

Clover St, Philipsburg - Clearfield - 70.22 +/- Acres
0 Clover St.
Phillipsburg, PA 16866

\$299,000
70.220± Acres
Clearfield County



**Clover St, Philipsburg - Clearfield - 70.22 +/- Acres
Phillipsburg, PA / Clearfield County**

SUMMARY

Address

0 Clover St.

City, State Zip

Phillipsburg, PA 16866

County

Clearfield County

Type

Hunting Land, Recreational Land, Lot

Latitude / Longitude

40.895796 / -78.237078

Acreage

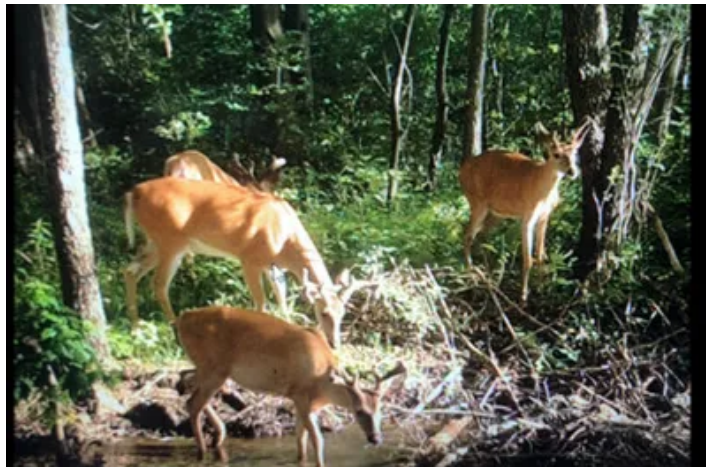
70.220

Price

\$299,000

Property Website

<https://www.mossoakproperties.com/property/clover-st-philipsburg-clearfield-70-22-acres-clearfield-pennsylvania/84032/>



Clover St, Philipsburg - Clearfield - 70.22 +/- Acres Phillipsburg, PA / Clearfield County

PROPERTY DESCRIPTION

Prime Recreational Property - 70.22 +/- Acres - Clover Street, Philipsburg, PA 16866

Welcome to an exceptional 70.22 +/- acre outdoor paradise located right on the edge of Philipsburg. Whether you're an avid waterfowler, a deer hunting enthusiast, or someone simply looking for a private retreat to enjoy the beauty of nature, this property is for you.

Set in a scenic and accessible location, this versatile piece of land features prime waterfowl habitat along with proven whitetail deer activity-making it a rare find for sportsmen. With ample open space and natural water features, it's ideal for seasonal hunting, year-round fishing, or even setting up your own quiet escape from the hustle of daily life.

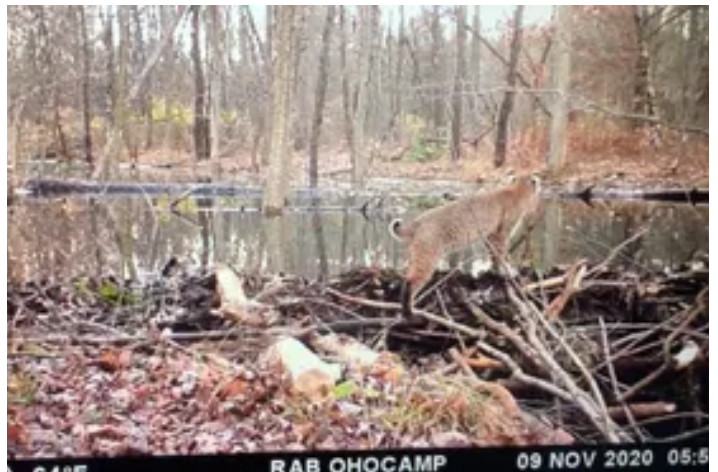
Just minutes from town but offering the peaceful seclusion of the countryside, this property delivers the best of both worlds. Don't miss this opportunity to own your own slice of central Pennsylvania's natural beauty.

