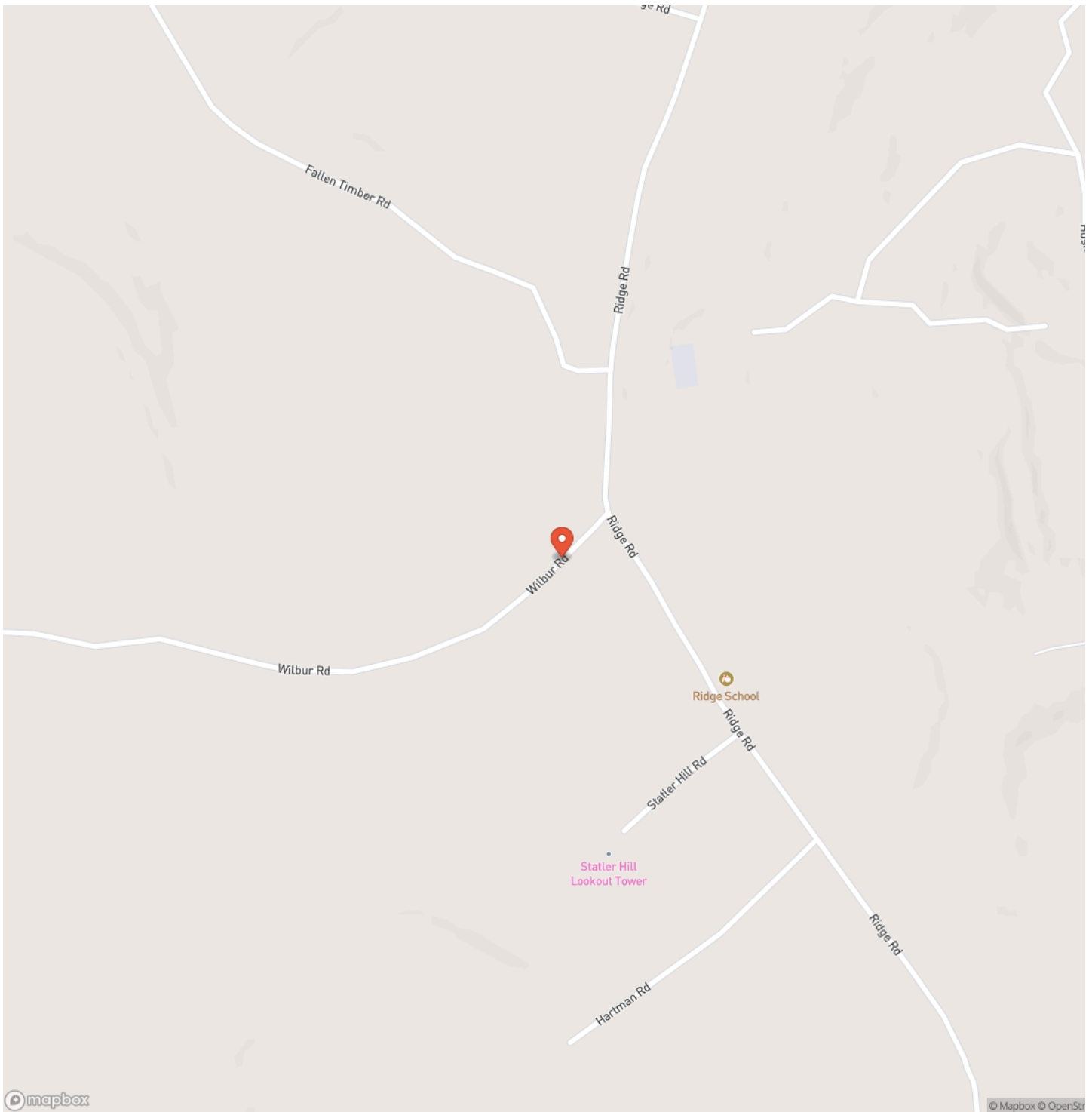
- 95.84± total acres
- 25± acres with home on one side of the road
- 70± acres on the adjacent side of the road
- Layout allows for subdivision or multi-use opportunities
- Located just outside Stoystown
- Close proximity to Somerset and Johnstown
- Quiet rural setting with convenient access to amenities
- Fairly level, highly usable topography
- Multiple scenic homesite locations
- Abundant wildlife and excellent hunting opportunities
- 3 bed, 1.5 bath home with potential office or additional bedroom space
- Covered porches and mudroom—ideal for outdoor lifestyle
- Propane cooking setup
- New water heaters and newer roof
- Seller to install new 200-amp electrical service
- Small pond near the home
- Income-producing tillable acreage

