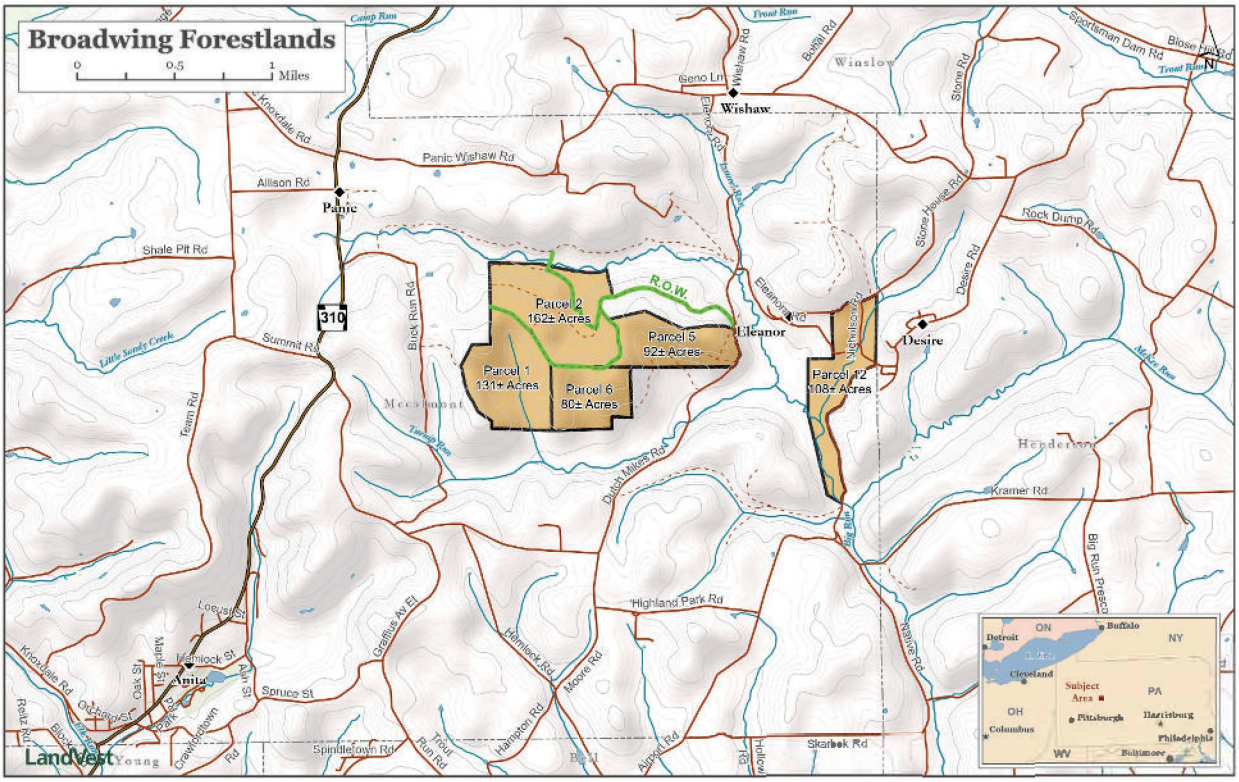
Ecologically Diverse Forestland Investment Opportunities

BROADWING FORESTLANDS | Jefferson County, PA

Five Tracts - 78± to 172± Acres



LandVest is pleased to present a selection of five quality woodlots and recreational investments within Jefferson County, Pennsylvania. These properties, ranging in size from 78± to 172± acres, are now available for individual sale for the first time. These professionally managed tracts offer attractive recreational appeal alongside professionally managed forests. In an area widely known for its rural character, natural beauty, outdoor recreational pursuits, and active hardwood timber markets, **Broadwing Forestlands** offers a unique opportunity to invest in and enjoy a piece of exceptional Pennsylvania country property.

