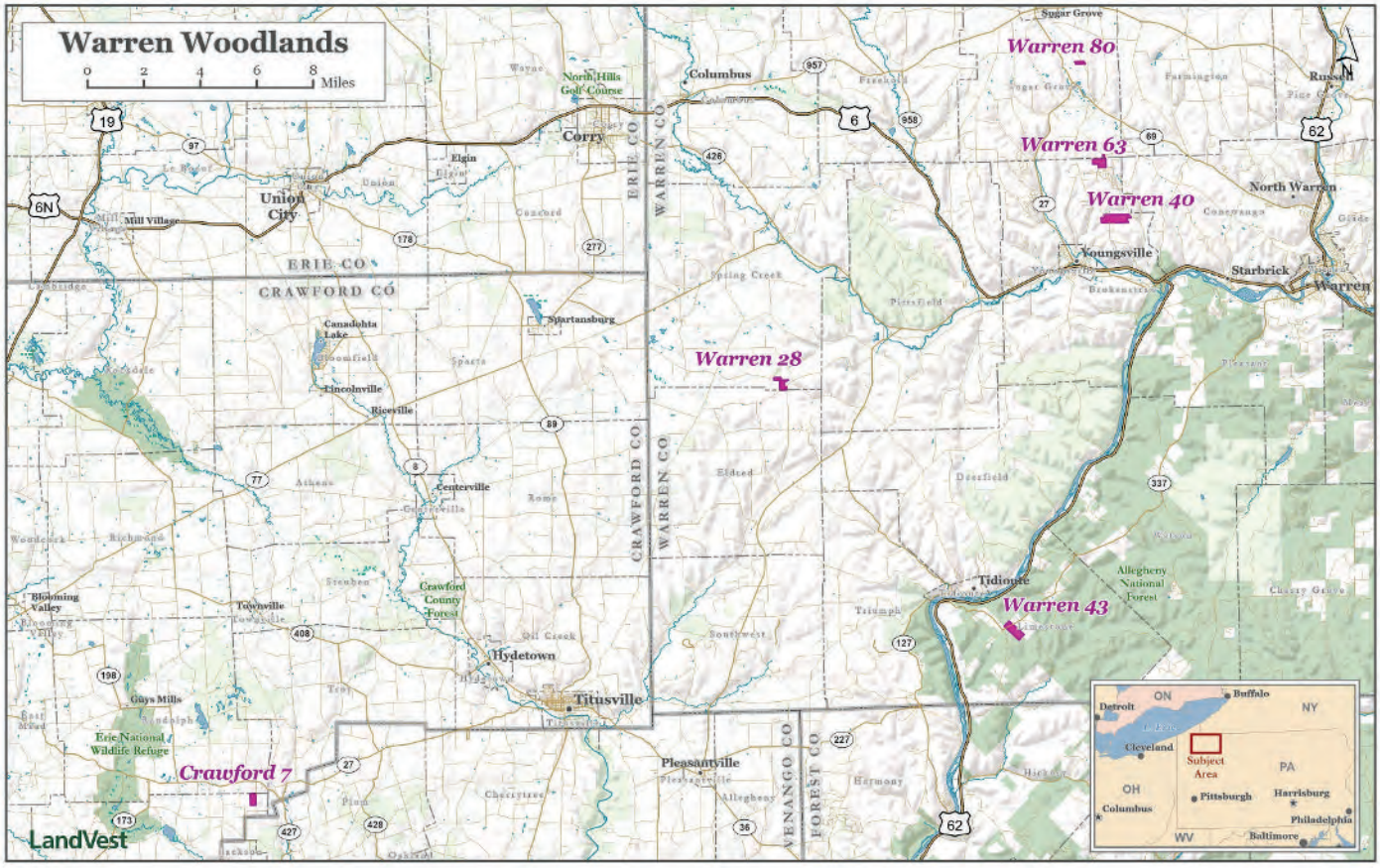
Allegheny Hardwood Forestland Tracts - Available Individually

WARREN WOODLANDS | Warren & Crawford Counties, PA | 20 - 169± Acres



LandVest is pleased to present a selection of six quality woodlots and recreational investments across Warren and Crawford Counties, Pennsylvania. These tracts, ranging in size from 20 to 169 acres, are now available for individual sale. These professionally managed properties offer attractive recreational appeal and many of the tracts retain a quality managed forest. In an area widely known for its rural character, natural beauty, outdoor recreation pursuits, and active hardwood timber markets, Warren Woodlands present an exceptional opportunity to own and invest in quality land.

