74± Acres - 4 Lots off of Luce Rd, Randolph Township
Crawford County PA
0 Luce Rd
Guys Mills, PA 16327

$377,800
75.56± Acres
Crawford County







MOSSY OAK PROPERTIES
Pennsylvania Land Professionals
America's Land Specialist

MORE INFO ONLINE:

https://palandpro.com/

SUMMARY

Address
0 Luce Rd

City, State Zip
Guys Mills, PA 16327

County
Crawford County

Type
Undeveloped Land, Recreational Land, Hunting Land, Timberland, Lot, Farms

Latitude / Longitude
41.606705 / -79.890254

Acreage
75.56

Price
$377,800

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

PRIME COUNTRY ACREAGE ON LUCE ROAD - LOTS 2-5 AVAILABLE

Welcome to Luce Road, where four of five thoughtfully parceled tracts remain available for their new owners. Lot 1 has already sold, leaving Lots 2-5 ready for purchase at **$5,000 per acre**. A single buyer may also have the opportunity to purchase all four remaining lots together, creating one larger tract of land.

Each property includes a new percolation test and soils report, providing a strong foundation for future building or development plans. The tracts are relatively flat to gently sloping, extending eastward toward a serene creek that approximately forms the eastern boundary. Luce Road borders the western side, with each lot offering ample county road frontage.

Wildlife is abundant throughout the area, including bear, deer, turkey, and small game. Every parcel includes timber, with Lot 5 featuring the largest timber stand. Lot 3 is a particularly attractive recreational tract, offering two fields divided by a scenic tree line.

Previously utilized in a corn field, these parcels provide an immediate opportunity for continued agricultural use or potential farm income. Located in Randolph Township in the southeast corner of Crawford County, the property offers a peaceful, private, and remote setting while remaining within convenient reach of major cities-approximately one hour from Erie, under two hours from Pittsburgh, and about two hours from Cleveland.

Property Highlights

- Lots 2-5 available; Lot 1 has been sold
- Offered at **$5,000 per acre**
- Lot 2: **21.44 acres $107,200**
- Lot 3: **22.89 acres $114,450**
- Lot 4: **16.15 acres $80,750**
- Lot 5: **15.08 acres $75,400**
- Individual lots total **75.56 acres based on the listed acreage**
- Opportunity for one buyer to purchase all remaining lots together
- New percolation tests and soils reports completed for all lots
- Relatively flat to gently sloping terrain
- Serene creek approximately marking the eastern boundary
- Ample county road frontage along Luce Road
- Abundant wildlife, including bear, deer, turkey, and small game
- Timber present on every parcel
- Lot 5 features the densest timber stand
- Lot 3 includes two fields separated by a tree line
- Former corn and soybean farmland with agricultural income potential
- Peaceful and private location in Randolph Township, Crawford County
- Approximately 1 hour to Erie
- Under 2 hours to Pittsburgh
- Approximately 2 hours to Cleveland

Seller does NOT own Oil, Gas and Mineral Rights to convey to the new owner.