Tract Name	Acres	County	Town/Twp	List Price
Parcel 1	129	Jefferson	McCalmont	$335,500
Parcel 2	172	Jefferson	McCalmont	$516,300
Parcel 5	86	Jefferson	McCalmont	$214,725
Parcel 6	78	Jefferson	McCalmont	$214,300
Parcel 12	95	Jefferson	McCalmont	$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

BROADWING FORESTLANDS

Jefferson County, PA | Five Tracts - 78± to 172± Acres









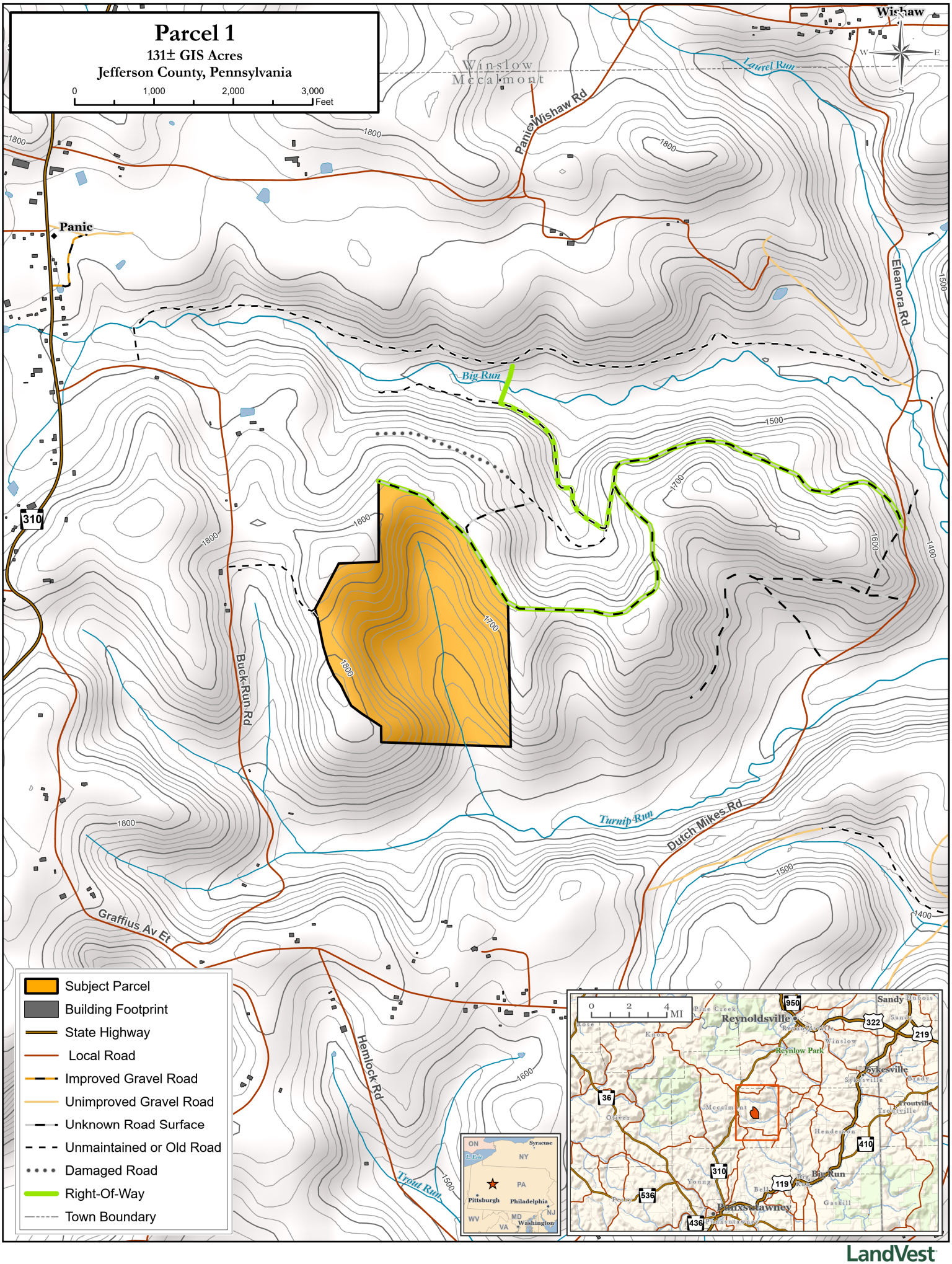




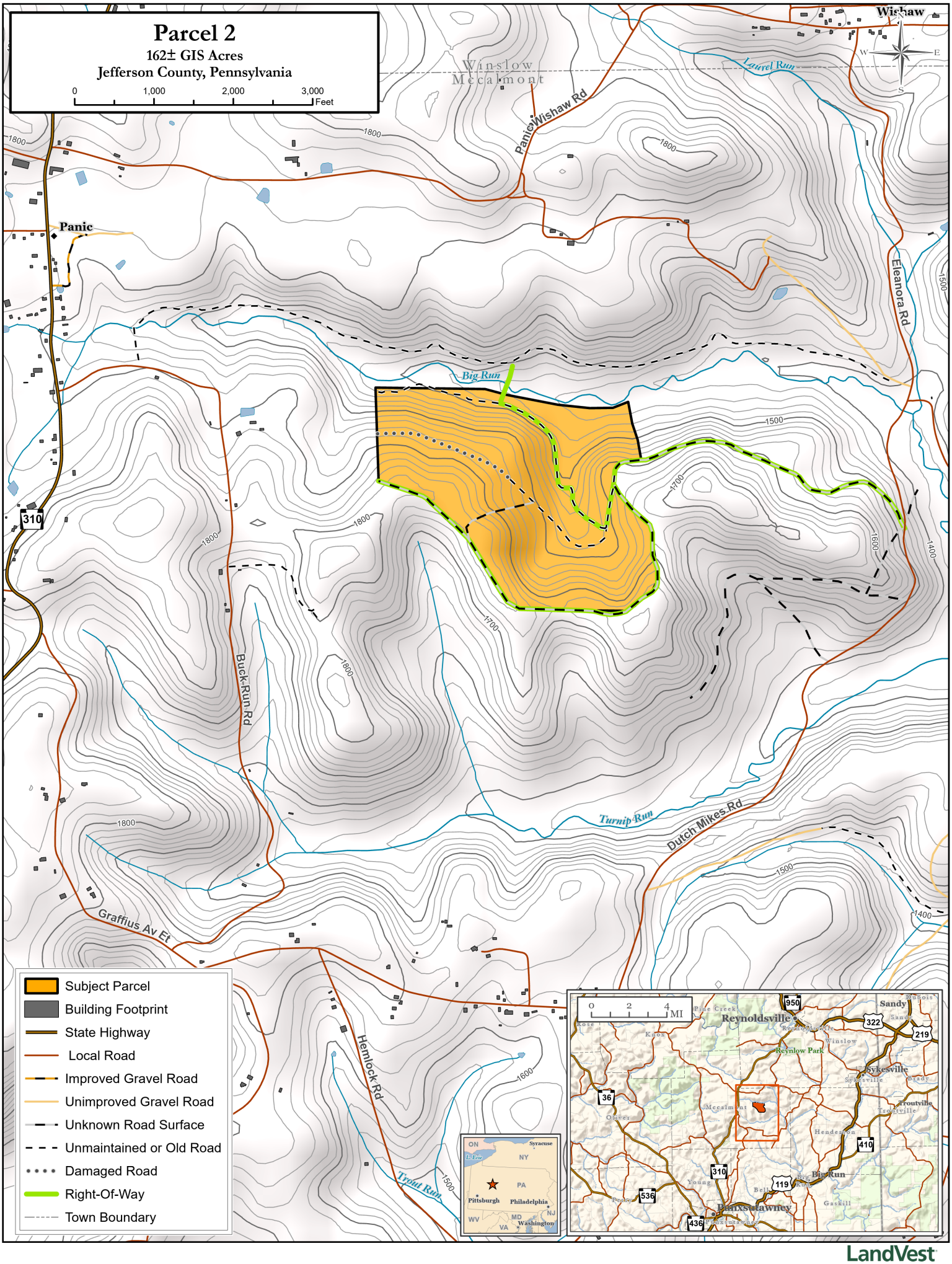
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14 E. Market Street, Ste 202 | Corning, NY 14830