Tract Name	Acres ±	County	Town/Twp	List Price
Crawford 7	52	Crawford	Wayne	$206,000
Warren 40	169	Warren	Brokenstraw	$550,000
Warren 63	80	Warren	Brokenstraw	$250,000
Warren 80	20	Warren	Sugar Grove	$86,000
Warren 28	62	Warren	Spring Creek	$175,000
Warren 43	118	Warren	Limestone	$500,000

LandVest

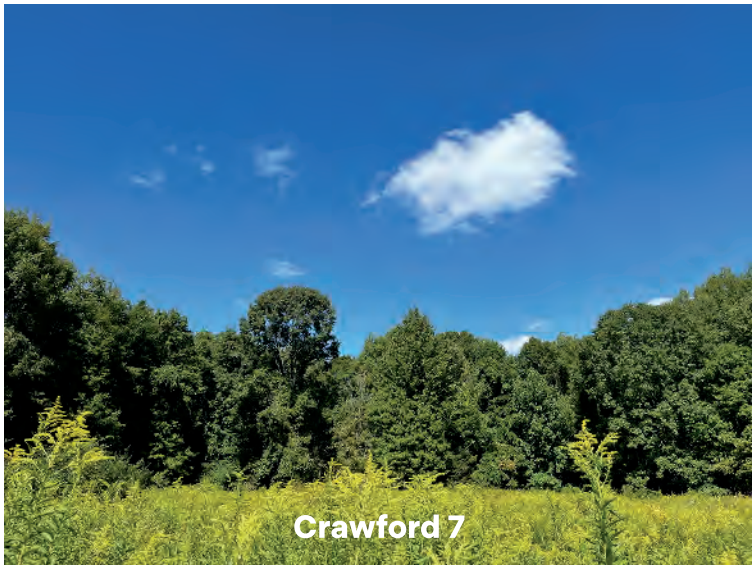
For additional information or to schedule property tours, please contact:

