

Homesteader's Haven
212 Barnett Lane
Walston, PA 15781

\$379,000
89± Acres
Jefferson County



Homesteader's Haven
Walston, PA / Jefferson County

SUMMARY

Address

212 Barnett Lane

City, State Zip

Walston, PA 15781

County

Jefferson County

Type

Hunting Land, Farms, Recreational Land, Timberland, Residential Property, Single Family, Horse Property

Latitude / Longitude

40.9775 / -79.0001

Taxes (Annually)

834

Dwelling Square Feet

1080

Bedrooms / Bathrooms

2 / 1

Acreage

89

Price

\$379,000

Property Website

<https://www.landleader.com/property/homesteader-s-haven-jefferson-pennsylvania/40758>



PROPERTY DESCRIPTION

The Seller likes to refer to this unique property as a sanctuary. Homesteader's Haven is an 89-acre property that will grab the attention of the buyer dreaming of a homestead, a farmette, or the perfect property for recreation and relaxation. It has the added bonus of being on a private lane providing privacy and quiet. The home lies .2 miles to the south of Haag Road, (T457), and .9 miles north of Walston Road. The property lays relatively level with slight slope. The wooded area to the northeast corner does have some moderate slope. It has a nice mix of fields and wooded acreage, with the added bonus of two ponds.

The property is located approximately 10 minutes north of Punxsutawney, home of the world-famous groundhog, Punxsutawney Phil, who predicts the weather every year on Groundhog Day. Travel is convenient with Route 36 a few minutes to the west, and Interstate 80 - 30 minutes to the north.

A nice amenity to the property is the 25 acres in fields. The fields have been mowed over the years and are ready to be used for gardens, crops, or grazing livestock. The property has approximately 28 acres of timber area on the west side. The timber consists primarily of soft maple, with some scattered red oak throughout the stand. There are trees of size that could be harvested. The last harvest was at least 15 years ago. The round top has a nice aspen stand growing that could be converted into a haven for the deer. There is a pine stand along the private lane. There are some former logging roads that can be used as walking trails or utilized for ATV and horseback riding.

Features keep piling up on this property with the two ponds. The northern pond provides a nice overlook from the home. The open area around the pond creates an opportunity to watch wildlife from the front porch. The southern pond is a unique little getaway of its own. A small cabin overlooks the pond. The cabin was used for a retreat area, as well as a place to hunt deer. Beside the pond sits a pavilion, providing a welcoming place for family picnics. The Seller has enjoyed watching a variety of wildlife in the fields.

The majority of the land lies on the east side of Barnett Lane. Approximately 2 acres lies on the west side of Barnett Lane with a mobile home and a barn. The mobile home has various upgrades over the years. The exterior was insulated and had vinyl siding installed. A Forever Roof system has also been added. A 12' X 25' addition was added for extra room, creating a sitting area by the gas fireplace. Heat is provided by natural gas, and central air was added to the living space in the mobile home.

The large barn, approximately 1660 square feet provides multiple uses for the new buyer. In previous years, animals had been kept in the basement level. The top areas have been used as a garage, shop, and storage area. A metal roof has been installed on the main part of the barn. Plenty of room for tinkering and toys! The seller sells property and buildings "as is where is".

The location features some nice recreation amenities nearby. Punxsutawney is a nice small town offering small stores, restaurants, movie theater, Punxsutawney Country Club Golf Course, and the yearly Groundhog Festival. Cooks Forest State Park is 45 minutes to the north with attractions such as hiking, biking, canoeing, picnicking, kayaking, and fishing. State Game Lands 31 is 15 minutes away. Mahoning Shadow Bike Trail is also nearby. (10 minutes away.)