- Additional income from 911 tower and communication infrastructure
- Immature timber with long-term value potential
- Enrolled in PA Clean and Green for potential tax savings
- \*\*\* Being Sold in "AS IS" Condition \*\*\*

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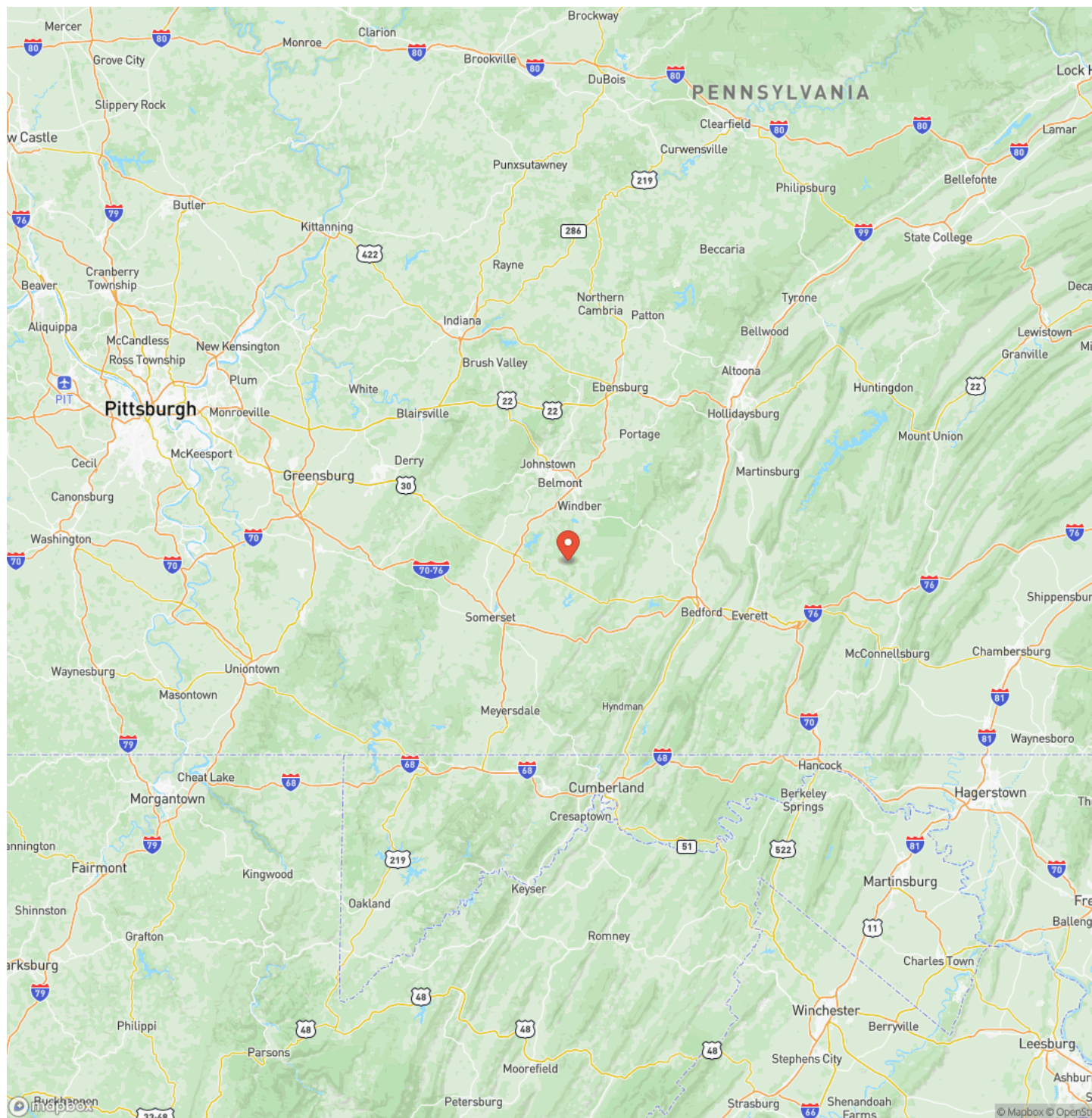