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

landvest.com/land-investments

WARREN WOODLANDS

Warren and Crawford Counties, PA | 20 - 169± Acres

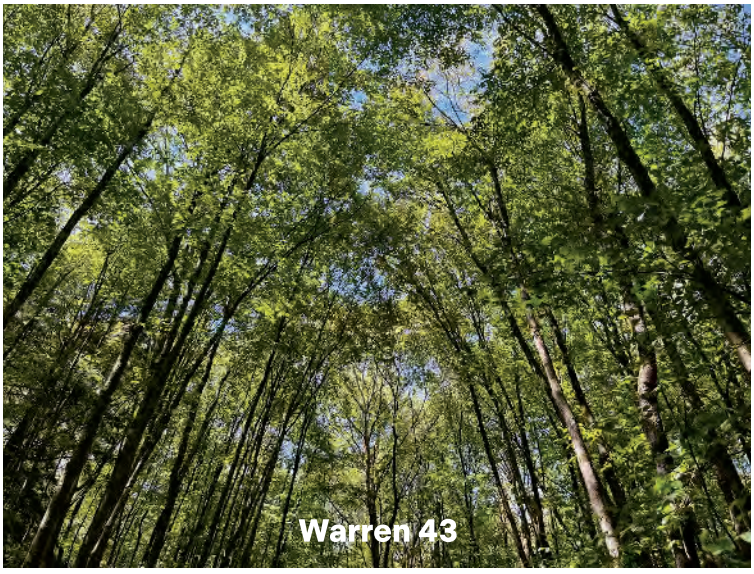

Crawford 7


Warren 40


Warren 63