Property Highlights:

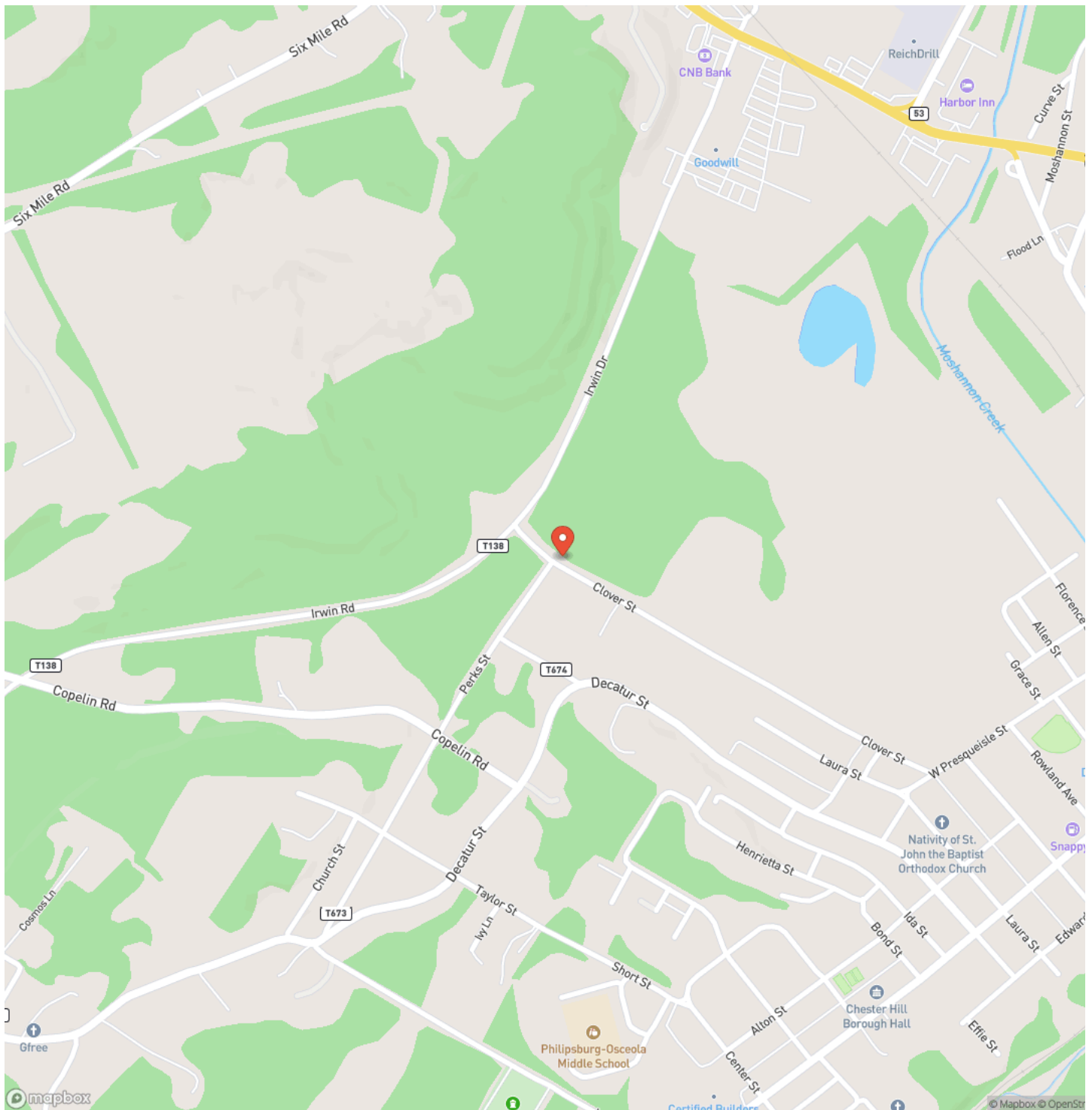
- Total 70.22 +/- acres of mixed habitat
- Excellent waterfowl and deer hunting potential
- Great fishing opportunities
- Located on the edge of Philipsburg for easy access
- Ideal for recreation, relaxation, or a future getaway cabin site

Make your outdoor dreams a reality-schedule your showing today!