## Locator Map

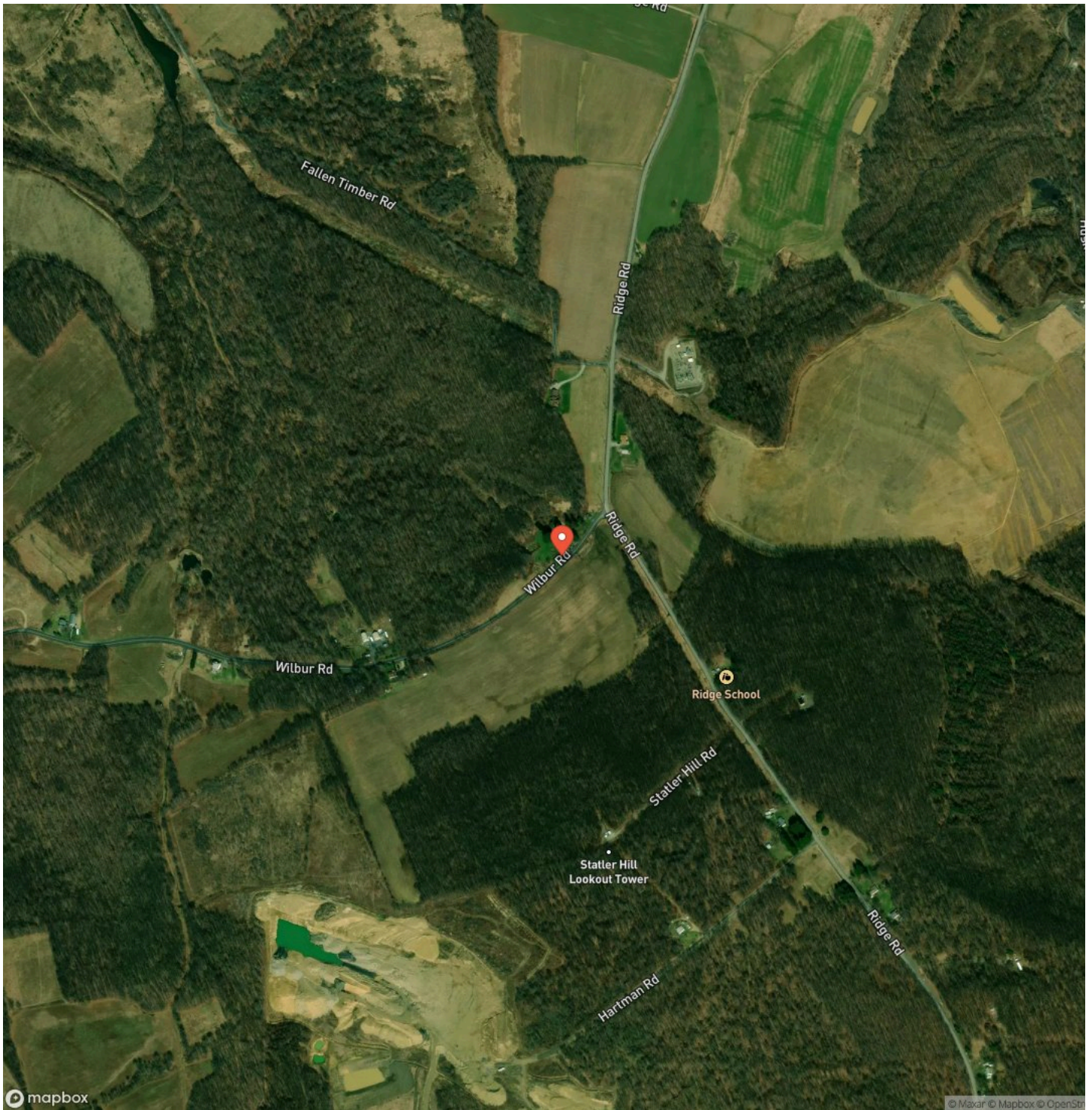


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## Locator Map



## Satellite Map







## **DISCLAIMERS**

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