Warren 80

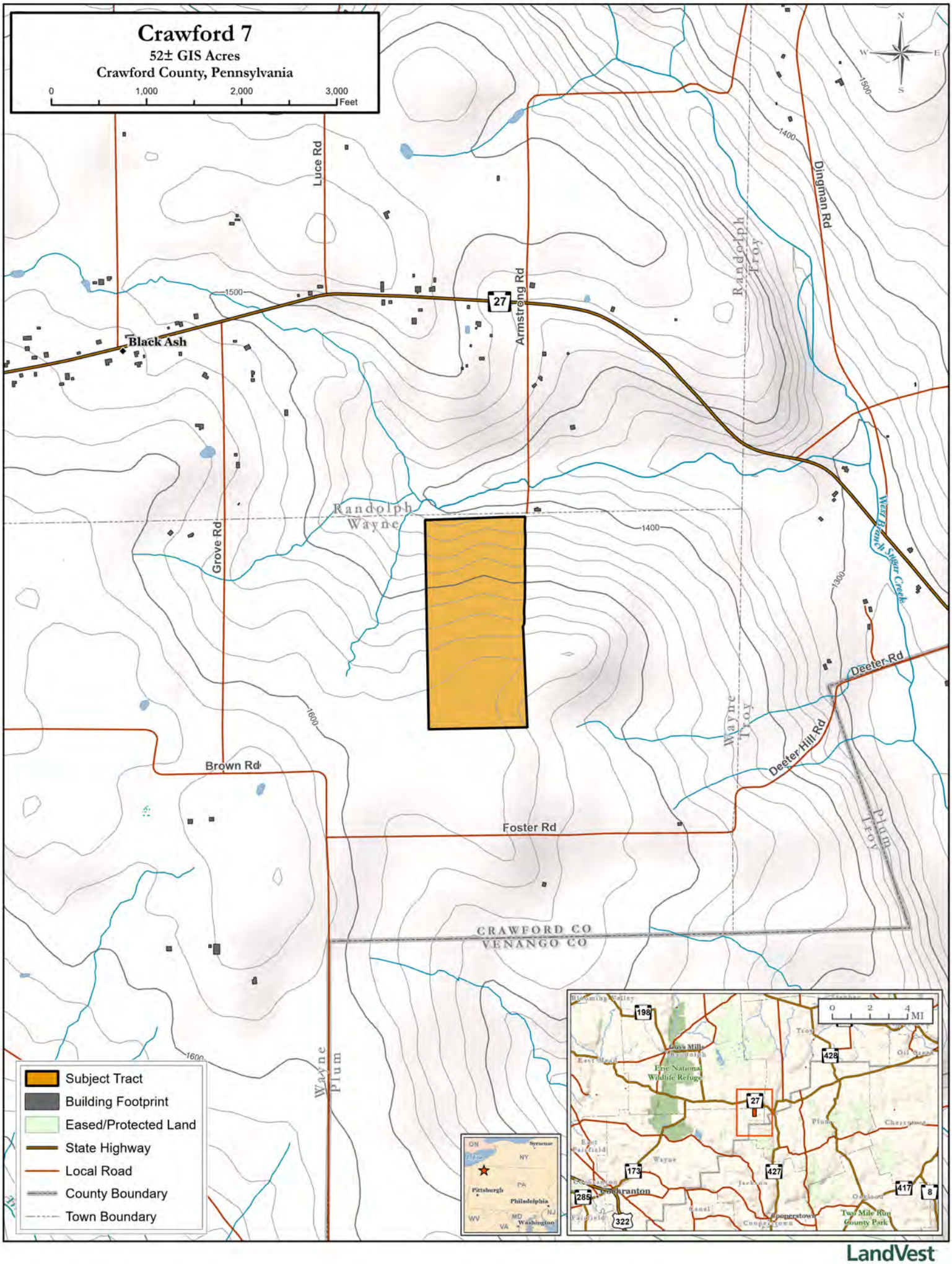

Warren 28


Warren 43

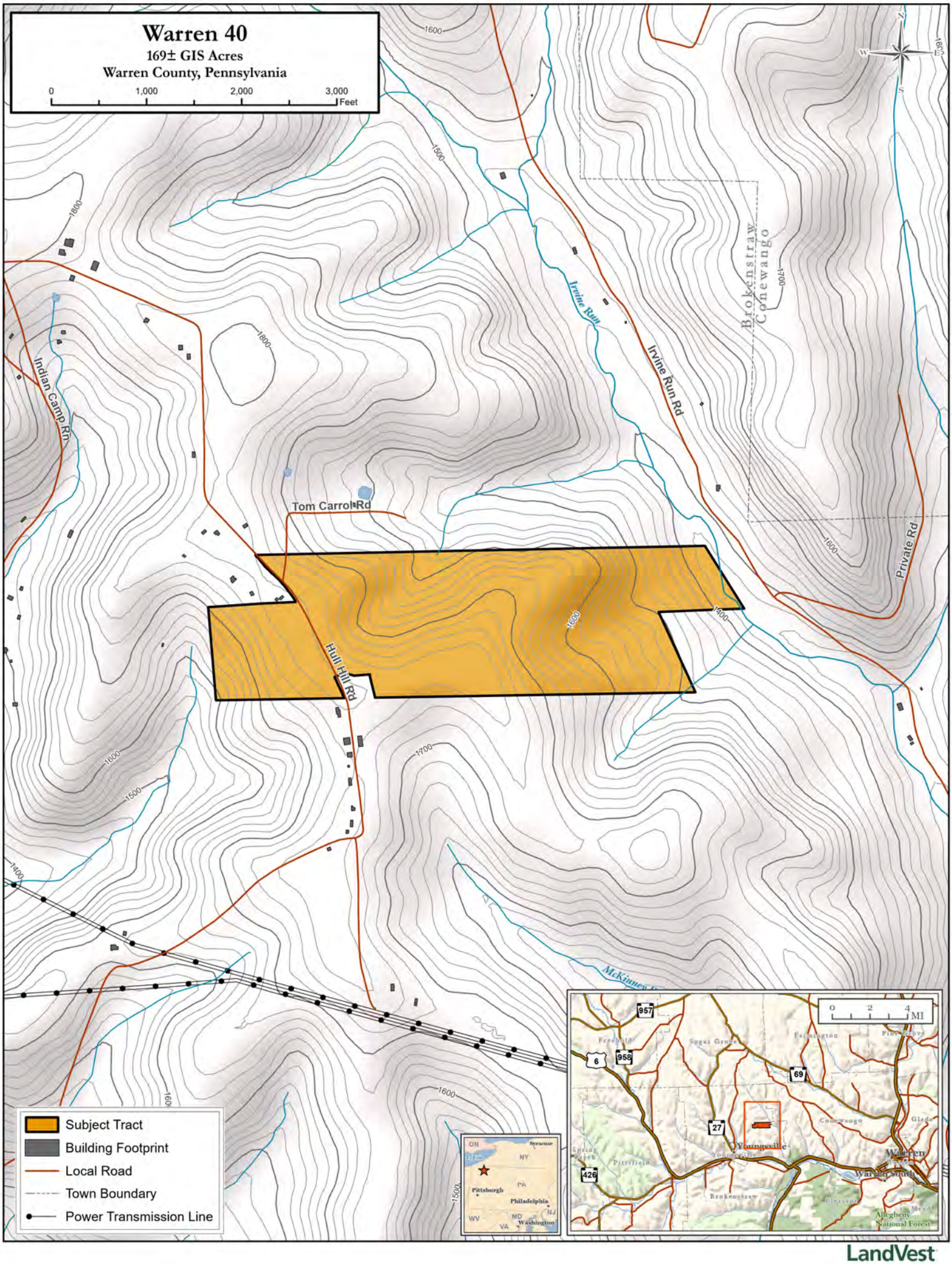
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245 Johns Brook Lane, PO Box 791 | Keene Valley, NY 12943

