Erie County, 146± Acres With Cell Tower
Smith Road
North East, PA 16428

$730,000
146± Acres
Erie County







SUMMARY

Address
Smith Road

City, State Zip
North East, PA 16428

County
Erie County

Type
Farms, Hunting Land, Business Opportunity

Latitude / Longitude
42.169616 / -79.846427

Taxes (Annually)
$2,098

Acreage
146

Price
$730,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Discover a rare opportunity in the heart of Erie County, Pennsylvania - 146 acres of diverse land in North East offering a unique combination of income potential, recreation, agriculture, and long-term investment value. Conveniently located just minutes from Interstate 90, this property provides excellent accessibility while maintaining the privacy and natural beauty buyers are searching for.

The property features approximately 74 acres of productive tillable farmland currently suited for agricultural use, cash rent income, or future expansion opportunities. Adding immediate investment appeal is an existing cell tower lease providing reliable monthly income and strong return-on-investment potential. There is a billboard along interstate 90 also with monthly income.

Beyond the farmland, the wooded acreage showcases the scenic character of Northwestern Pennsylvania with mature, untouched timber, rolling terrain, and beautiful slate rock streams winding through the forest. The land offers exceptional wildlife habitat, making it a dream property for hunters, outdoor enthusiasts, or anyone seeking a recreational retreat. While photographing the property, signs of thriving wildlife were everywhere - including a naturally shed deer antler discovered in the woods and a mature tom turkey strutting through the agricultural fields.

Whether you are an investor, farmer, hunter, or someone looking to own a large piece of Pennsylvania land with income-producing features, this property delivers a rare mix of utility and natural beauty. An additional 46 acre parcel located directly across the road is also available for purchase, creating the opportunity for an even larger land holding in this highly desirable area of Erie County.

Properties offering farmland, timber value, recreational appeal, and passive income opportunities in one package are increasingly difficult to find. This is a chance to secure a truly versatile investment property in North East, Pennsylvania.

*Must be pre-approved or proof of funds before scheduling a showing.





