Pymatuning Lake, Kinsman Rd Farm - Jamestown PA
Mercer County
0 Kinsman Rd
Jamestown, PA 16134

$325,000
47.51± Acres
Mercer County







SUMMARY

Address
0 Kinsman Rd

City, State Zip
Jamestown, PA 16134

County
Mercer County

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

Latitude / Longitude
41.47933 / -80.45196

Taxes (Annually)
$495

Acreage
47.51

Price
$325,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

0 Kinsman Road, Jamestown, PA 16134 - 47.51 Acres | Mercer County, PA (Greene Township, Jamestown Area School District)

Discover the perfect blend of recreation, income, and natural beauty on this **47.51 acre property** in scenic Greene Township, Mercer County - just **1.5 miles from Pymatuning Reservoir** and within the **Jamestown Area School District**.

The land features **two open fields** - one over 5 acres on the northwest corner and another over 8 acres on the northeast - currently leased for hay production, offering **immediate income potential**. Nestled among the **mature, unharvested timber** is a **1-acre food plot** thoughtfully planted with **chestnuts and fruit trees** to attract wildlife. A **custom-built hunting blind** overlooks the area, ideal for observing or harvesting the **mature whitetail deer** this property consistently produces.

A **meandering creek** adds natural beauty and enhances habitat diversity. With **approximately 2,000 feet of frontage on Kinsman Road (State Route 58)**, access is convenient and flexible for a variety of future uses. Whether you envision a **recreational retreat, hunting haven, small farm, investment property, or private homestead**, this parcel offers unmatched potential.

All **oil, gas, and mineral rights convey** with no current lease, presenting future income opportunities. **Annual taxes under $500** make ownership low-maintenance and cost-effective.

Property Features & Highlights

- **47.51 acres** in scenic Mercer County, Greene Township
- **Excellent whitetail habitat** with proven harvest history
- **1-acre wildlife food plot** with chestnut and fruit trees
- **Mature, unharvested timber** - potential for immediate income
- **Two open fields (5+ & 8+ acres)** currently leased for hay production
- **Small creek** meandering through the property
- **Custom-built hunting blind** for hunting or wildlife observation
- **All oil, gas, and mineral rights convey** - no current lease
- **Approximately 2,000 feet of frontage** on Kinsman Road (State Route 58)
- **Under 1.5 miles to Pymatuning Reservoir** for fishing and water recreation
- Ideal for **recreation, investment, farming, or homesteading**
- **Low taxes - under $500/year**


