Nagle Rd., Cambria Couty - 40 ± Acres
Nagle Rd.
Hastings, PA 16646

$199,000
40.74± Acres
Cambria County







SUMMARY

Address
Nagle Rd.

City, State Zip
Hastings, PA 16646

County
Cambria County

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

Latitude / Longitude
40.7159 / -78.702

Acreage
40.74

Price
$199,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

40± Acre Outdoor & Hunting Retreat in Hastings — Adjoining PA Game Lands

Rare opportunity to own 40± acres of beautiful, private land in Hastings, Cambria County. This property offers an incredible combination of premier hunting, recreational freedom, mature woodland, and small-scale agricultural potential. Whether you're looking to build a private family cabin, establish a hunting camp, or simply own a legacy piece of Pennsylvania countryside, this tract offers exceptional potential.

PROPERTY HIGHLIGHTS

- **Direct Game Lands Border:** Private acreage directly adjoining 300+ acres of Pennsylvania Game Lands, providing immediate access to additional public hunting and recreational ground right from your property line.
- **Tillable Acreage & Food Plot Potential:** Approximately 6 acres of open, tillable ground provide excellent opportunities for agricultural use, wildlife food plots, recreation, or a private homesite.
- **Mature, Private Woodlands:** The balance of the property consists of beautiful, mature woodland, including a large stand of established hardwoods. The timber provides excellent natural wildlife cover, scenic surroundings, recreational trails, and privacy while adding to the property's overall value and appeal.
- **Excellent Wildlife Habitat:** The combination of mature woods, open acreage, and adjoining Game Lands creates an exceptional setting for deer, turkey, and other Pennsylvania wildlife.
- **The Ultimate Outdoor Getaway:** A unique blend of productive open ground and deep woods makes this property an ideal setting for a recreational retreat, family campsite, hunting camp, cabin, or private country estate.
- **Oil, Gas and Mineral Rights Transfer:** Lease allows for 200,000 cubic feet of free gas to be used for light and heat on the premises.

QUICK OVERVIEW

- **Total Acreage:** 40± acres of private, diverse terrain
- **Location:** Hastings, Cambria County, PA
- **Adjoining Land:** Direct border with 300+ acres of Pennsylvania Game Lands
- **Tillable Land:** Approximately 6 acres of open, productive ground
- **Oil, Gas and Mineral Rights Transfer:** lease allows for 200,000 cubic feet of free gas a year be used for light and heat on the premises.
- **Woodland:** Mature stands of hardwoods and native Pennsylvania woods
- **Recreational Potential:** Hunting, trail riding, hiking, camping, wildlife management, and outdoor recreation
- **Potential Uses:** Hunting retreat, cabin or homesite, recreational property, family getaway, or private country estate

Opportunities to own private acreage that directly shares a boundary with protected public hunting lands are incredibly rare. With mature timber, open ground, abundant wildlife habitat, and immediate access to adjoining Game Lands, this 40± acre property offers a combination that is increasingly difficult to find in Pennsylvania.

A great opportunity for the outdoor enthusiast, hunter, investor, or anyone looking for a private piece of Pennsylvania wilderness to enjoy for years to come.