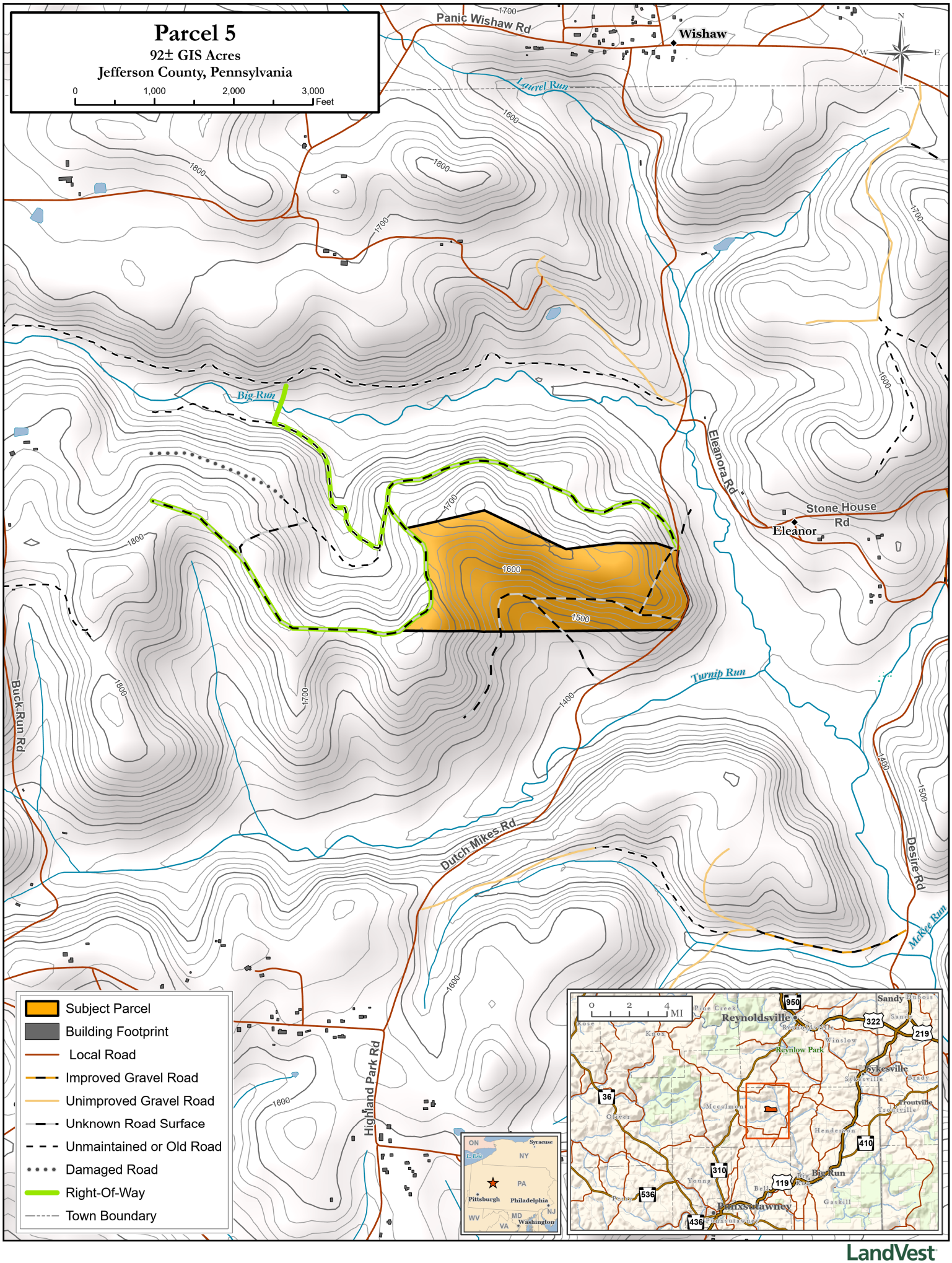
www.landvest.com


Parcel 1
131± GIS Acres
Jefferson County, Pennsylvania
0
1,000
2,000
3,000
Feet
Winslow
Mccalmont
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
Reynlow Park
Sykesville
Troutville
Brockway
Punxsutawney
Big Run
Pittsburgh
Philadelphia
Washington
Syracuse
NY
PA
WV
VA
MD
NJ
950
322
219
36
410
310
119
536
436

