Exceptional Recreational & Timber Investment Opportunity

WARREN 63 | Brokenstraw & Sugar Grove Twps, Pennsylvania | 80± Acres



Warren 63 Tract Highlights:

- Located in Brokenstraw and Sugar Grove Twps, Warren County; 7 miles south of Sugar Grove
- Ecological diversity and long-term timber value
- A mix of tree species and habitat types:
  - Hardwood ridges
  - Low-slope softwood cover
  - Proximity to water
- Gently to moderately rolling topography
- 300± feet of road frontage
- Access to roadside electric and maintained road frontage.
- A neighborhood of forestland, open fields, and seasonal and year-round residences

Offered at: $250,000

LandVest

For additional information or to schedule property tours, please contact:

Justin Davidson
Project Manager | Pennsylvania & New York
jdavidson@landvest.com | 607-463-8673
14 E. Market Street, Ste 202, Corning, NY 14830

www.landvest.com

WARREN 63

Warren County, PA | 80± Acres







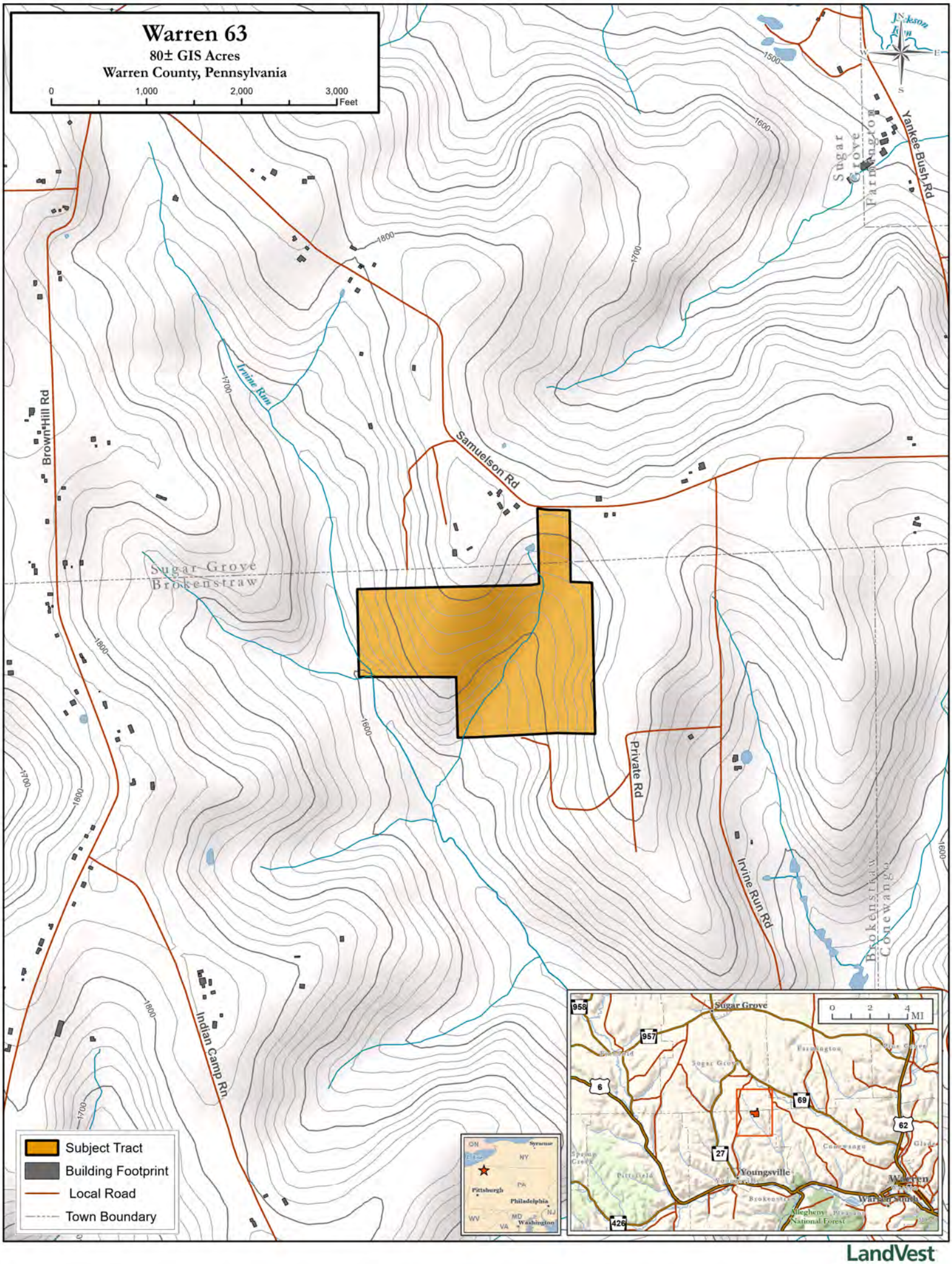




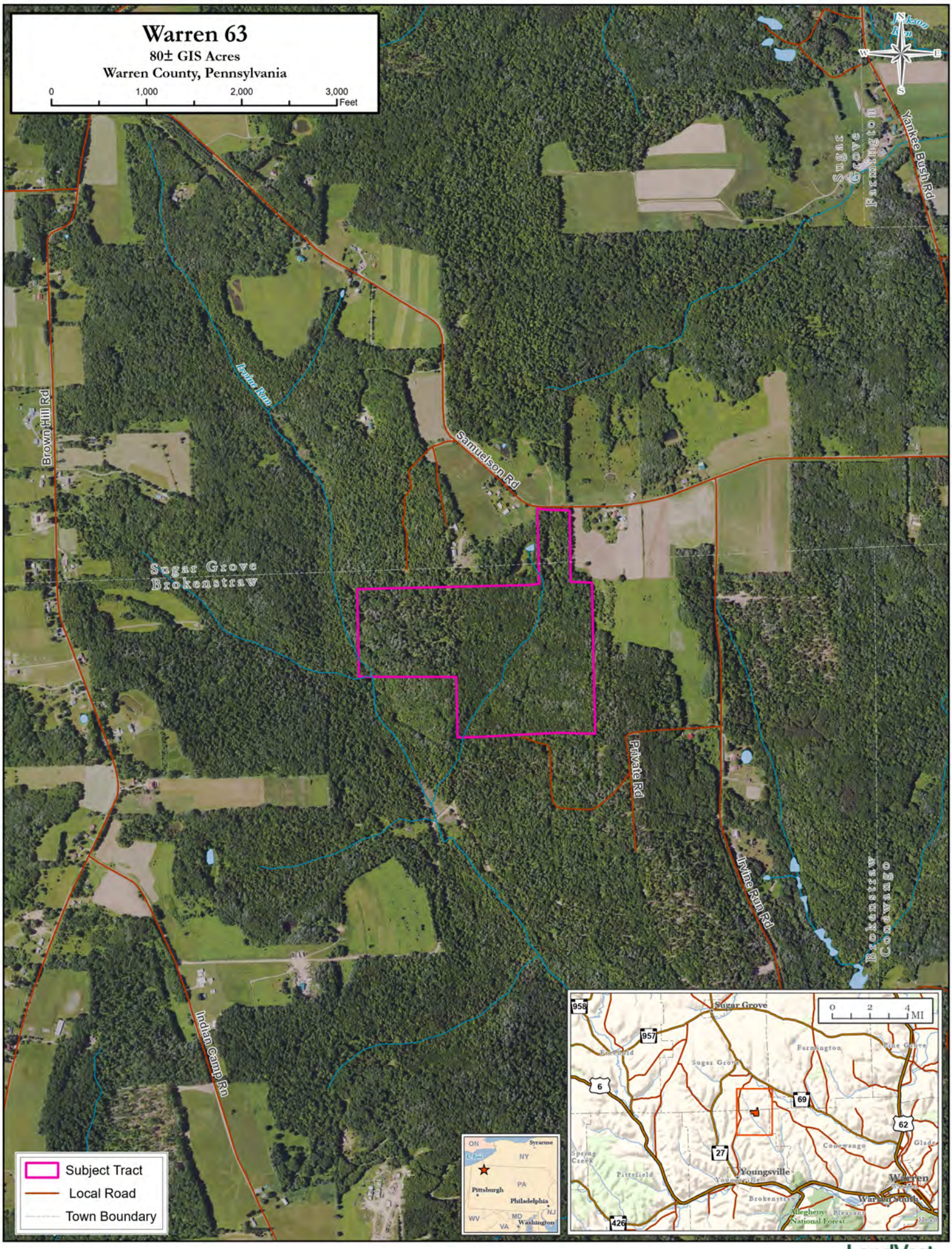