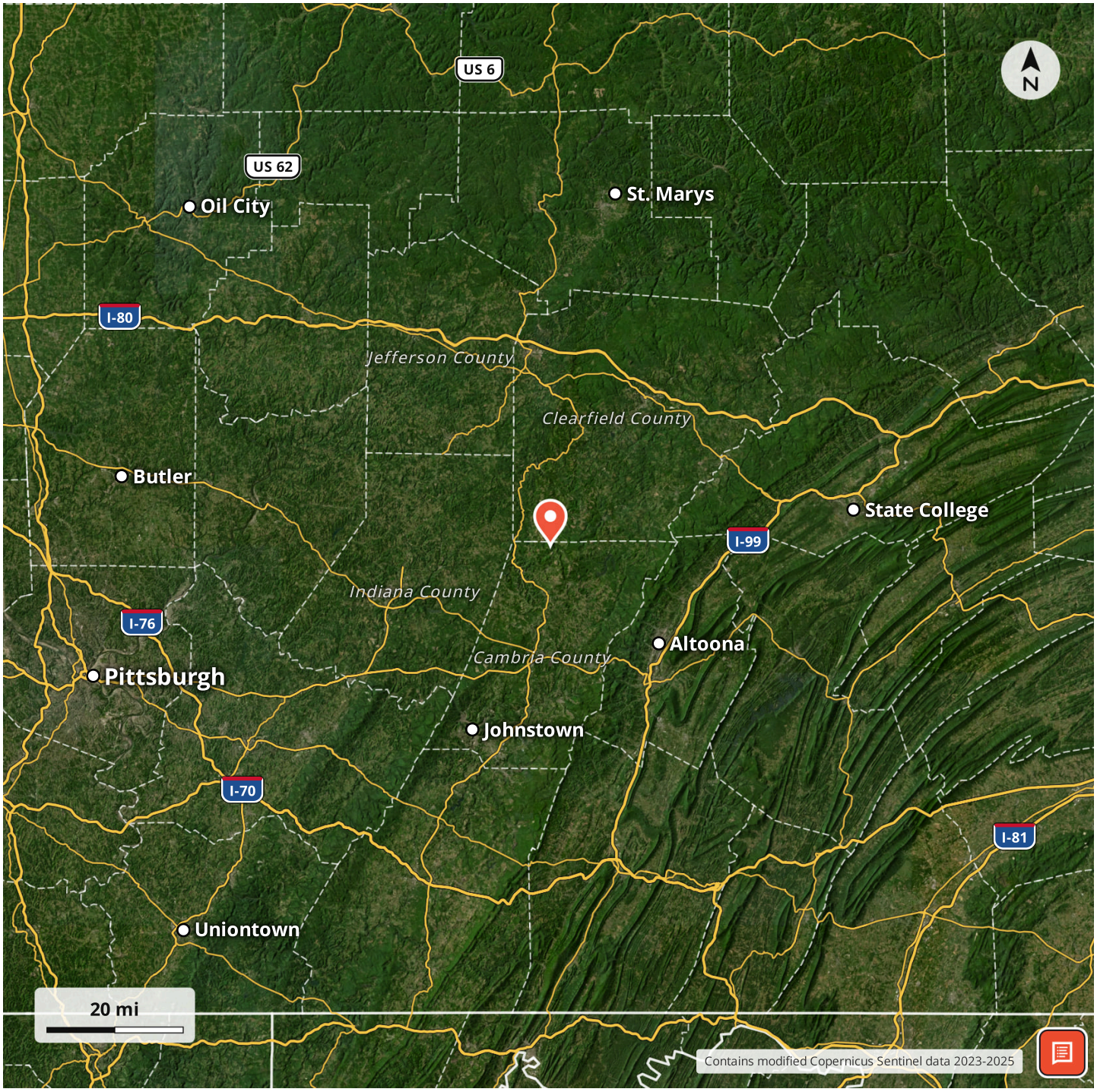




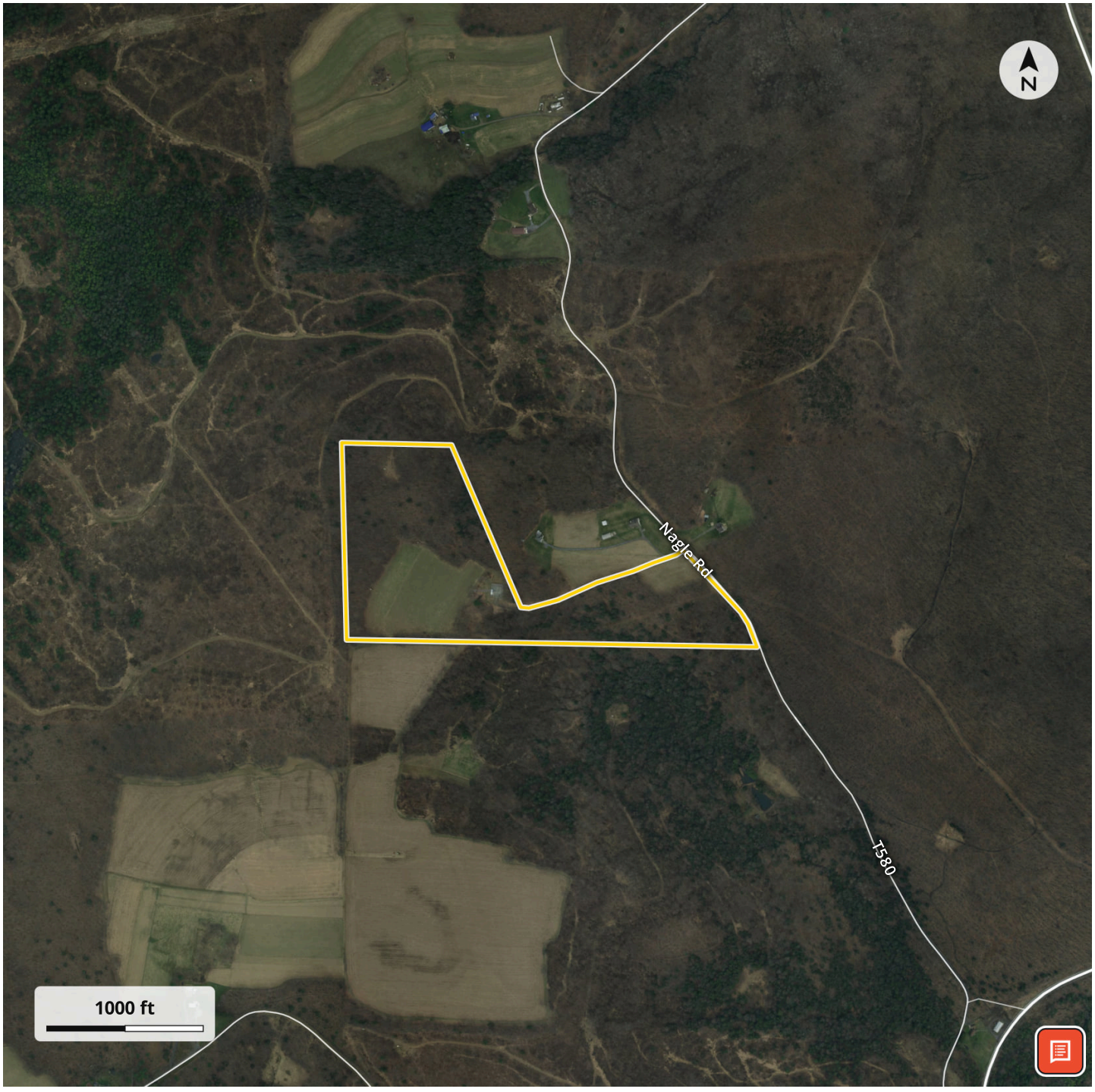




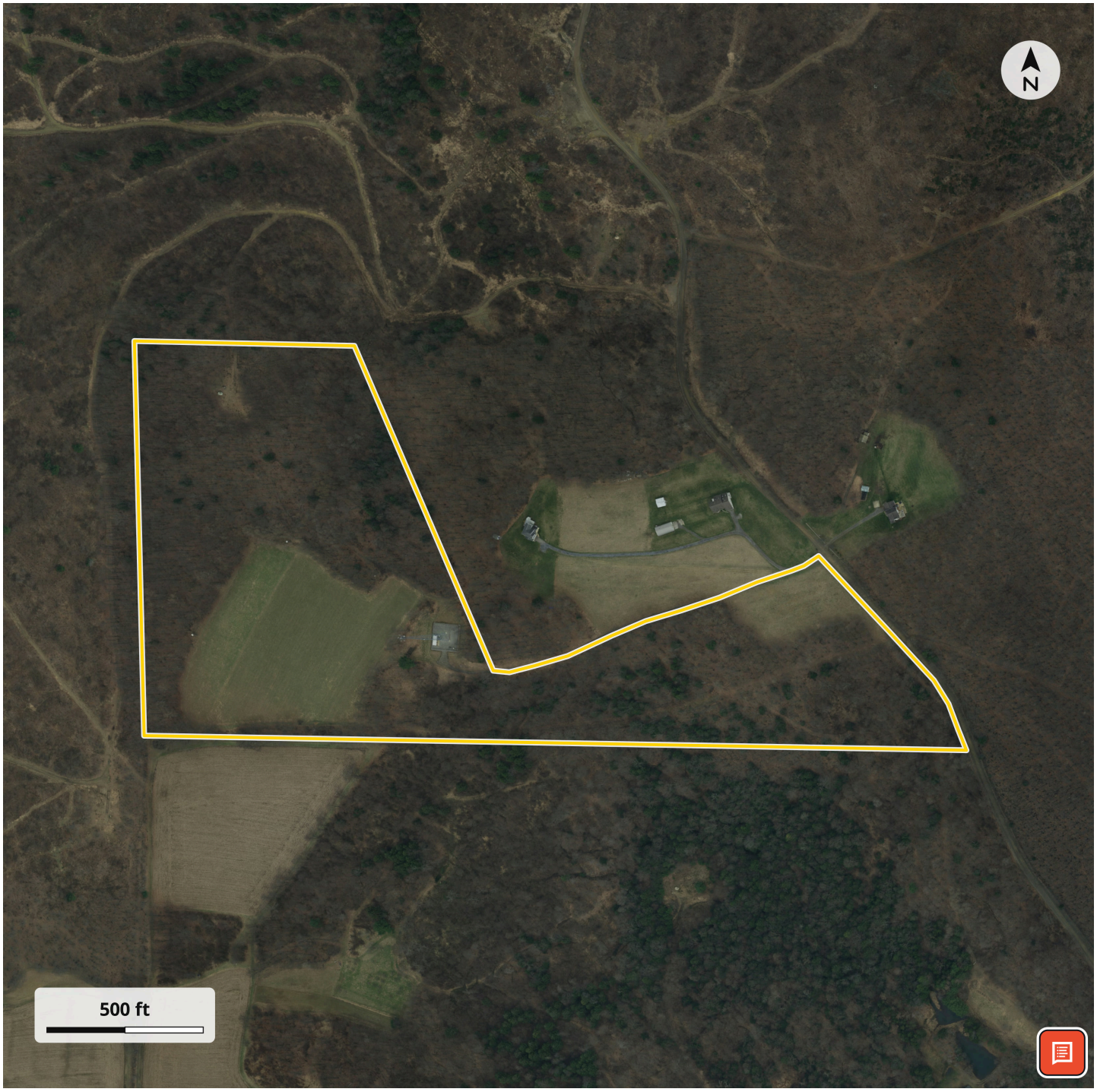
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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