Recreational Land Investment Opportunity with Passive Income

LEGACY FOREST | Lafayette, Pennsylvania | 271± Acres



Legacy Forest is a 271±-acre forest ownership in western McKean County, Pennsylvania, offering an attractive combination of productive hardwood timberland, recreational appeal, and intact mineral rights. Located in Lafayette Township, approximately 12 miles south of Bradford and 16 miles northeast of Kane, the property is accessed by a deeded right-of-way extending 1,700 feet from U.S. Highway 219 to the eastern property boundary and an extensive interior road system.

The topography is generally flat to rolling along this hilltop property, supporting a mix of tree species, including red maple, black cherry, yellow poplar, sugar maple, and birch, all characteristic of the Allegheny Hardwoods forest type. Legacy Forest is currently enrolled in Clean & Green, significantly reducing the property taxes. The subsurface rights transfer upon sale and include a portion of rights leased and actively producing passive annual income. The remaining sub-surface rights are reserved for use by the new landowner.

Legacy Forest is surrounded by large to mid-sized institutional, state, and private forestland ownerships as well as small, private woodlots and rural residential and camp developments. Together, the surrounding ownership pattern and regional land uses support a strong hardwood timber market, abundant recreation, and the long-term appeal of owning forestland in Pennsylvania's Northern Tier.

OFFERED AT $895,000

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

LandVest
LAND INVESTMENTS

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14 E. Market Street, Ste 202, Corning, NY 14830