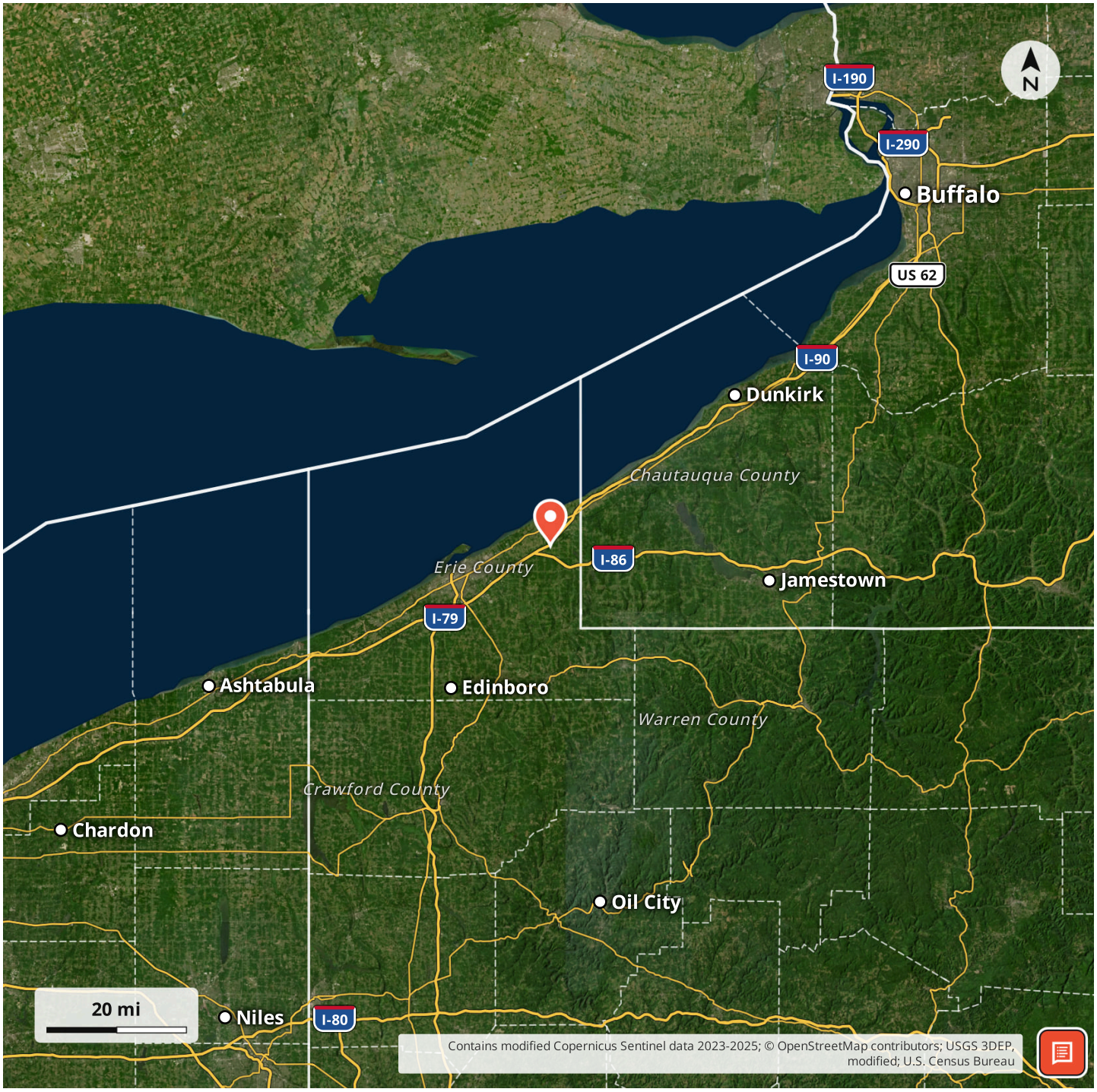








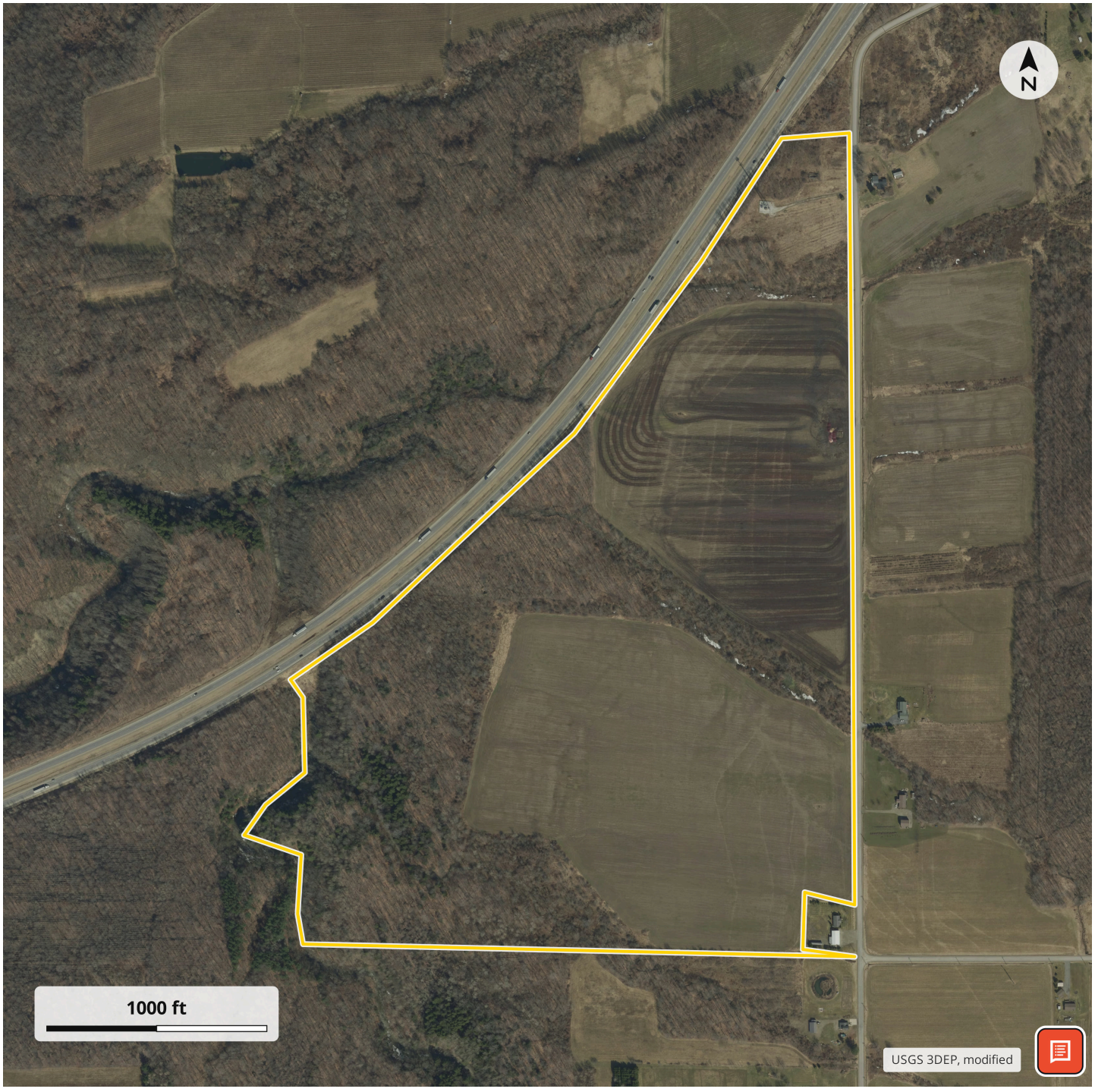
Regional Map



Locator Map


Sidehill Rd
Crawford Rd
Smith Rd
Williams Rd
I-90
Arnold Rd
N
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Joel Mowris

Mobile
(814) 720-8254

Office
(724) 678-1232

Email
jmowris@mossyoakproperties.com

Address
511 Skyline Drive

City / State / Zip
Belle Vernon, PA 15012

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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.

Mossy Oak Properties Pennsylvania Land Professionals
511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
https://palandpro.com/