Forestland Investment Opportunity with Long Term Timber Value

BROADWING FORESTLAND - PARCEL 2 | Jefferson County, PA | 172± Acres



Parcel 2 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
  - North facing slope
  - Brush cover alongside scattered mature trees
  - Proximity to water
- Gently rolling topography
- 3,000 feet of exclusive dirt-road frontage
- A neighborhood of state land, wood lots, and rural residential development

Offered at: $516,300

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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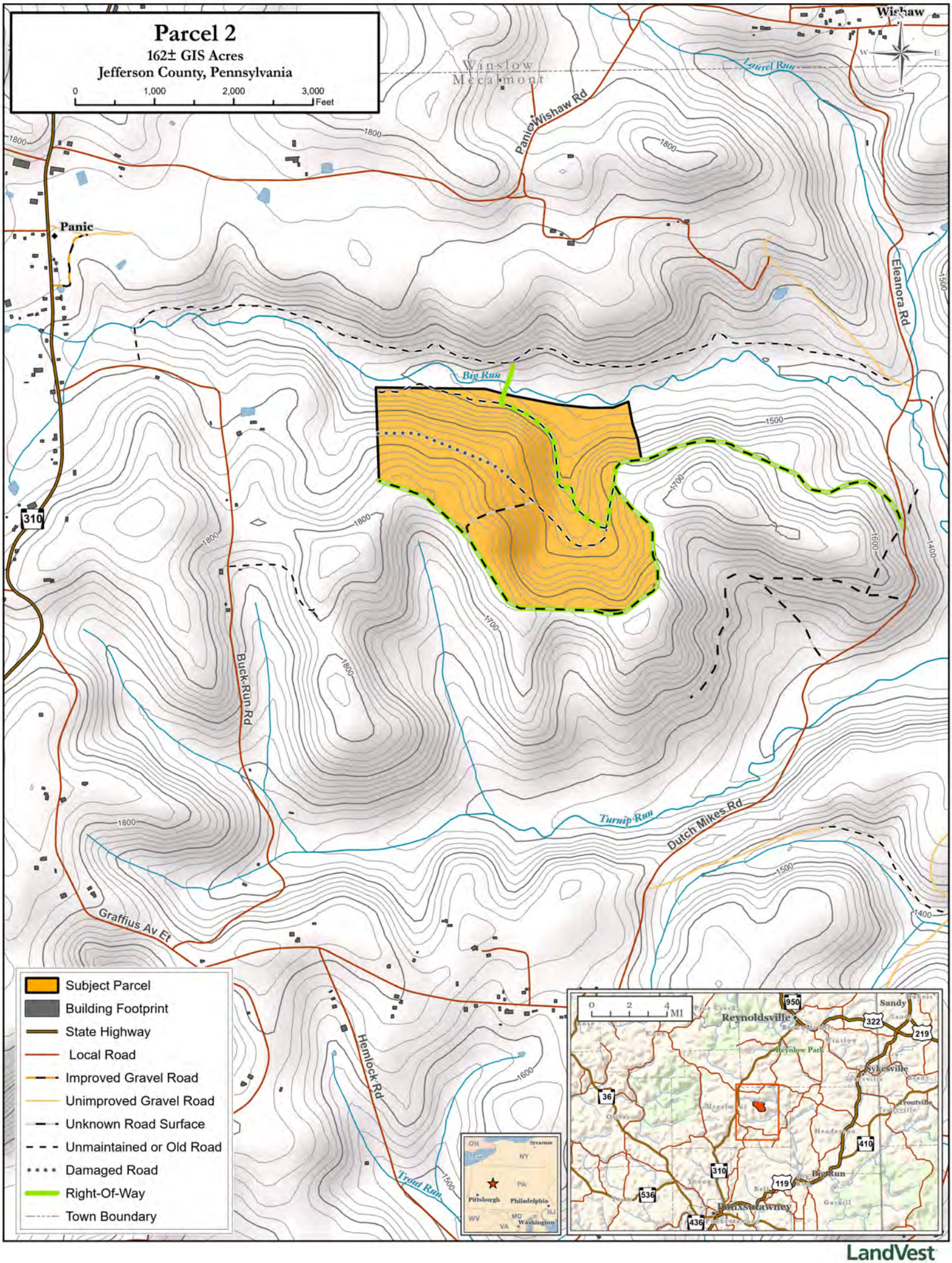




