

16.5 +/- Acres Burns Rd, Kennerdell PA - Venango
County
0 Burns Rd
Kennerdell, PA 16374

\$150,000
16.53± Acres
Venango County



16.5 +/- Acres Burns Rd, Kennerdell PA - Venango County
Kennerdell, PA / Venango County

SUMMARY

Address

0 Burns Rd

City, State Zip

Kennerdell, PA 16374

County

Venango County

Type

Hunting Land, Undeveloped Land, Recreational Land, Timberland, Lot

Latitude / Longitude

41.2377 / -79.94765

Taxes (Annually)

\$607

Acreage

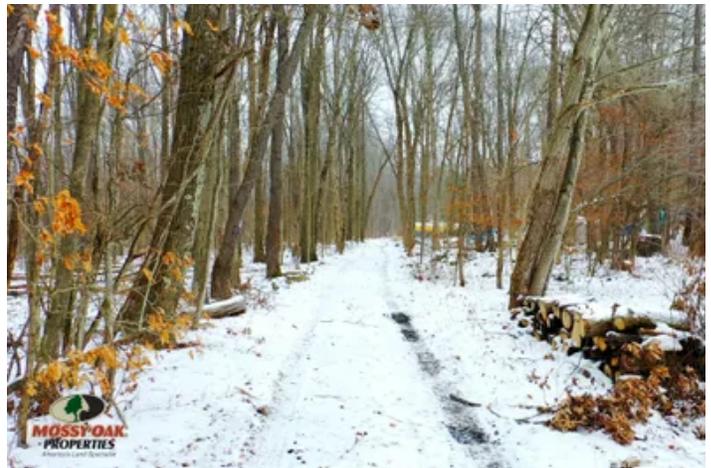
16.53

Price

\$150,000

Property Website

<https://www.mossyoakproperties.com/property/16-5-acres-burns-rd-kennerdell-pa-venango-county/venango/pennsylvania/99892/>



16.5 +/- Acres Burns Rd, Kennerdell PA - Venango County Kennerdell, PA / Venango County

PROPERTY DESCRIPTION

Uncover the serene beauty and boundless potential of 16.53 +/- acres nestled on Burns Road in Kennerdell, Pennsylvania. This remarkable tract of undeveloped land, a true canvas for your dreams, offers a captivating blend of natural splendor and recreational opportunity within Venango County. Whether you envision a private hunting retreat, a timber investment, or a secluded haven, this property promises an escape into nature's embrace. With Route 8 frontage and minutes from I-80 this opportunity is prime for long term investment.

Location

Situated in the charming community of Kennerdell, Pennsylvania, this property benefits from the tranquility of Venango County. The locale provides a peaceful rural setting while maintaining convenient access to nearby amenities and the natural attractions of the region. Just minutes away from state game lands.

Land and Terrain

Spanning 16.53 +/- acres, the land presents a predominantly wooded landscape, offering a rich environment for diverse activities. The terrain is ideal for creating private trails, developing secluded building sites, or simply enjoying the natural contours of the forest.

Improvements and Infrastructure

This property offers a pristine slate, allowing you the freedom to design and implement improvements entirely to your specifications. Buyers can envision and create any structures or amenities they desire, from a rustic cabin to a modern recreational lodge, ensuring a personalized touch from the ground up.

Water and Utilities

A natural stream meanders through the property, adding to its picturesque charm and providing a potential water source for various uses. Regarding utilities, the groundwork is laid for future development, allowing for the installation of systems tailored to your specific needs and preferences.

Wildlife and Vegetation

The property is a vibrant sanctuary for an abundance of wildlife, including bear, small game, turkey, and whitetail deer, making it an ideal locale for nature enthusiasts and hunters alike. The entire acreage is beautifully wooded, offering a rich canopy and diverse undergrowth that supports this thriving ecosystem.

Current and Potential Use

Currently enjoyed for its exceptional hunting opportunities, this versatile acreage is also perfectly suited for a range of other pursuits. Its potential extends to recreational land, timberland, or even as a private Lot for a future dwelling, limited only by your imagination. The property also includes valuable mineral, natural gas, and oil rights.

