Ecologically Diverse Forestland Investment Opportunity

BROADWING FORESTLAND - PARCEL 1 | Jefferson County, PA | 129± Acres



Parcel 1 Tract Highlights:

- Located in McCalmont township, Jefferson County; nine miles north of Punxsutawney and seven miles south of Reynoldsville, PA
- Ecological diversity and long-term timber value
- A mix of hardwood species and habitat types
  - South facing slope
- Gently rolling topography
- 2,400 feet of exclusive woods-road frontage
- Secluded forestland
- A neighborhood of state land, wood lots, and rural residential development

Offered at: 335,500

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

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Jefferson County, PA | 129± Acres









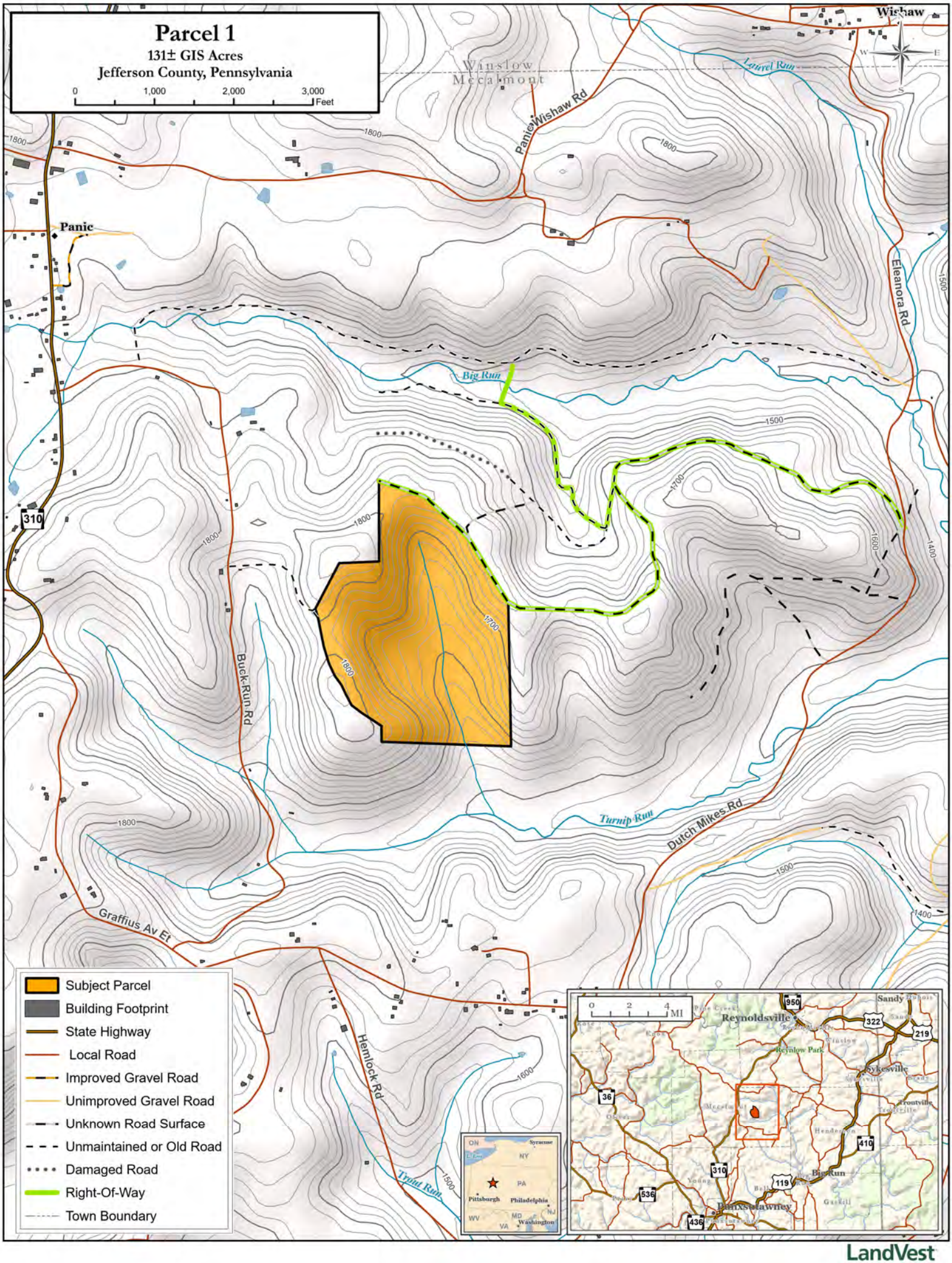




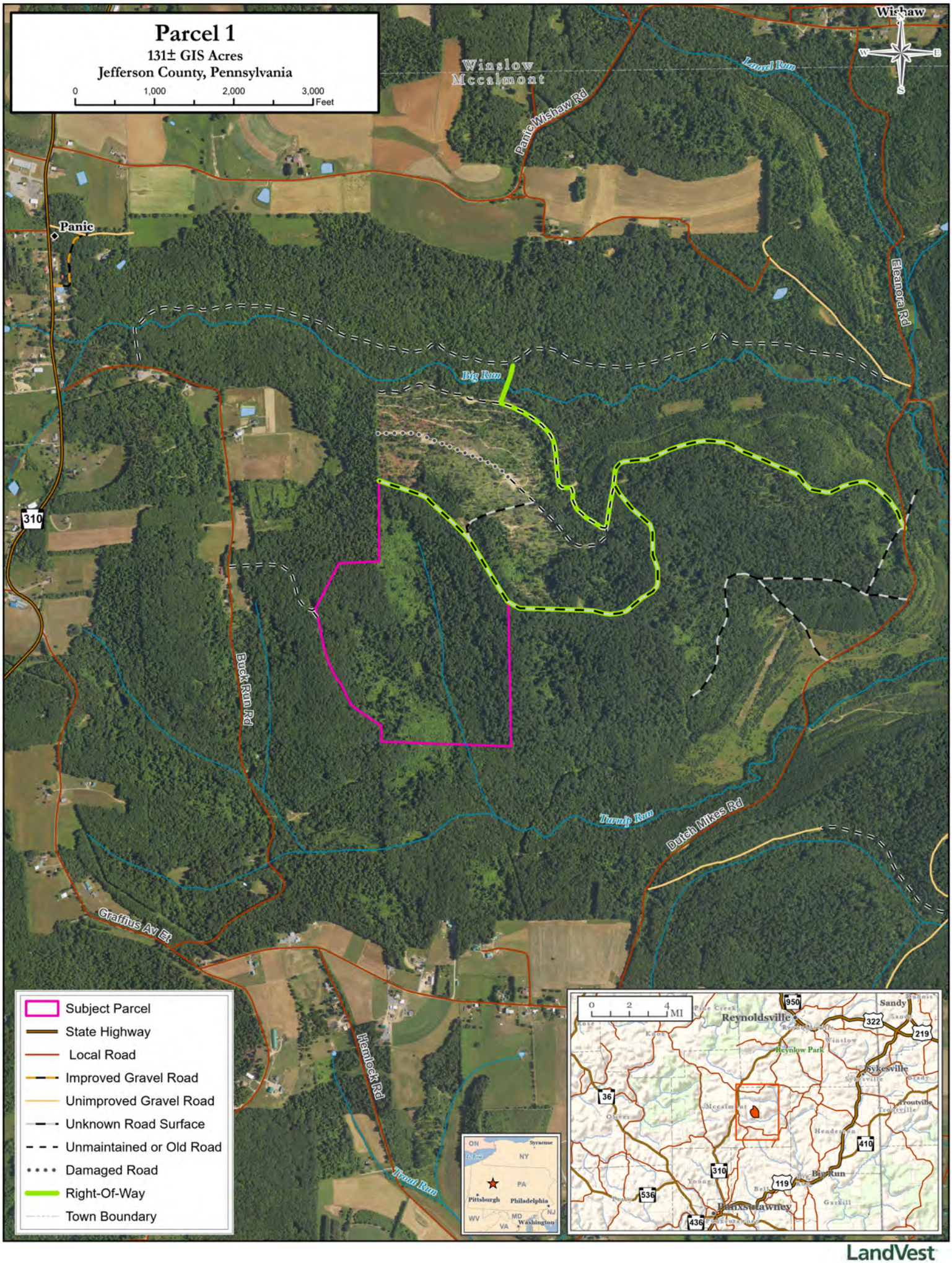
LandVest

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Parcel 1
131± GIS Acres
Jefferson County, Pennsylvania
0 1,000 2,000 3,000 Feet
Winslow
Mecca mount
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
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
Sykesville
Brockway
Big Run
Punxsutawney
Pittsburgh
Philadelphia
Washington
Syracuse
950
322
219
36
410
119
536
436

LandVest


Parcel 1
131± GIS Acres
Jefferson County, Pennsylvania
0
1,000
2,000
3,000
Feet
Wishaw
Winslow
Mccalmont
Laurel Run
Panic Wishaw Rd
Panic
Eleanora Rd
Big Run
310
Buck Run Rd
Turnip Run
Dutch Mikes Rd
Graffius Av Ext
Hemlock Rd
Trout Run
Subject Parcel
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
Reynlow Park
Sykesville
Troutville
Big Run
Punxsutawney
950
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MD
NJ
VA
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