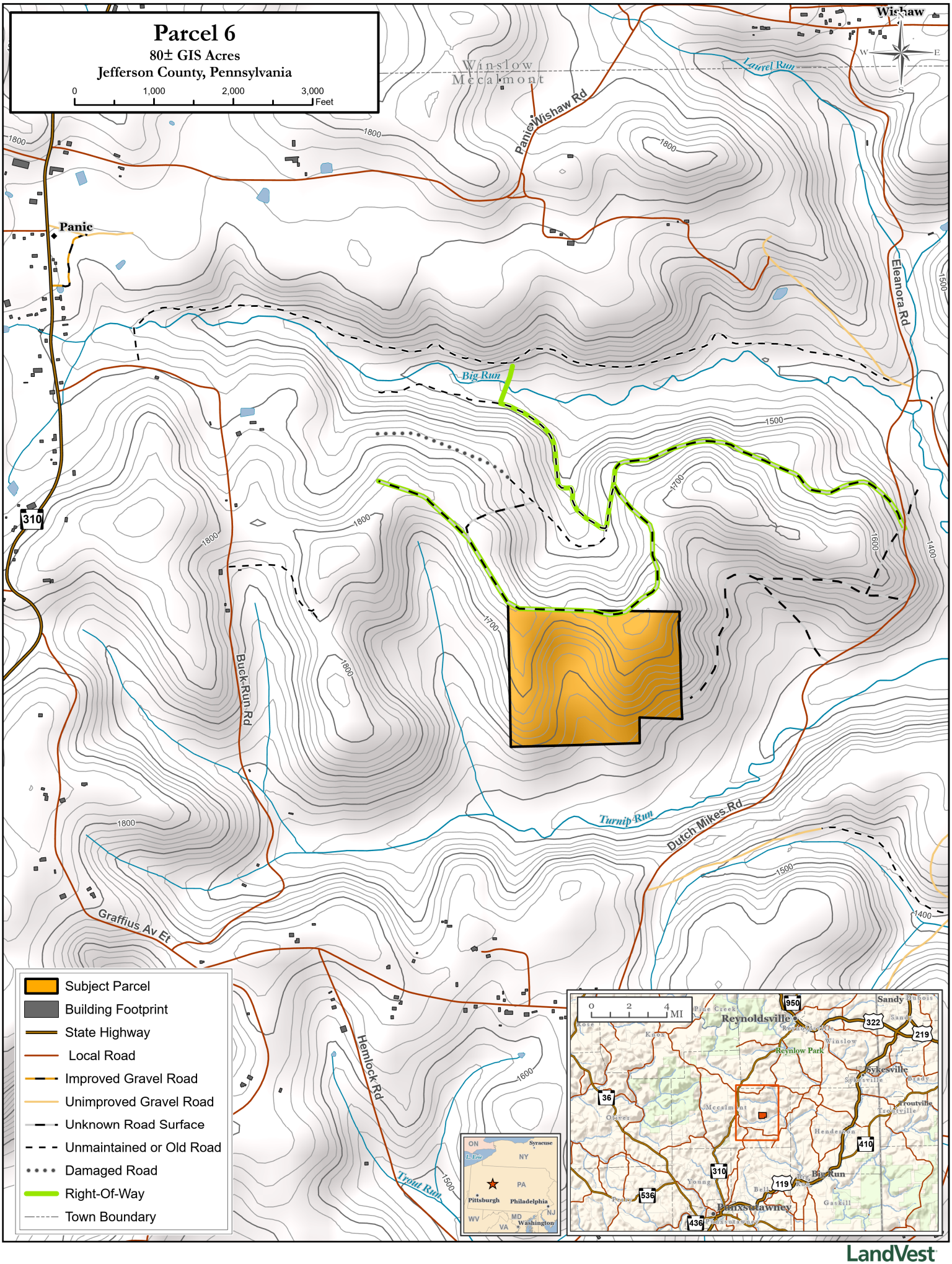
LandVest


Parcel 2
162± GIS Acres
Jefferson County, Pennsylvania
0
1,000
2,000
3,000
Feet
Winslow
Mecalmont
Wishaw
Laurel Run
Panic-Wishaw Rd
Panic
Eleanora Rd
Big Run
Buck Run Rd
Turnip Run
Dutch Mikes Rd
Graffius Av Et
Hemlock Rd
Trout Run
310
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
Sykesville
Brockway
Brockwayville
Big Run
DuBois
Punxsutawney
950
322
219
36
410
310
119
536
436
ON
NY
PA
Syracuse
Pittsburgh
Philadelphia
MD
NJ
WV
VA
Washington

LandVest


Parcel 5
92± GIS Acres
Jefferson County, Pennsylvania
0
1,000
2,000
3,000
Feet
Panic Wishaw Rd
Wishaw
Laurel Run
Big Run
Eleanora Rd
Stone House Rd
Eleanor
Turnip Run
Buck Run Rd
Dutch Mikes Rd
Highland Park Rd
Desire Rd
McKee Run
Subject Parcel
Building Footprint
Local Road
Improved Gravel Road
Unimproved Gravel Road
Unknown Road Surface
Unmaintained or Old Road
Damaged Road
Right-Of-Way
Town Boundary
Reynoldsville
Sykesville
Brockway
Punxsutawney
Big Run
Pittsburgh
Philadelphia
Washington
Syracuse