Access and Easements

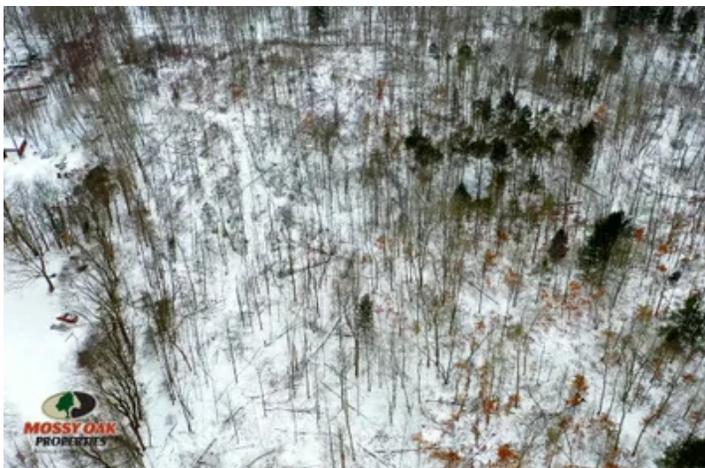
Access to this inviting parcel is facilitated by a gravel county road, ensuring year-round entry. The property boasts county road frontage, providing excellent accessibility and ease of navigation.

Financial

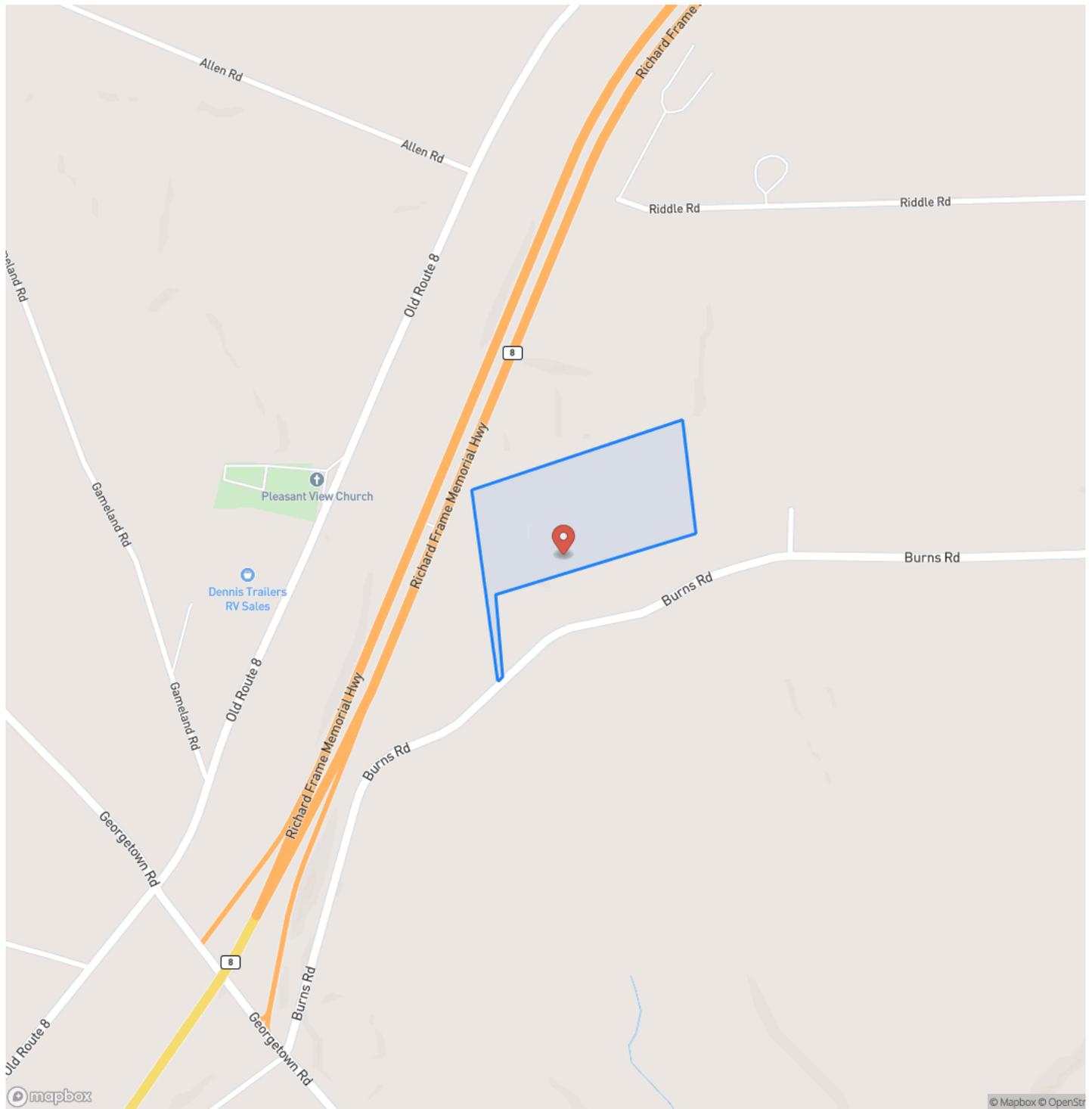
Seller/owner financing is available. Please contact Daniel for more information. *Oil, Gas, and Mineral Rights are available* with this land adding future potential income.

