

102± Acres Crawford County ST HWY 408
State HWY 408
Titusville, PA 16354

\$449,000
102± Acres
Crawford County



**102± Acres Crawford County ST HWY 408
Titusville, PA / Crawford County**

SUMMARY

Address

State HWY 408

City, State Zip

Titusville, PA 16354

County

Crawford County

Type

Hunting Land, Recreational Land, Riverfront, Timberland

Latitude / Longitude

41.652477 / -79.734336

Taxes (Annually)

\$968

Acreage

102

Price

\$449,000

Property Website

<https://www.mossyoakproperties.com/property/102-acres-crawford-county-st-hwy-408/crawford/pennsylvania/104892/>



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Titusville, PA / Crawford County**

PROPERTY DESCRIPTION

Nestled in the heart of Hydetown in Crawford County, this stunning 102± Deeded acre recreational property offers a rare combination of water frontage, wildlife habitat, and peaceful seclusion. With approximately a half mile of frontage along Oil Creek - a stocked trout stream known for excellent fishing and waterfowl opportunities - this property is truly a sportsman's paradise.

A driveway leads from the entrance through the property to an old cabin overlooking the creek. The cabin needs maintenance but offers incredible potential as a hunting camp or weekend retreat. Tucked away nearby is a separate small pond surrounded by woods, adding to the property's quiet charm.

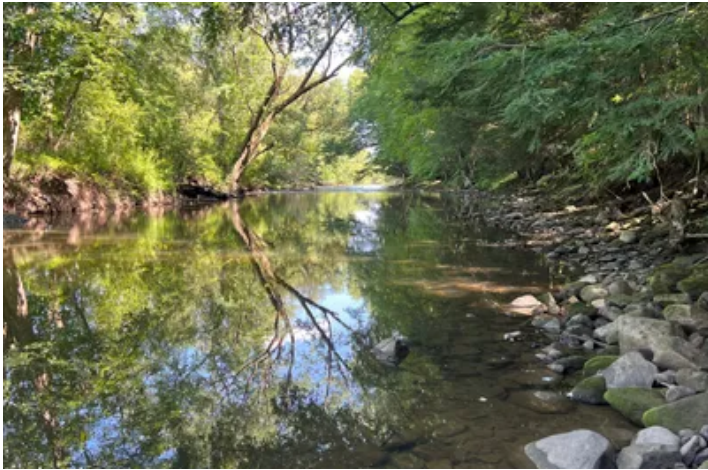
The land has been timbered in recent years, creating exceptional bedding cover for deer and enhancing wildlife habitat throughout the property. The creek bottom features multiple historical scrapes and staging area rubs, showcasing consistent deer activity. During a recent visit, even a bobcat was spotted on the property - a testament to the area's thriving wildlife population.

The terrain offers a beautiful mix of hardwoods and hemlocks along the northwest side of the property, creating a scenic and peaceful setting. **All oil, gas, and mineral rights convey with the sale.**

Whether you are searching for a premier hunting property, a private getaway, or an investment in Pennsylvania land, this unique acreage delivers outstanding recreational opportunities and natural beauty.

Note GIS mapping shows less acreage but on deeds shows 102.

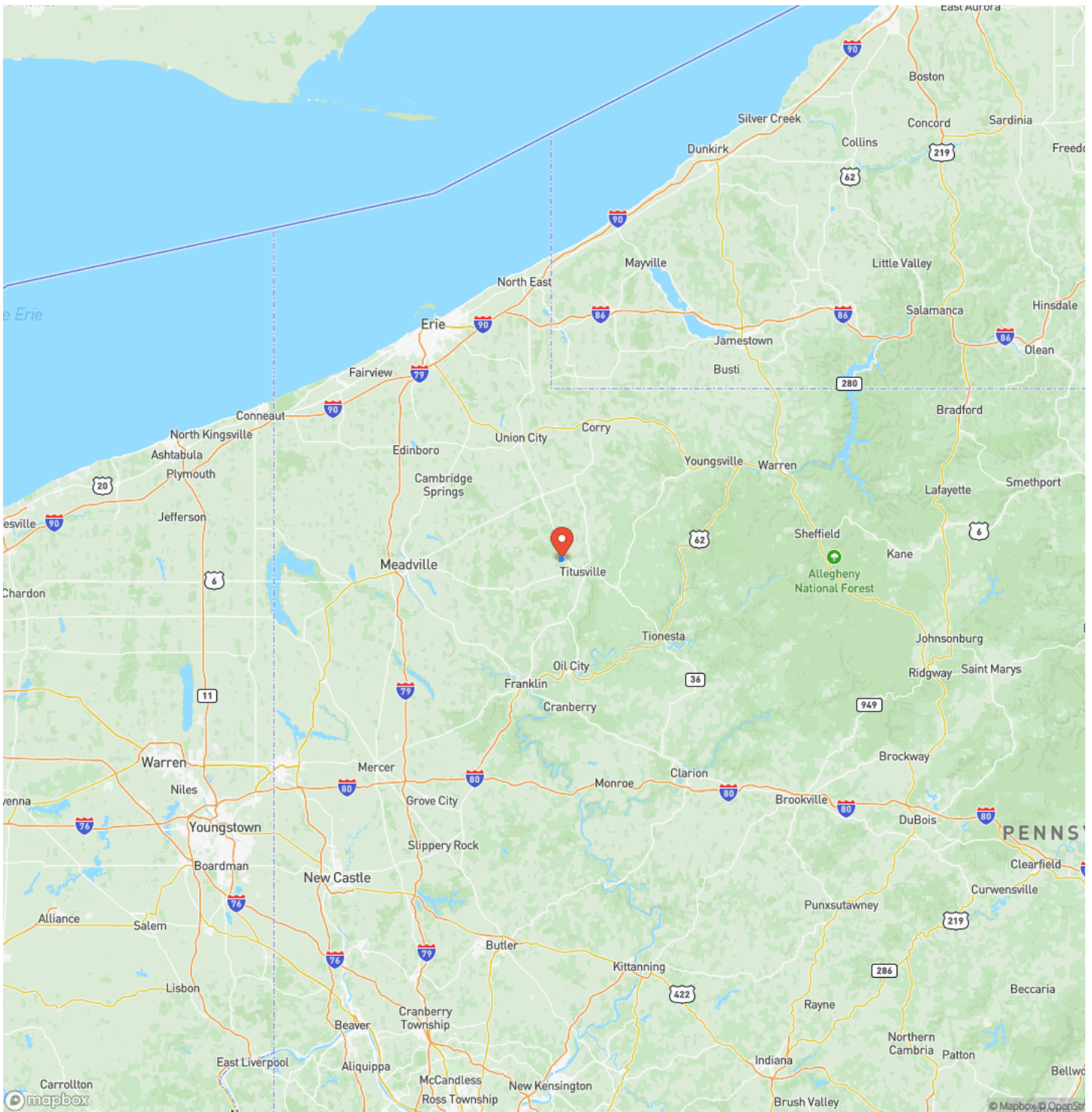
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Locator Map



Locator Map



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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