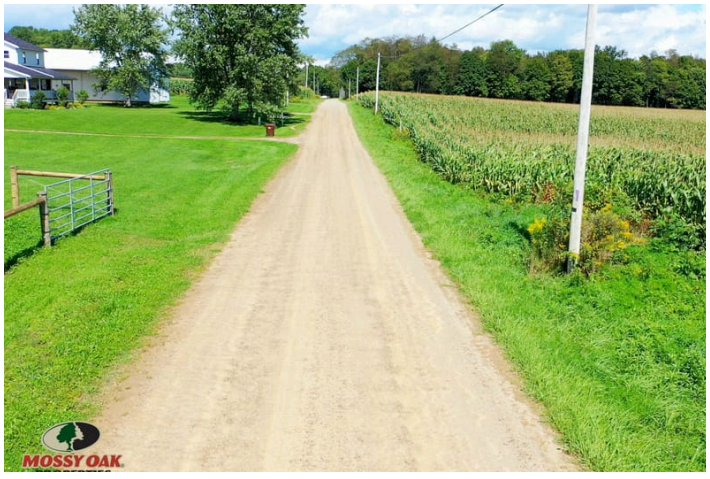

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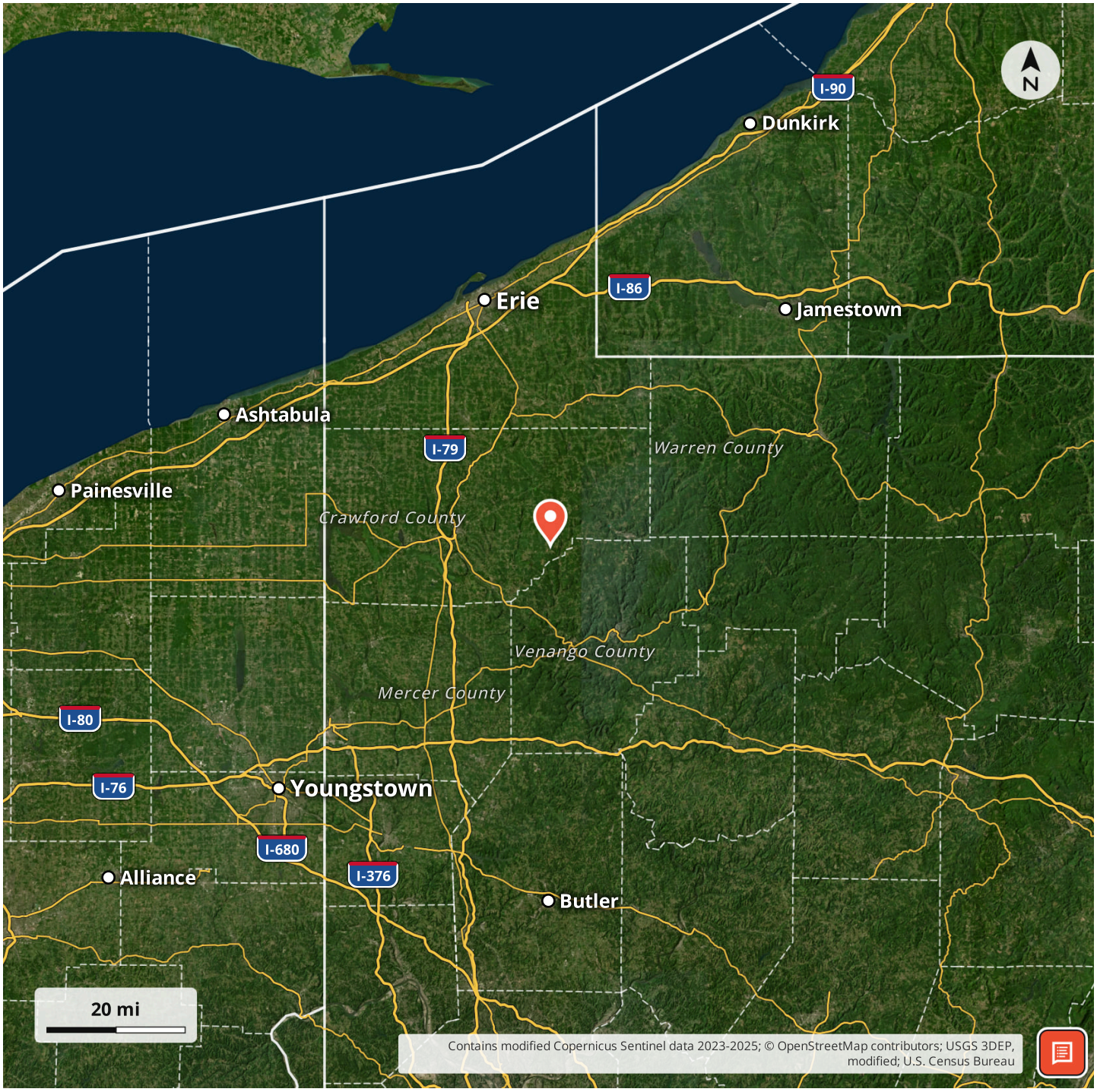