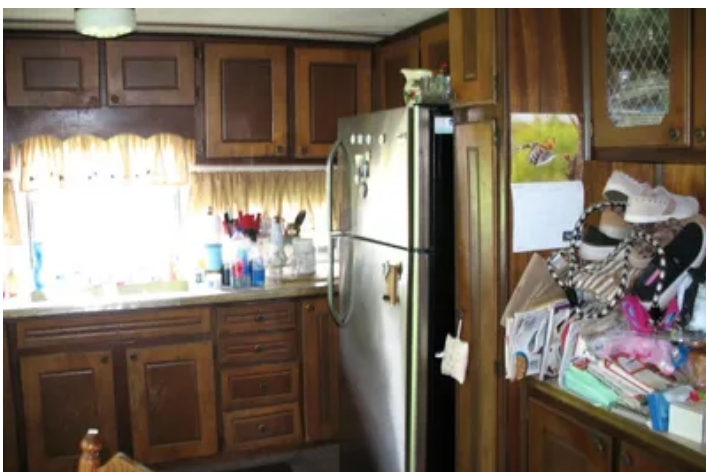
The Seller is retaining the mineral, oil, and gas rights for a time period of 15 years from the conveyance, at which time they will convert to the buyer's ownership. There is currently a gas well on the property that is being plugged.

This property is packed with potential for multi-faceted uses: Build your new dream home overlooking one of the ponds, develop a homestead, stable horses, make it your recreational getaway, and not to be last, the hunter's sweet spot!

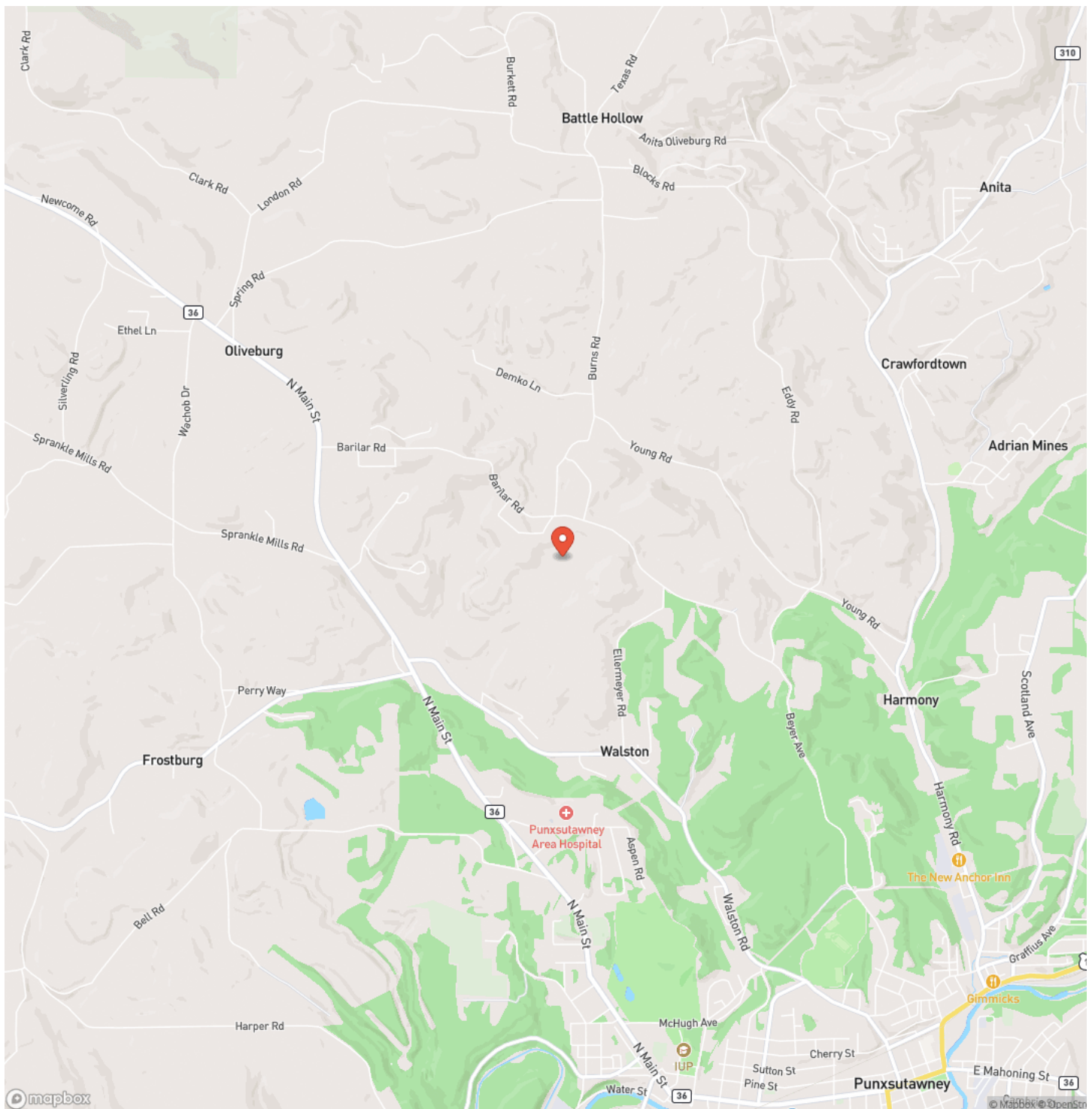
Homesteader's Haven - A Place To Call Home!



