

Marvelous Marshburg
Route 59
Lewis Run, PA 16738

\$199,900
53.730± Acres
McKean County



Marvelous Marshburg
Lewis Run, PA / McKean County

SUMMARY

Address

Route 59

City, State Zip

Lewis Run, PA 16738

County

McKean County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

41.8562 / -78.7691

Taxes (Annually)

1073

Acreage

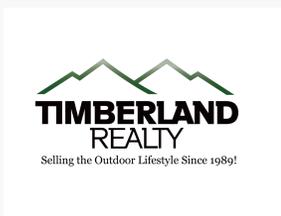
53.730

Price

\$199,900

Property Website

<https://www.landleader.com/property/marvelous-marshburg-mckean-pennsylvania/37363>



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PROPERTY DESCRIPTION

53.73 acres wooded with timber, great access, ATV trails and adjoins Allegheny National Forest for sale. The property is completely wooded with a mix of hard maple, soft maple, black cherry, beech, birch, white pine and more. The north and east sides of the tract have a nice mix of timber areas and pole stands while the southwest section is a regenerated former clearcut area that is attracting and holding deer. The seller currently has marked about 70,000 boardfeet of timber on half the property that will transfer with the property and will not be cut.

There is an excellent gravel driveway from the road front that extends over 900 feet into the tract providing access to multiple areas to build your new home or camp. This driveway is shared with one neighbor as access to their camp. Multiple internal trails for hiking, hunting or ATV'ing emanate from this driveway and cover the entire property.

The property directly adjoins thousands of acres of Allegheny National Forest (ANF) land on the complete length of the north boundary providing abundant opportunities to expand your recreational opportunities here. In addition, there is more ANF land about 600 feet west and south of RT 59. If that isn't enough, there is a former commercial paved go-kart track on the property too!

There is fantastic deer sign throughout the entire property with multiple "pinch points" and plenty of great locations for tree stands and food plots.

The property is within 10 miles of the Kinzua Dam on the Allegheny River, Wolf Run Marina for your boating pleasure, the Beach at Kinzua and multiple fantastic hiking trails within the National Forest. This is a great location in the heart of the Alleghenies!

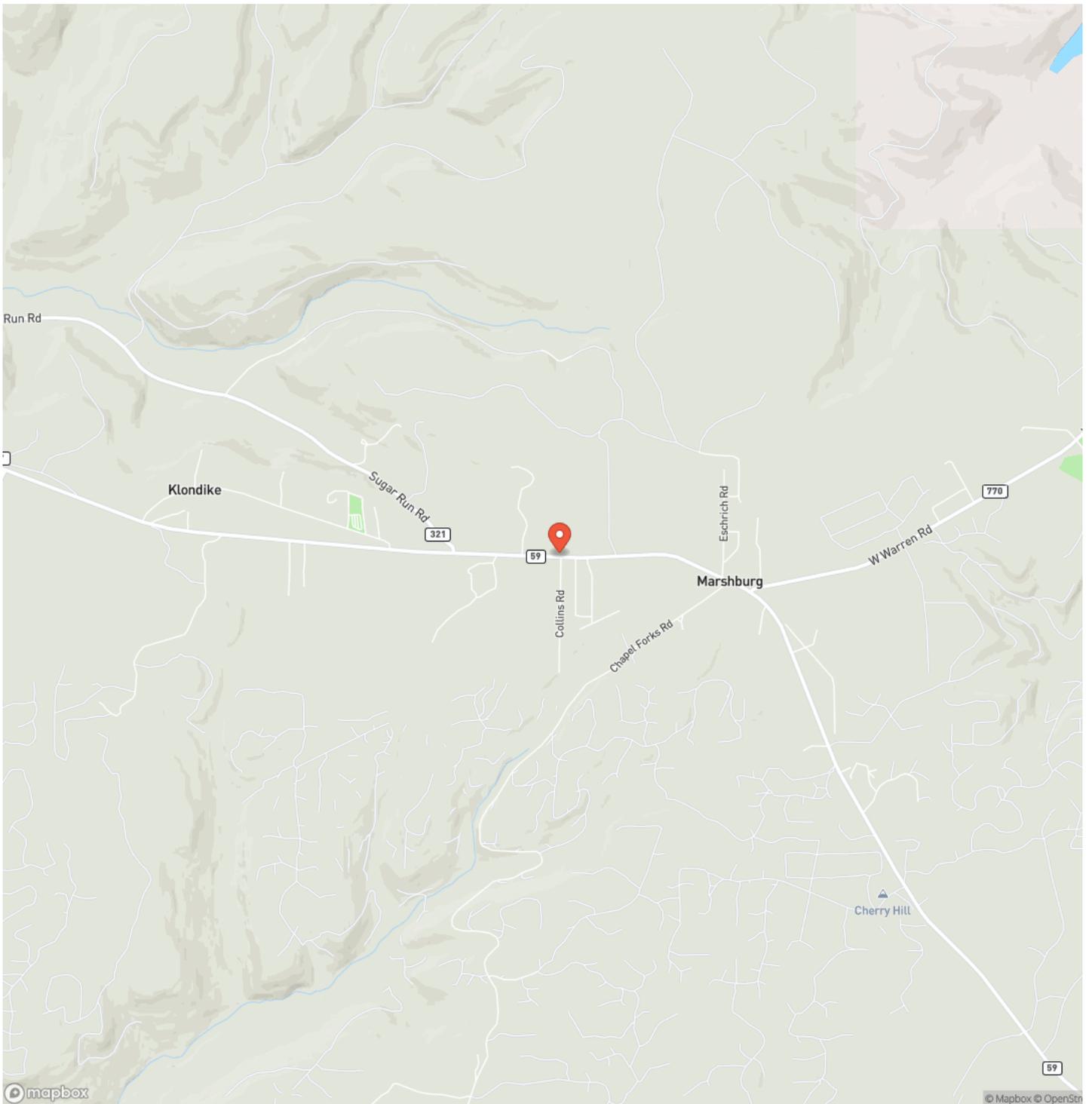
Oil, gas and mineral rights are not owned and do not transfer. All timber rights will transfer.



Marvelous Marshburg
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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