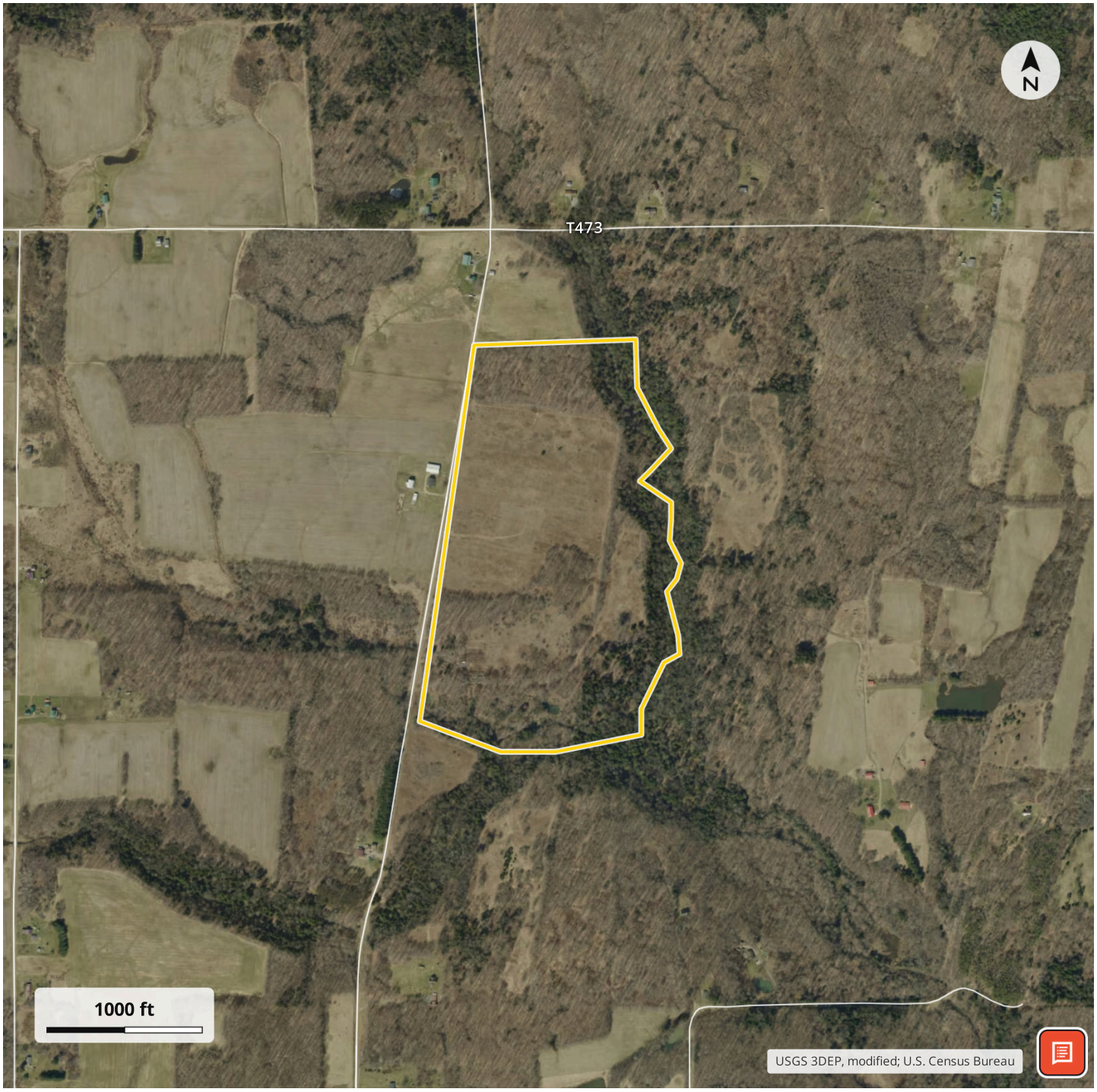



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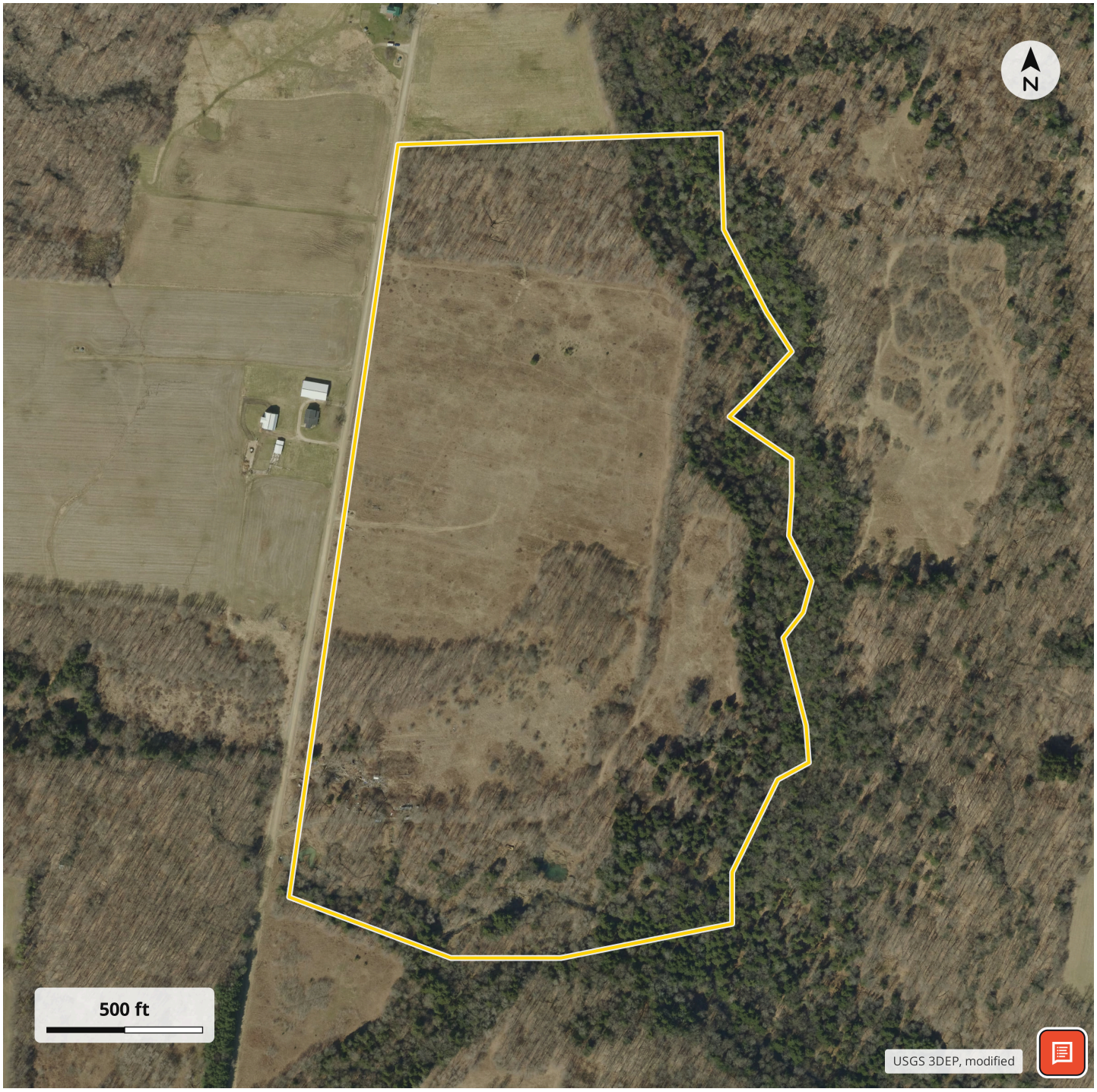
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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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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