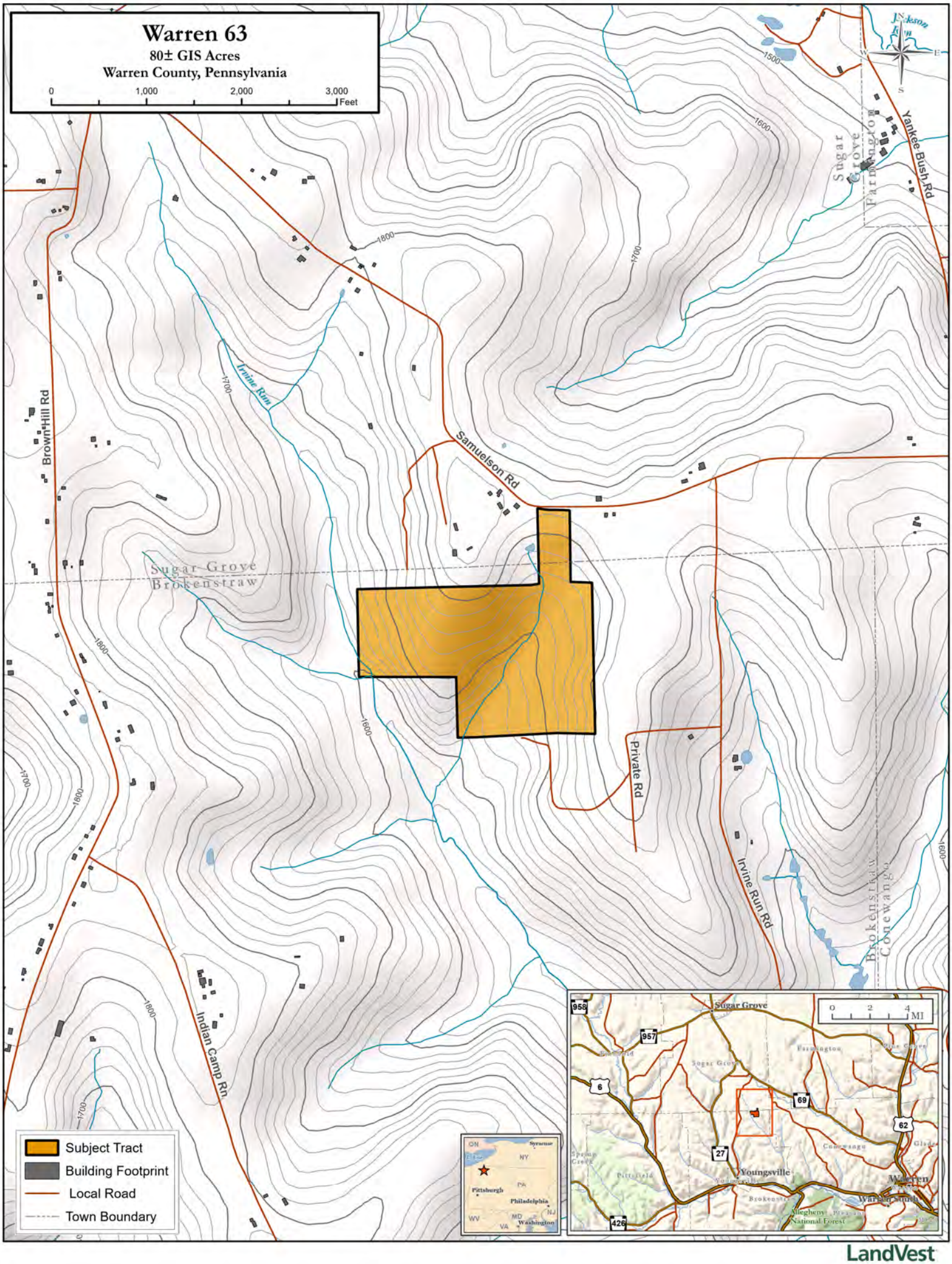
www.landvest.com


Crawford 7
52± GIS Acres
Crawford County, Pennsylvania
0
1,000
2,000
3,000
Feet
N
W
E
S
Luce Rd
Armstrong Rd
Dingman Rd
Randolph
Troy
Black Ash
27
1500
1400
1300
1600
Grove Rd
Randolph
Wayne
West Branch Sugar Creek
Deeter Rd
Deeter Hill Rd
Wayne
Troy
Brown Rd
Foster Rd
Plum
Troy
CRAWFORD CO
VENANGO CO
Wayne
Plum
Subject Tract
Building Footprint
Eased/Protected Land
State Highway
Local Road
County Boundary
Town Boundary
198
428
27
173
427
285
322
417
8
0
2
4
MI
Erie National Wildlife Refuge
Two Mile Run County Park
Scranton
Pittsburgh
Philadelphia
Washington
Syracuse
NY
PA
NJ
MD
VA
WV
ON