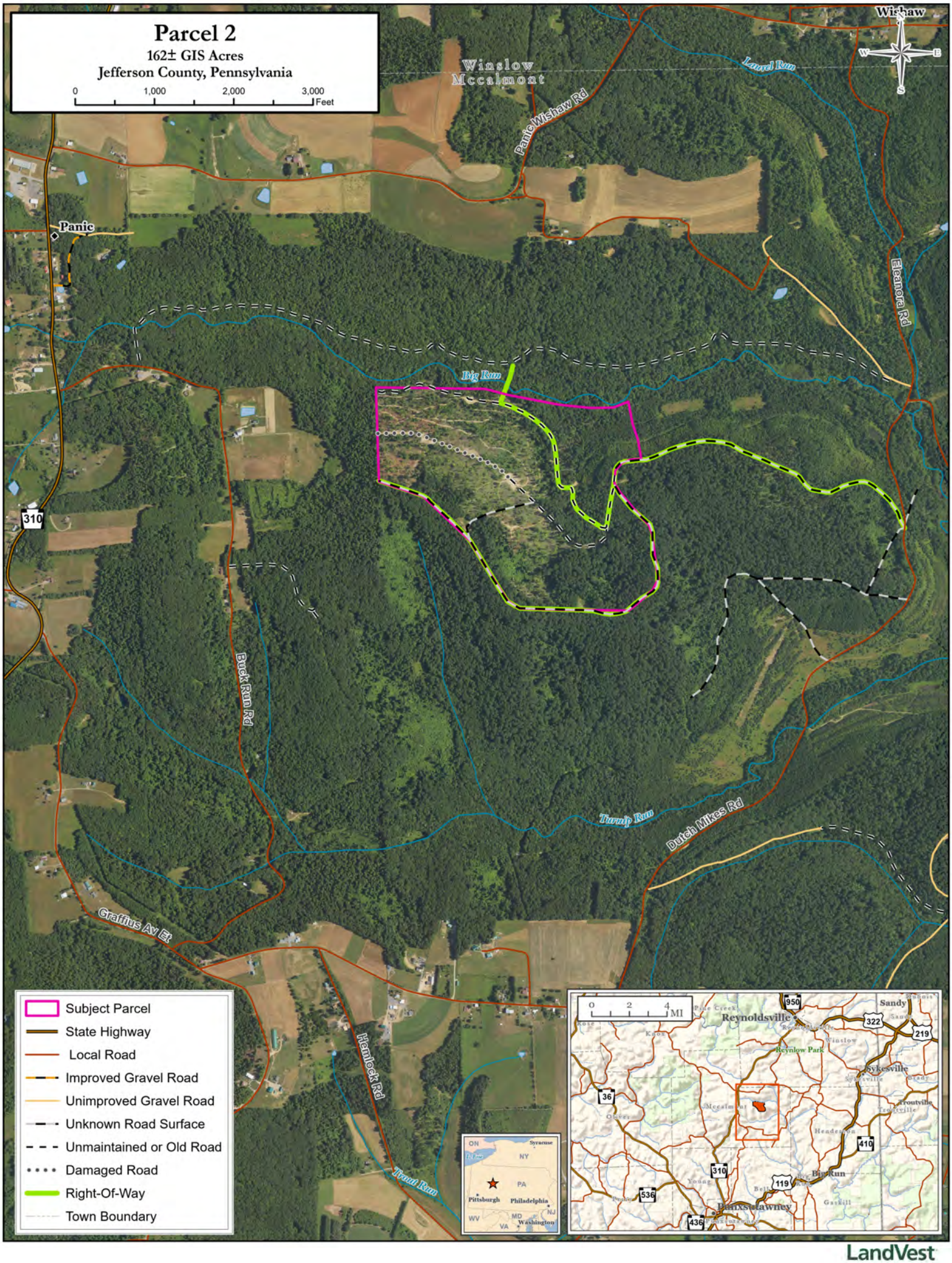
LandVest

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www.landvest.com


Parcel 2
162± GIS Acres
Jefferson County, Pennsylvania
0 1,000 2,000 3,000 Feet
Winslow
Mecahmont
Wishaw
Laurel Run
Panic-Wishaw Rd
Panic
Eleanora Rd
Big Run
310
Buck Run Rd
Turnip Run
Dutch Mikes Rd
Graffius Av Et
Hemlock Rd
Trout Run
1800
1700
1600
1500
1400
Subject Parcel
Building Footprint
State Highway
Local Road
Improved Gravel Road
Unimproved Gravel Road
Unknown Road Surface
Unmaintained or Old Road
Damaged Road
Right-Of-Way
Town Boundary
0 2 4 MI
Reynoldsville
Sandy
Reynolds Park
Sykesville
Troutville
Big Run
DuBoisSlawWay
950
322
219
36
410
119
536
436
Pittsburgh
Philadelphia
Washington
Syracuse
NY
PA
WV
VA
MD
NJ

LandVest


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