Contact us today to learn more or to schedule a visit.

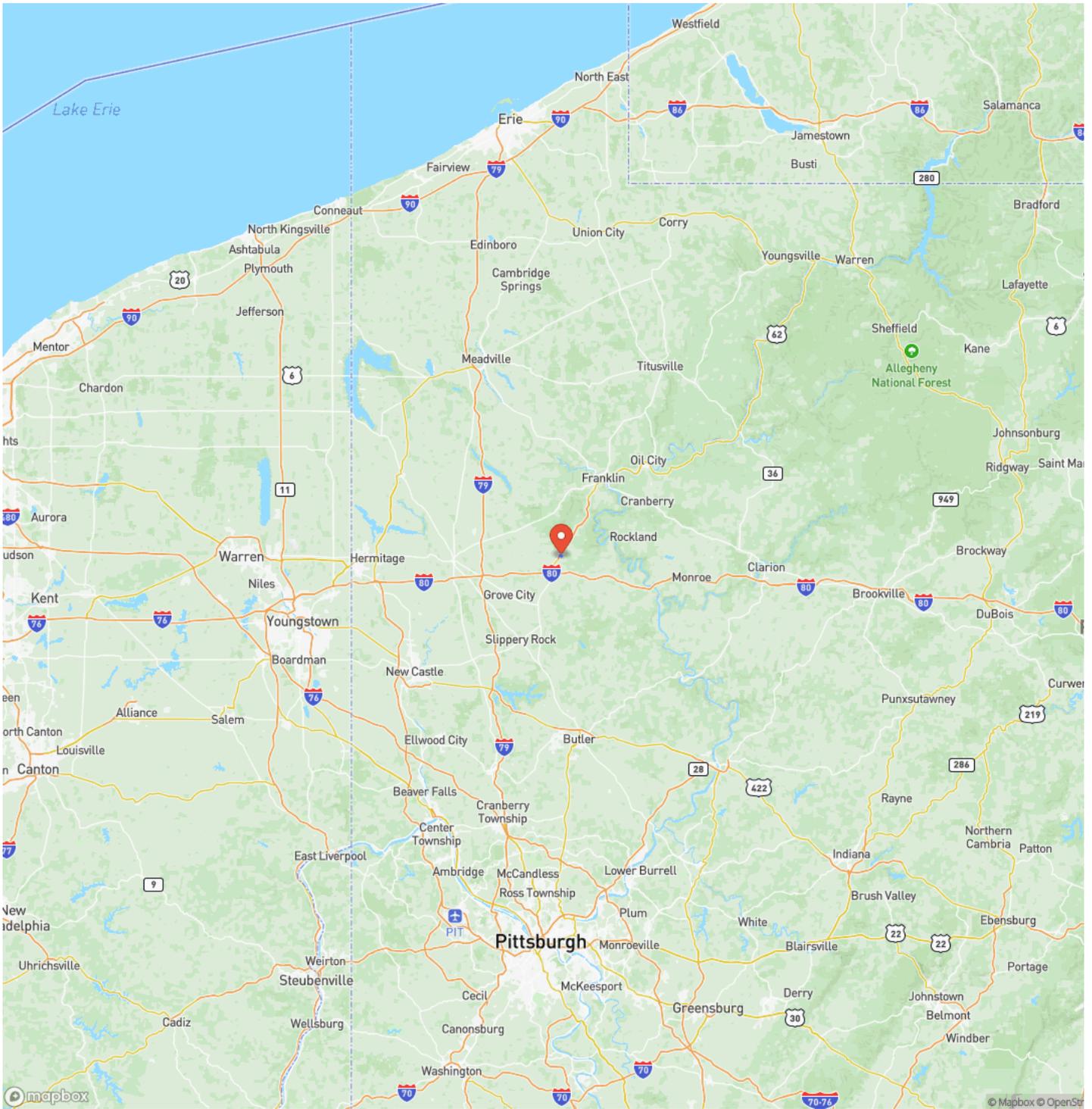
16.5 +/- Acres Burns Rd, Kennerdell PA - Venango County
Kennerdell, PA / Venango County



