Ecologically Diverse Forestland Investment Opportunity

BROADWING FORESTLAND - PARCEL 12 | Jefferson County, PA | 95± Acres



Parcel 12 Tract Highlights:

- Located in McCalmont Township, Jefferson County; 9 miles north of Punxsutawney and 7 miles south of Reynoldsville, PA.
- Ecological diversity and long-term timber value
- A mix of hardwood species and habitat types
  - Multiple slope aspects
  - Field edge Wetlands and a freshwater pond
  - Gently rolling topography
- Over a mile of road frontage
- Electric service through the property
- A neighborhood of state land, wood lots, and rural residential development

Offered at: $521,180

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

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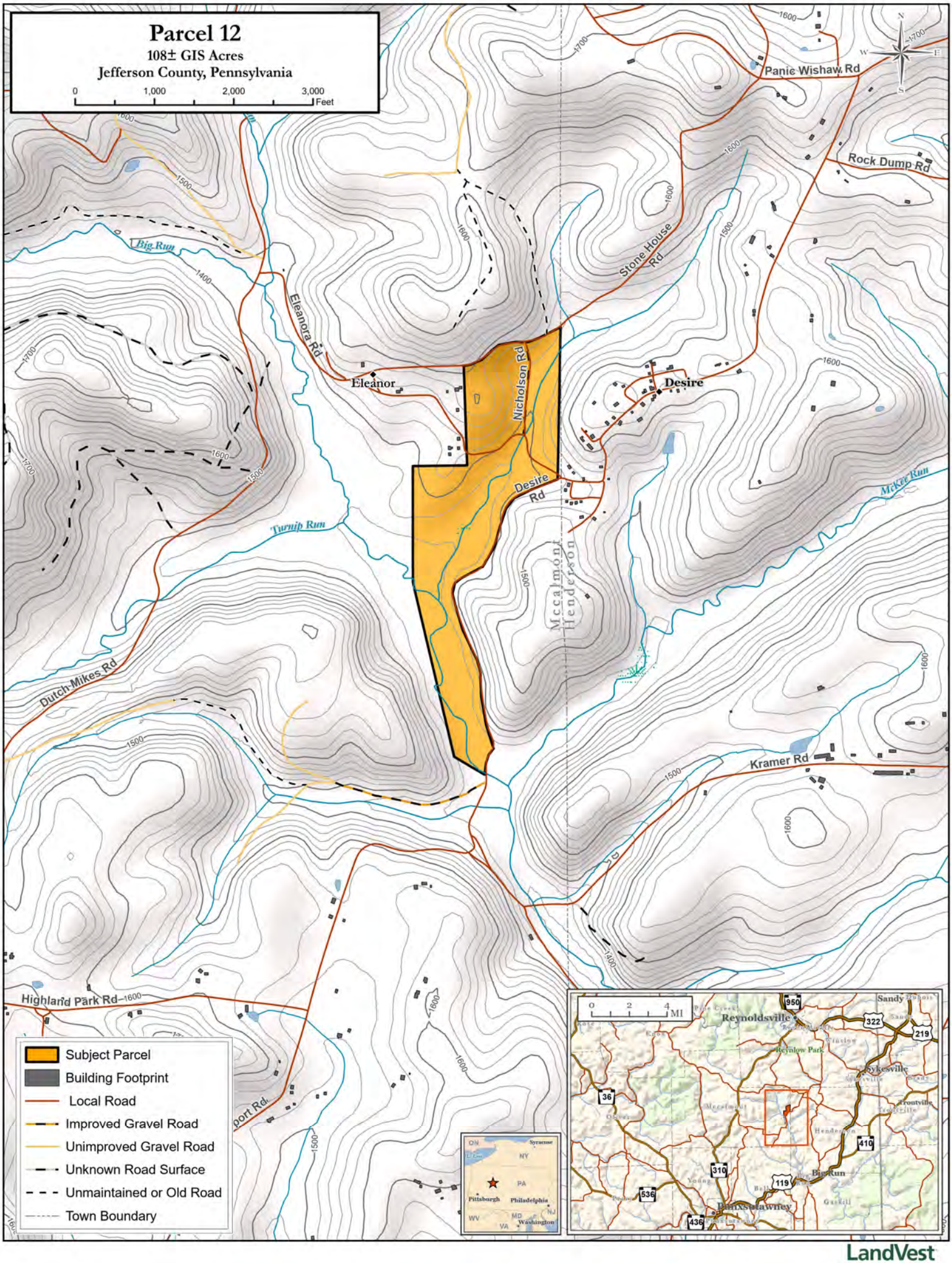