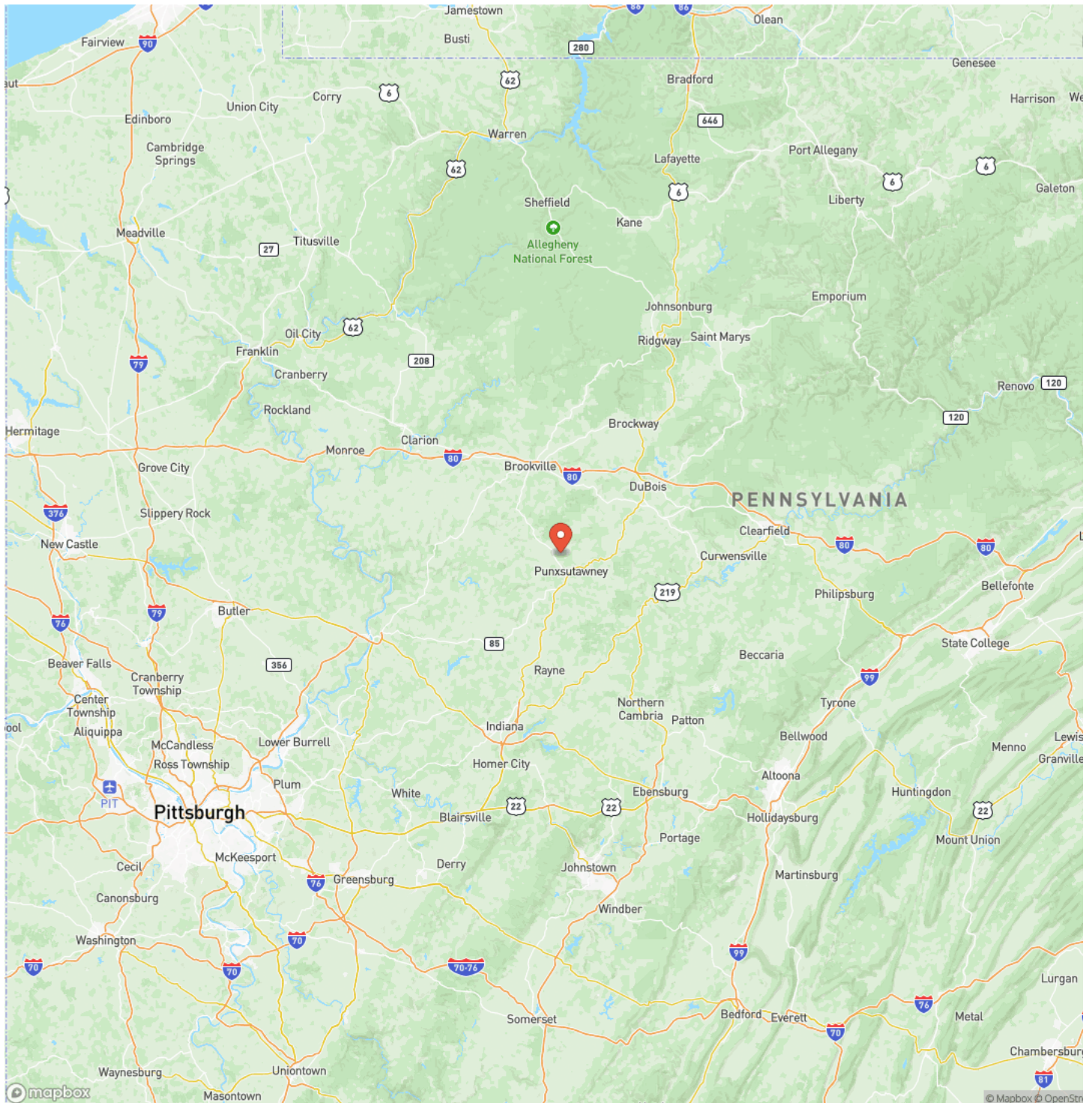
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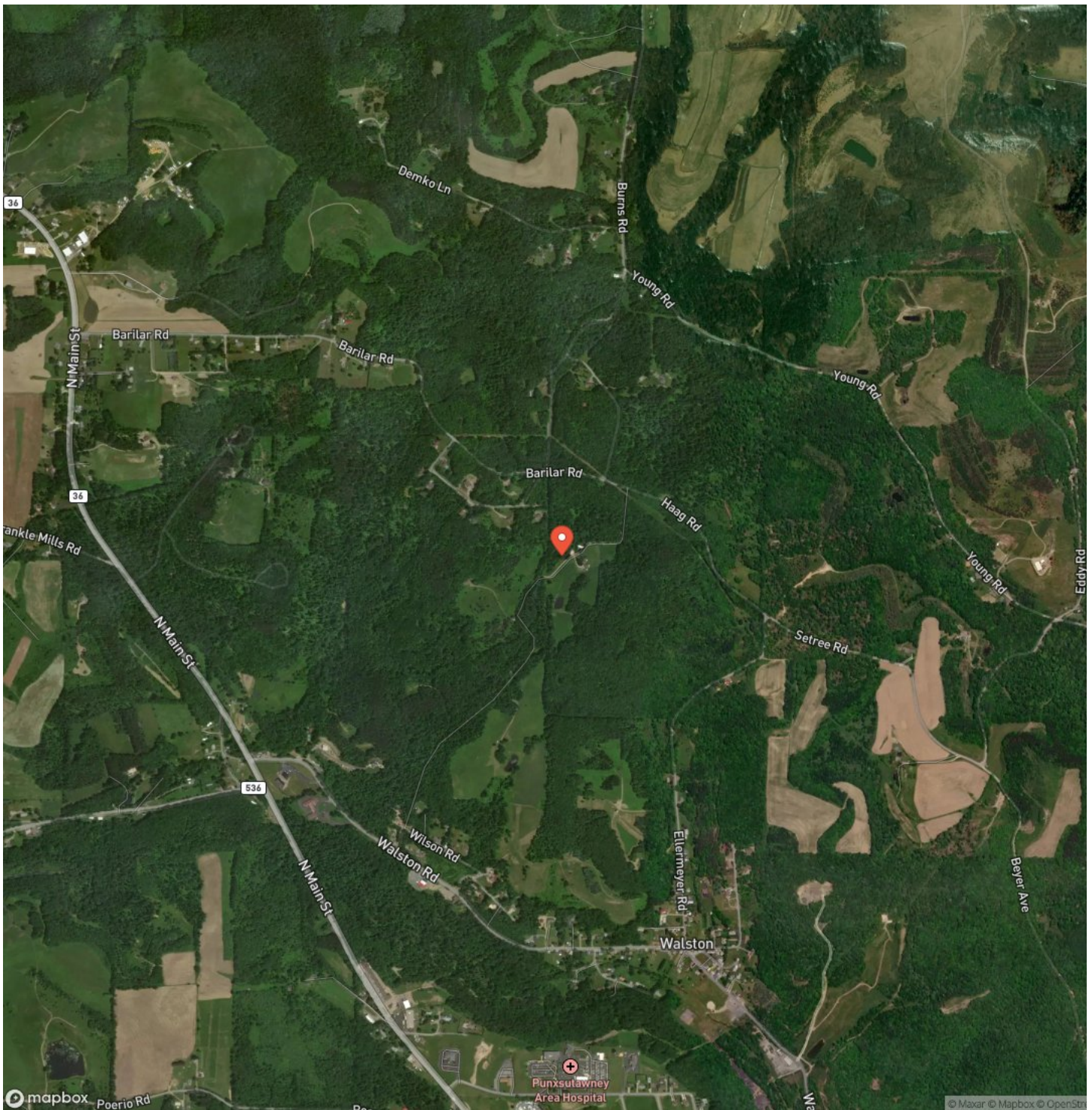
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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