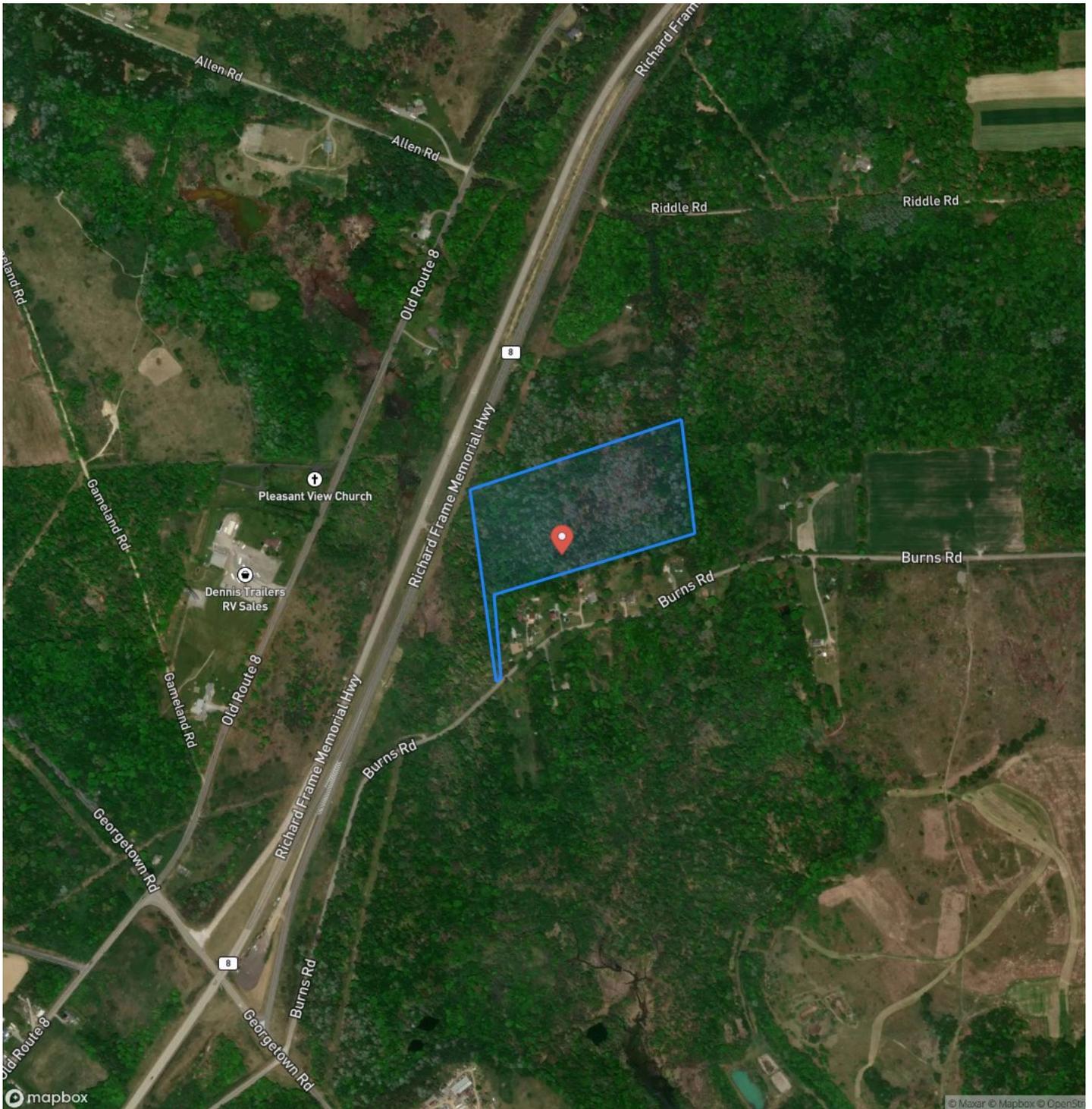
Locator Map



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
mossyoakproperties.com