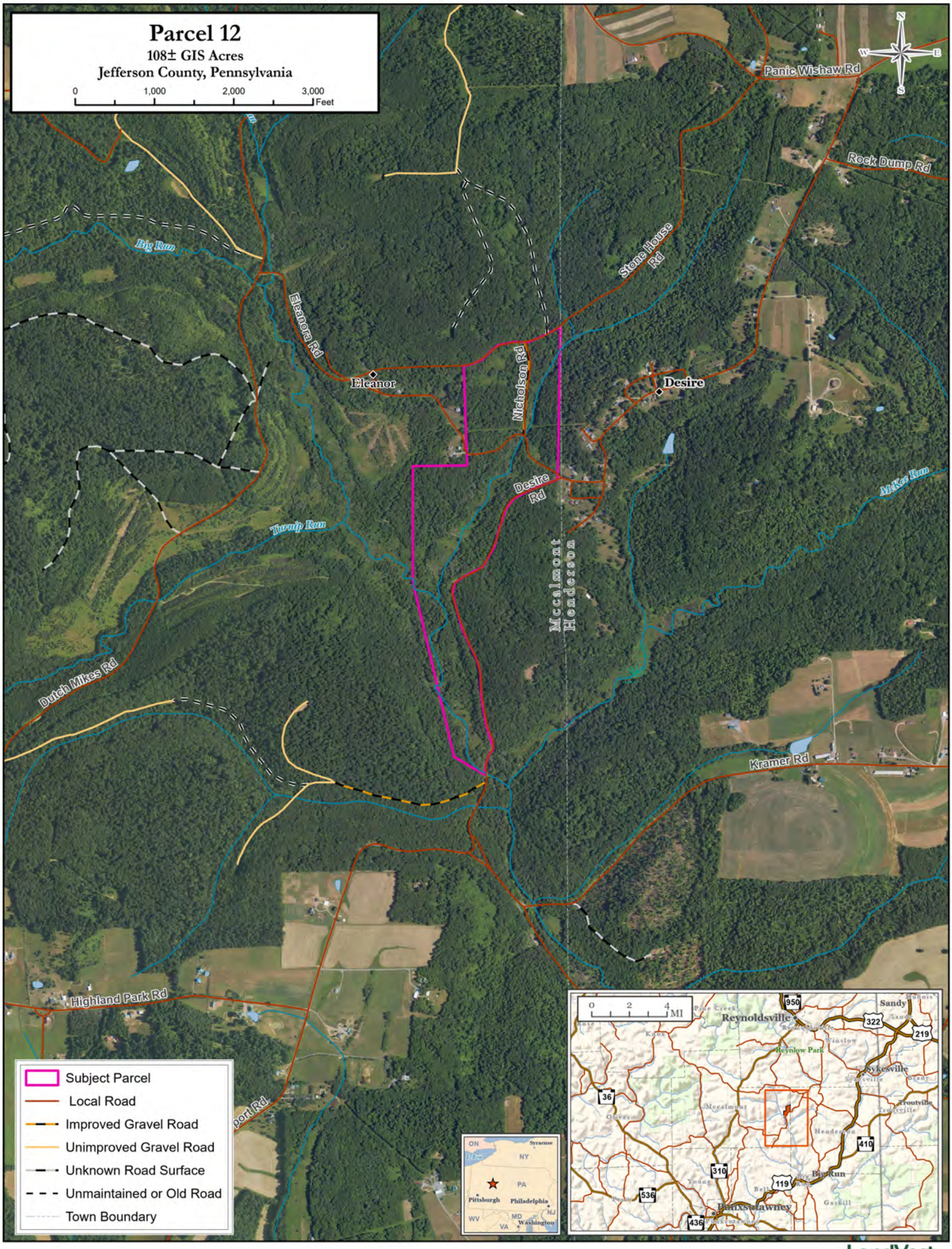




LandVest

14 E. Market Street, Ste 202 | Corning, NY 14830
www.landvest.com


Parcel 12
108± GIS Acres
Jefferson County, Pennsylvania
0 1,000 2,000 3,000 Feet
N
S
E
W
Panic Wishaw Rd
Rock Dump Rd
Stone House Rd
Nicholson Rd
Eleanora Rd
Eleanor
Desire
Desire Rd
Big Run
Turnip Run
McKee Run
Dutch Mikes Rd
Kramer Rd
Highland Park Rd
Mccalmont Henderson
Subject Parcel
Building Footprint
Local Road
Improved Gravel Road
Unimproved Gravel Road
Unknown Road Surface
Unmaintained or Old Road
Town Boundary
0 2 4 MI
Reynoldsville
Sykesville
Brockway
Big Run
Punxsutawney
Pittsburgh
Philadelphia
Washington
Syracuse
LandVest


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Subject Parcel
Local Road
Improved Gravel Road
Unimproved Gravel Road
Unknown Road Surface
Unmaintained or Old Road
Town Boundary
0 2 4 MI
Reynoldsville
Sandy
Reynlow Park
Sykesville
Troutville
Big Run
Punxsutawney
950
322
219
36
410
310
119
536
436
ON
NY
PA
WV
MD
VA
NJ
Syracuse
Pittsburgh
Philadelphia
Washington

LandVest