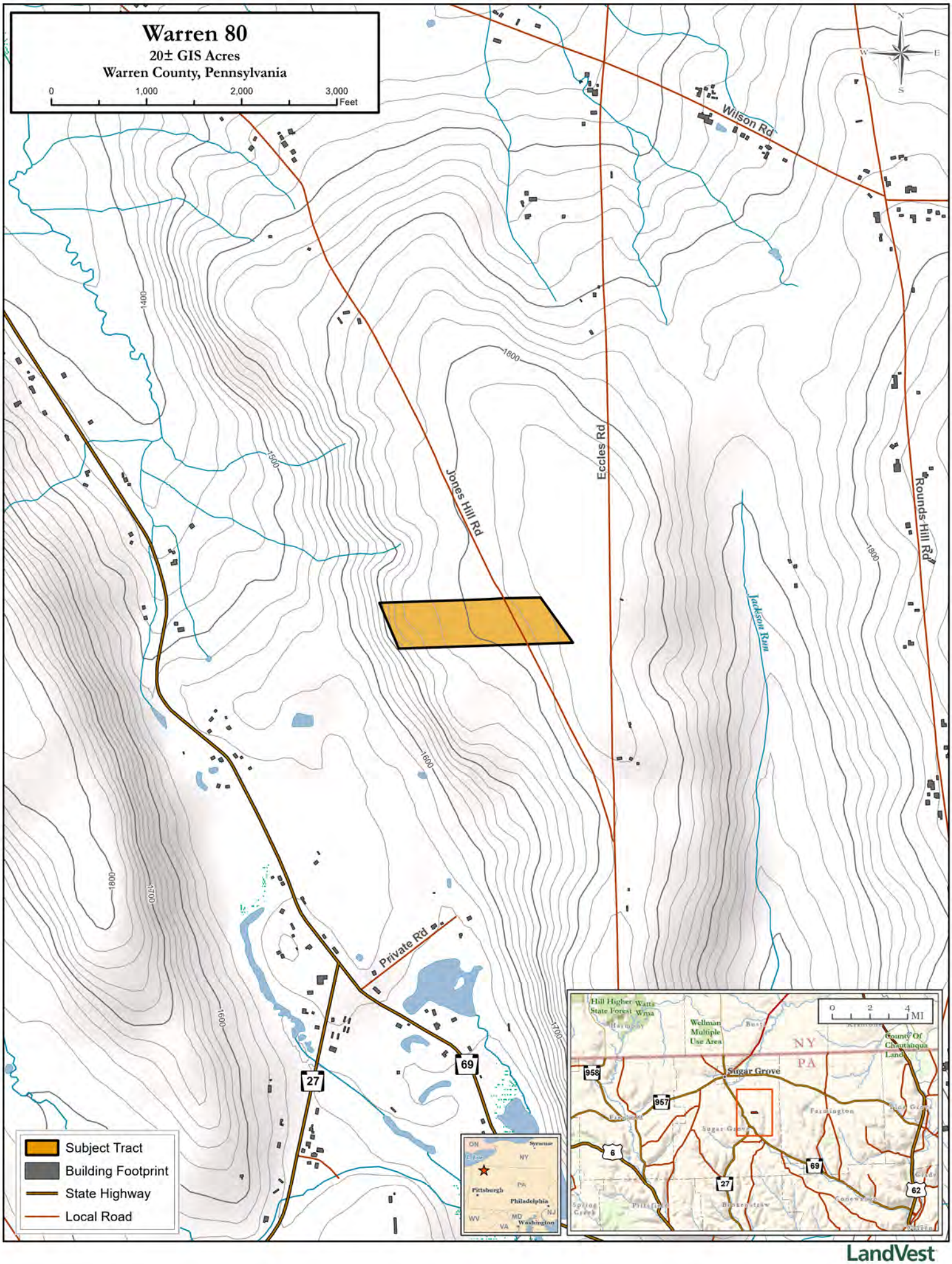
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Warren 40
169± GIS Acres
Warren County, Pennsylvania
0
1,000
2,000
3,000
Feet
Irvine Run
Irvine Run Rd
Brokenstraw
Conewango
Private Rd
Indian Camp Rn
Tom Carroll Rd
Hull Hill Rd
1600
1500
1700
1800
1400
Subject Tract
Building Footprint
Local Road
Town Boundary
Power Transmission Line
957
958
6
69
27
426
Youngsville
Warren
Pittsfield
Brokenstraw
Allegheny National Forest
Pittsburgh
Philadelphia
Washington
Syracuse
NY
PA
NJ
MD
WV
VA
0
2
4
MI