LandVest

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Warren 63
80± GIS Acres
Warren County, Pennsylvania
0
1,000
2,000
3,000
Feet
Jackson
Yankee Bush Rd
Sugar Grove
Farmington
Brown Hill Rd
Irvine Run
Samuelson Rd
Sugar Grove
Brokenstraw
Private Rd
Irvine Run Rd
Brokenstraw
Conewango
Indian Camp Rn
1500
1600
1700
1800
Subject Tract
Building Footprint
Local Road
Town Boundary
Sugar Grove
Youngsville
Warren
Pittsfield
Pittsfield
Farmington
Conewango
Glade
Spring Creek
Allegheny National Forest
Warren State
Pittsburgh
Philadelphia
Syracuse
NY
PA
WV
MD
VA
NJ
Washington
0
2
4
MI
958
957
6
69
62
27
426

LandVest


Warren 63
80± GIS Acres
Warren County, Pennsylvania
0
1,000
2,000
3,000
Feet
N
E
S
W
Jackson
Sugar Grove Farmington
Yankee Bush Rd
Brown Hill Rd
Indian Run
Samuelson Rd
Sugar Grove
Brokenstraw
Private Rd
Irvine Run Rd
Brokenstraw Conewango
Indian Camp Run
Subject Tract
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Town Boundary
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LandVest