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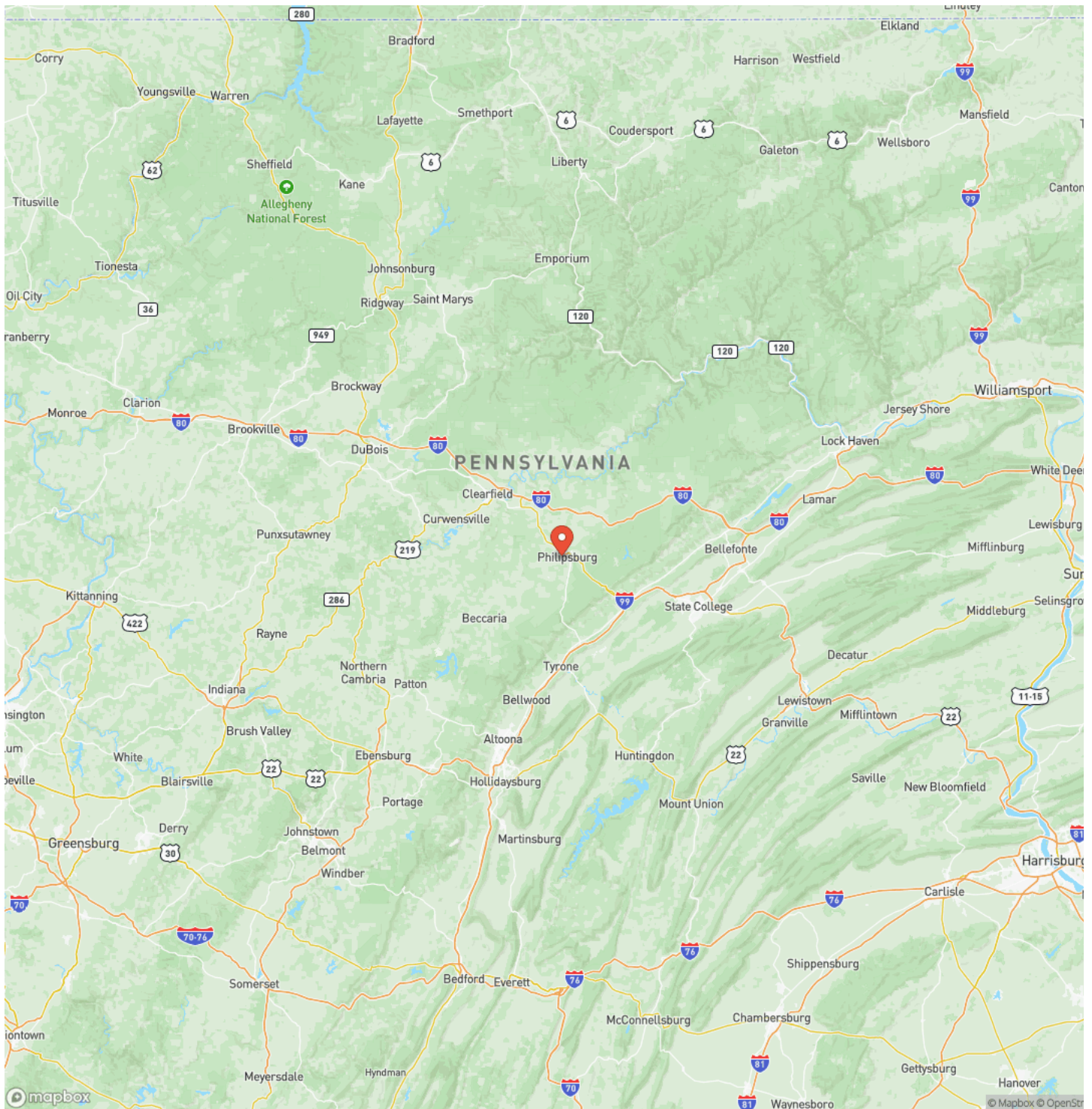