LandVest


Parcel 6
80± GIS Acres
Jefferson County, Pennsylvania
0
1,000
2,000
3,000
Feet
Winslow
Mccalmont
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
Winslow
Reynlow Park
Sykesville
Brockway
Troutville
Mccalmont
Henderson
Big Run
Punxsutawney
Gaskill
950
322
219
36
410
310
119
536
436
ON
Syracuse
NY
PA
Pittsburgh
Philadelphia
MD
NJ
WV
VA
Washington

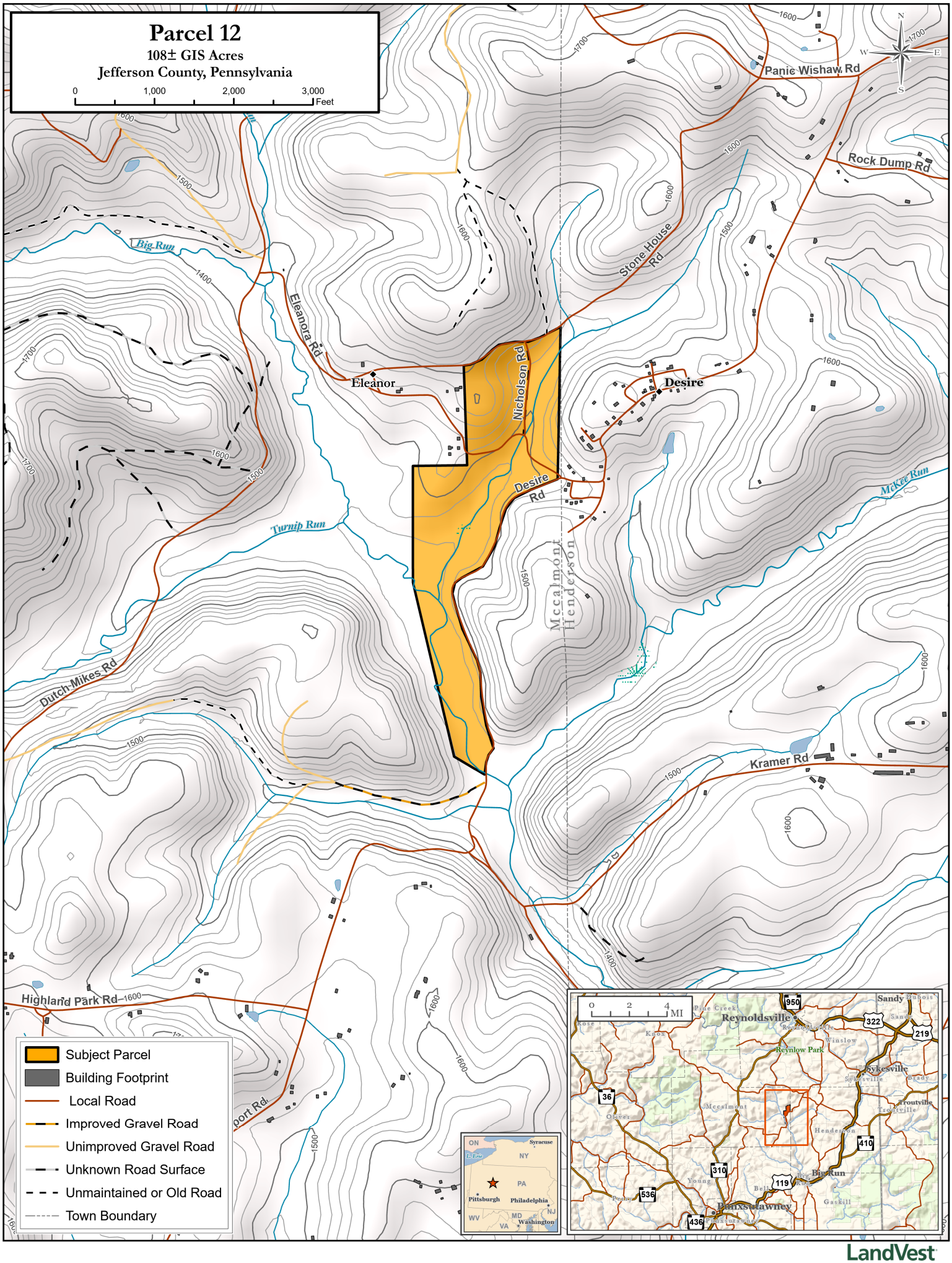
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Parcel 12

108± GIS Acres

Jefferson County, Pennsylvania

0 1,000 2,000 3,000 Feet



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