MOSSY OAK
PROPERTIES
America's Land Specialist


MOSSY OAK
PROPERTIES
America's Land Specialist

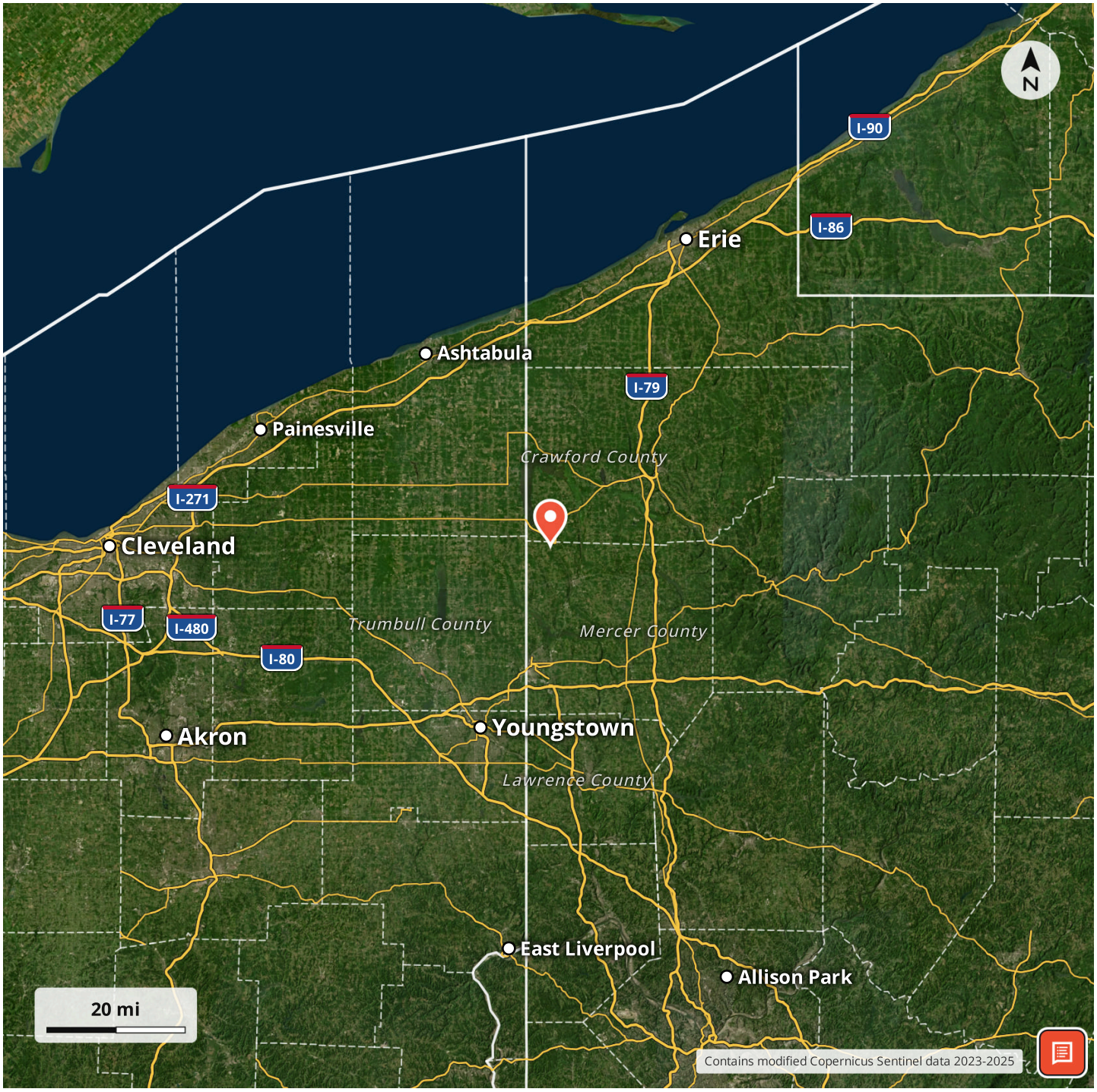

MOSSY OAK
PROPERTIES


MOSSY OAK
PROPERTIES

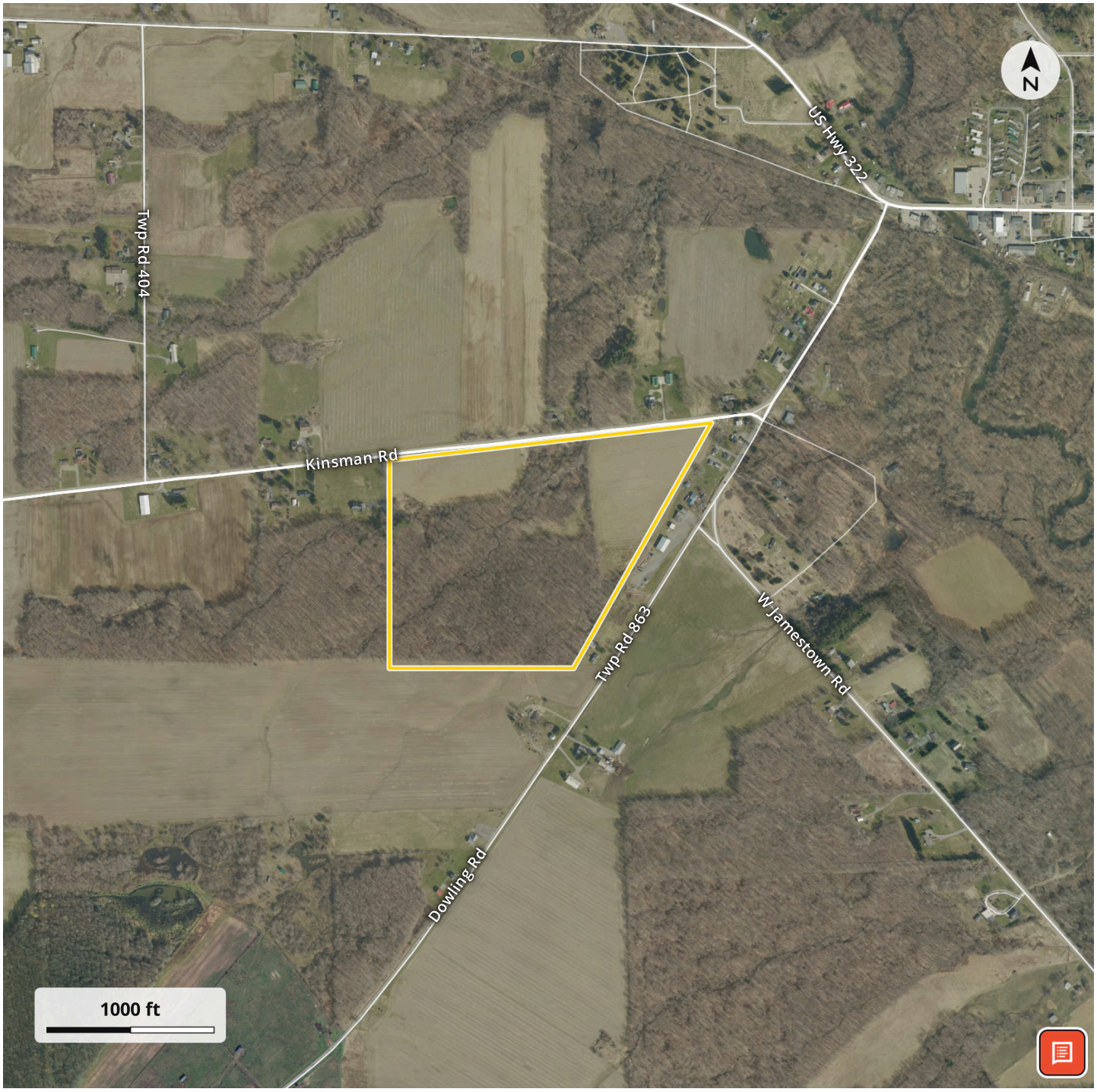

MOSSY OAK
PROPERTIES


MOSSY OAK
PROPERTIES

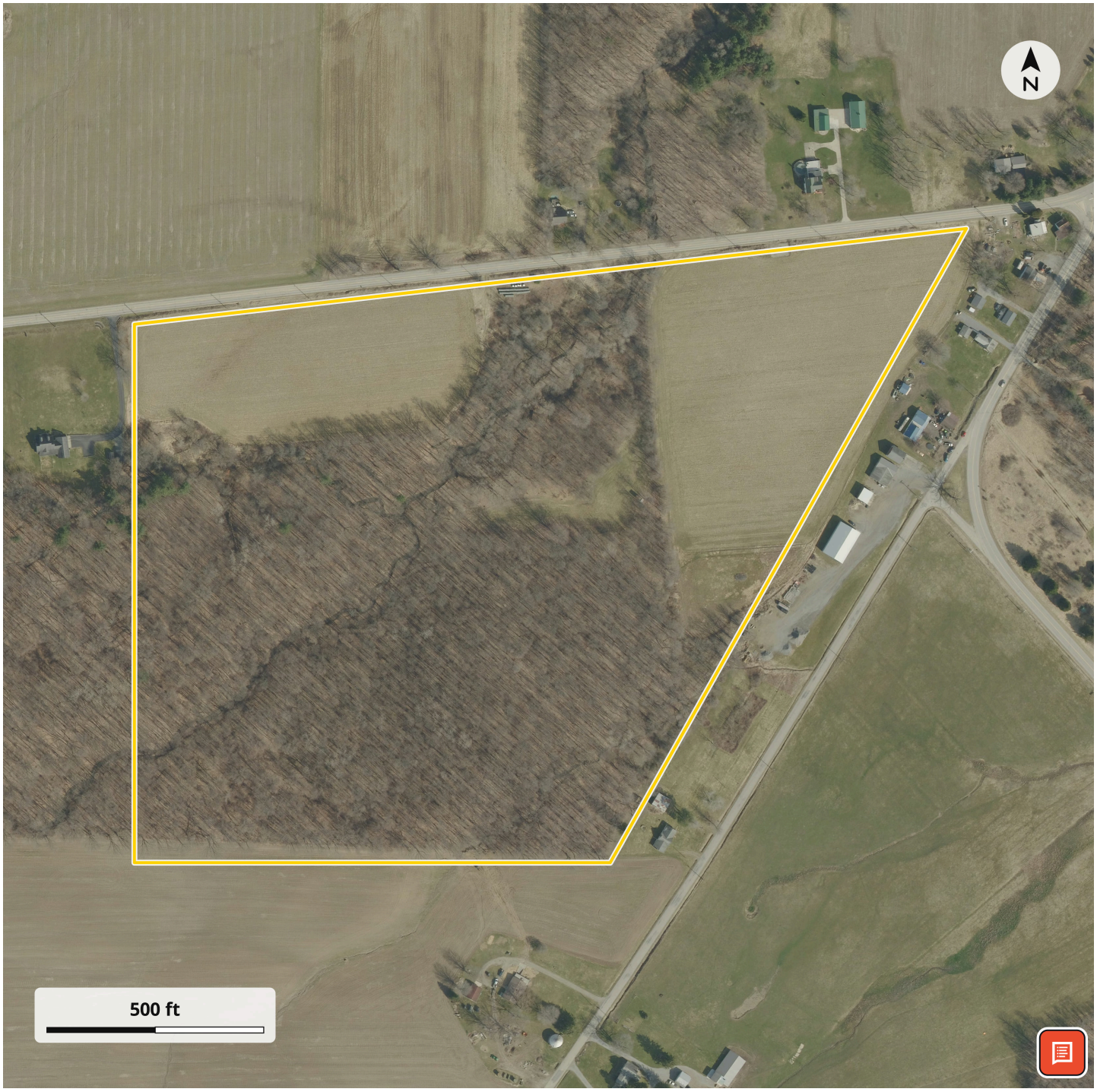
Regional Map



Locator Map


N
US Hwy 322
Twp Rd 404
Kinsman Rd
Twp Rd 863
W Jamestown Rd
Dowling Rd
1000 ft

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Daniel Humes

Mobile
(412) 877-3915

Office
(724) 678-1232

Email
dhumes@mossyoakproperties.com

Address
511 Skyline Drive

City / State / Zip
Belle Vernon, PA 15012

NOTES

NOTES

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/