Locator Map



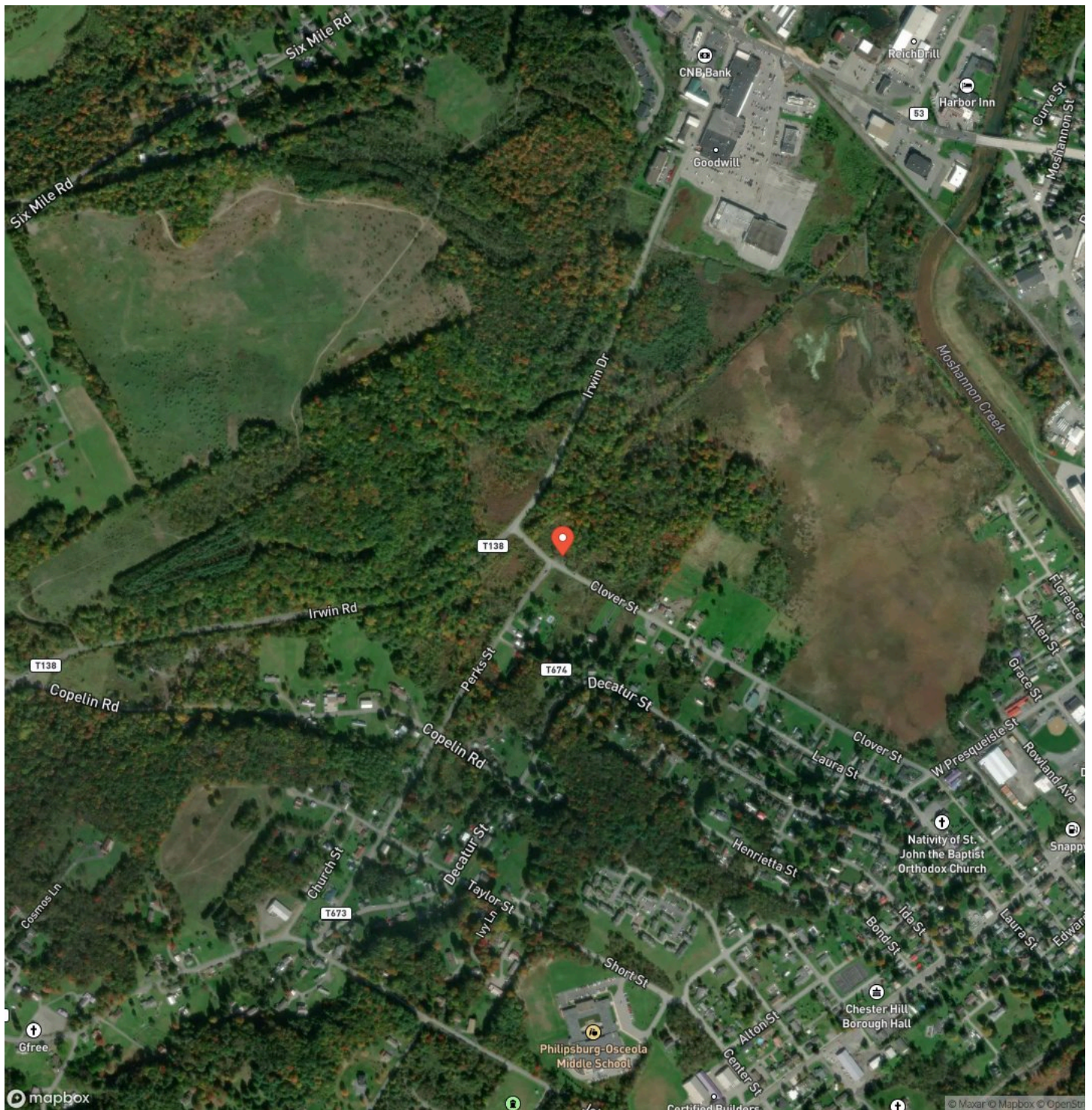
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Locator Map



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Satellite Map



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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