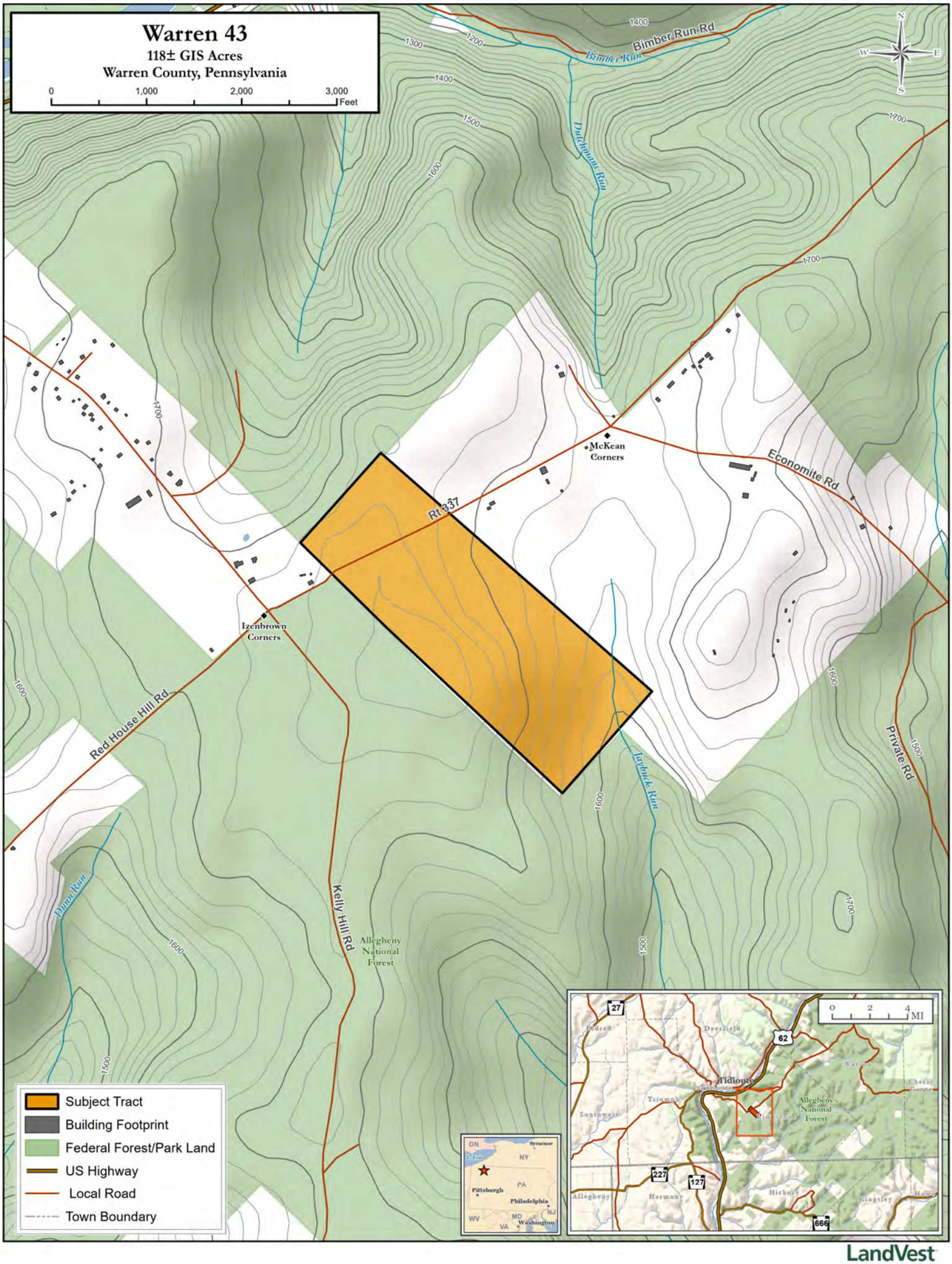
LandVest


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

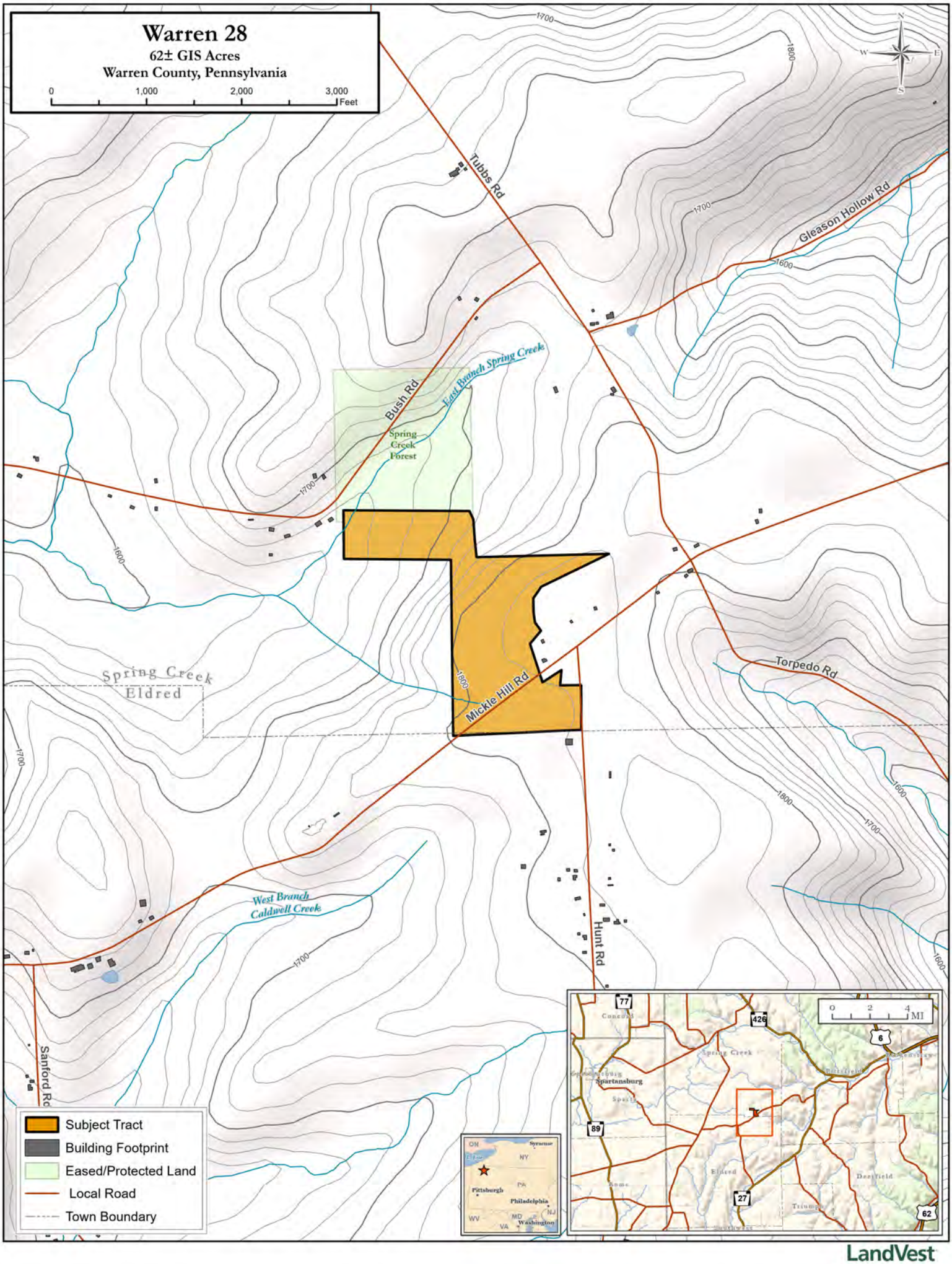
LandVest


Warren 80
20± GIS Acres
Warren County, Pennsylvania
0
1,000
2,000
3,000
Feet
N
W
E
S
Wilson Rd
Eccles Rd
Jones Hill Rd
Rounds Hill Rd
Jackson Run
Private Rd
1400
1500
1600
1700
1800
69
27
Subject Tract
Building Footprint
State Highway
Local Road
Hill Higher
State Forest
Watts
Wma
Wellman
Multiple
Use Area
County Of
Chautauqua
Land
NY
PA
Sugar Grove
958
957
6
27
69
62
Farmington
0
2
4
MI
ON
Syracuse
NY
PA
Pittsburgh
Philadelphia
NJ
MD
WV
VA
Washington

LandVest


Warren 43
118± GIS Acres
Warren County, Pennsylvania
0
1,000
2,000
3,000
Feet
N
S
E
W
Bimber Run Rd
Bimber Run
Dutchmans Run
McKean Corners
Economite Rd
Rt 337
Izenbrown Corners
Red House Hill Rd
Kelly Hill Rd
Allegheny National Forest
Private Rd
Jaybuck Run
Pump Run
1400
1300
1200
1500
1600
1700
Subject Tract
Building Footprint
Federal Forest/Park Land
US Highway
Local Road
Town Boundary
27
62
227
127
666
Tidioute
Triumph
Allegheny National Forest
Harmony
Allegheny
Pittsburgh
Philadelphia
Washington
Syracuse
NY
PA
WV
MD
VA
NJ
0
2
4
MI

LandVest


Warren 28
62± GIS Acres
Warren County, Pennsylvania
0
1,000
2,000
3,000
Feet
N
S
E
W
Tubbs Rd
Gleason Hollow Rd
Bush Rd
East Branch Spring Creek
Spring Creek Forest
Mickle Hill Rd
Torpedo Rd
Spring Creek
Eldred
West Branch Caldwell Creek
Hunt Rd
Sanford Rd
1700
1800
1600
Subject Tract
Building Footprint
Eased/Protected Land
Local Road
Town Boundary
0
2
4
MI
Spartansburg
Spring Creek
Eldred
Deerfield
77
426
6
89
27
62
Pittsburgh
Philadelphia
Washington
Syracuse
NY
PA
WV
MD
VA
NJ

LandVest