www.landvest.com/land-investments

LEGACY FOREST

Lafayette, Pennsylvania | 271± Acres







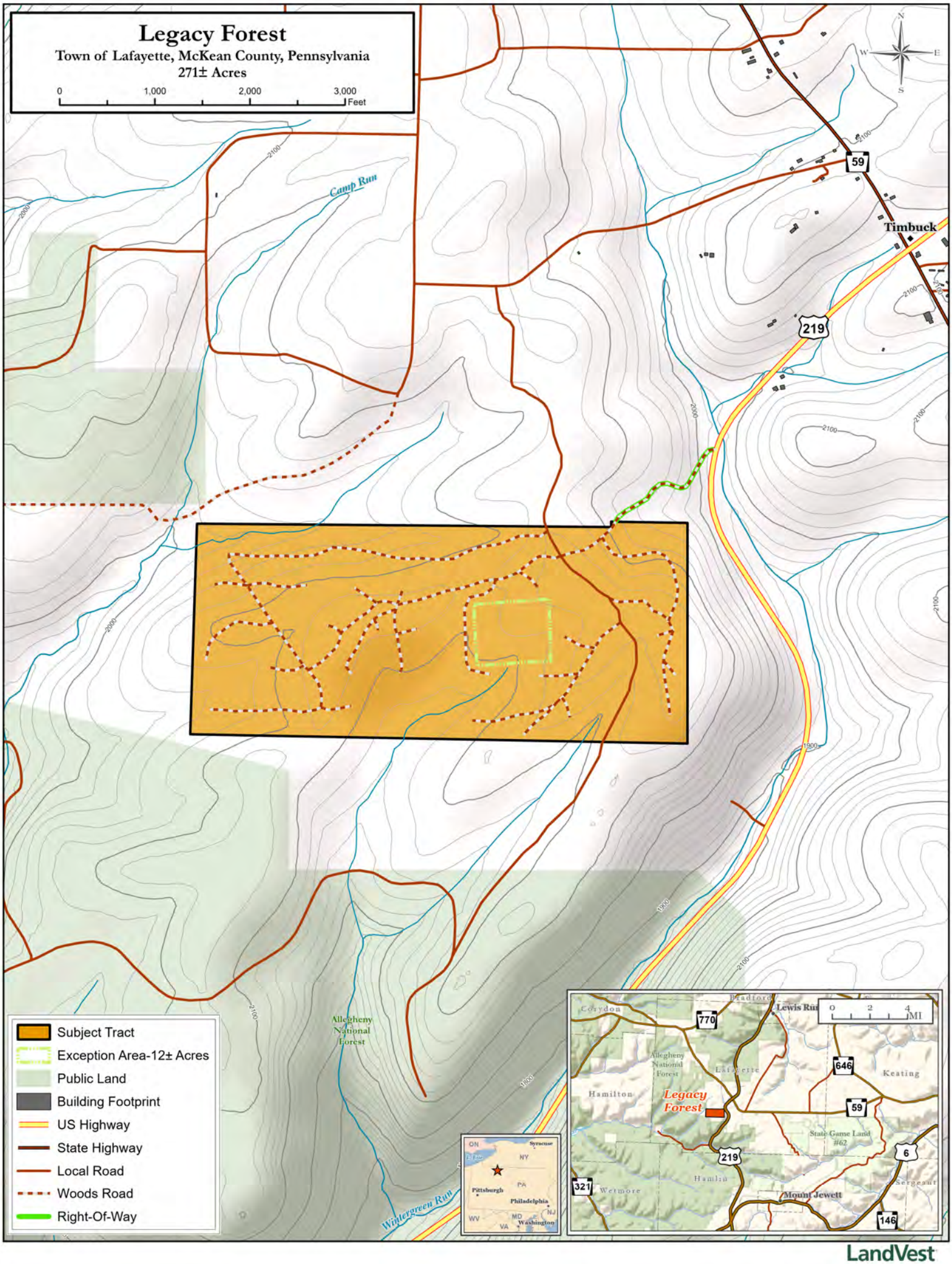




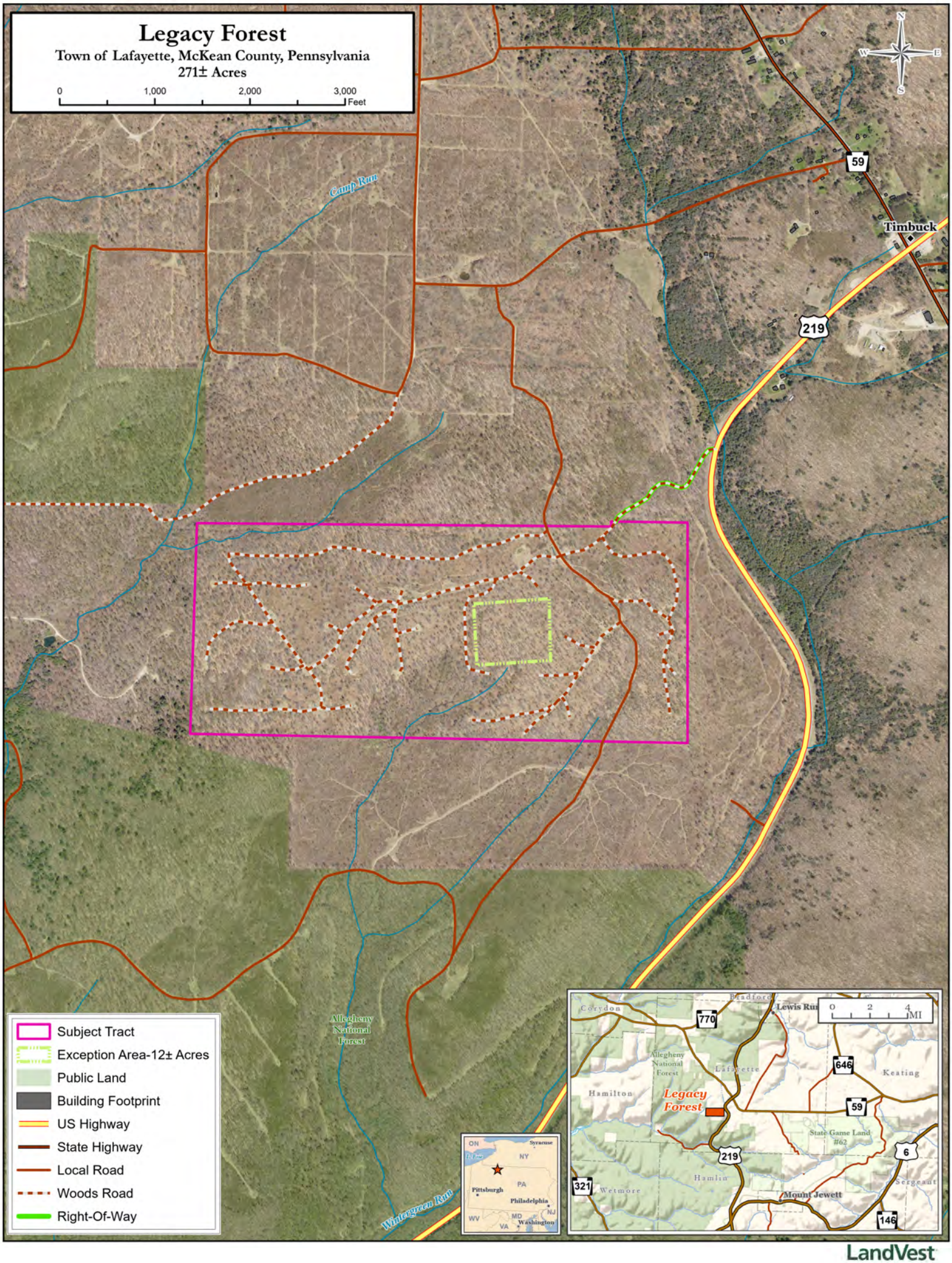


LandVest

245 Johns Brook Road | Keene Valley, NY 12943
www.landvest.com


Legacy Forest
Town of Lafayette, McKean County, Pennsylvania
271± Acres
0
1,000
2,000
3,000
Feet
N
S
E
W
Camp Run
Timbuck
59
219
Allegheny National Forest
Wintergreen Run
Subject Tract
Exception Area-12± Acres
Public Land
Building Footprint
US Highway
State Highway
Local Road
Woods Road
Right-Of-Way
Corydon
Bradford
Lewis Run
770
646
Keating
Hamilton
Legacy Forest
State Game Land #62
6
321
Wetmore
Hamlin
Mount Jewett
Sergeant
146
0
2
4
MI
ON
Syracuse
NY
PA
Pittsburgh
Philadelphia
NJ
WV
MD
VA
Washington

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