

Tom's Treasure
Sylvis Road
Westover, PA 16692

\$199,000
35.440± Acres
Clearfield County



MORE INFO ONLINE:
TimberlandRealty.net

Tom's Treasure
Westover, PA / Clearfield County

SUMMARY

Address

Sylvis Road

City, State Zip

Westover, PA 16692

County

Clearfield County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland,
Business Opportunity

Latitude / Longitude

40.731315 / -78.695661

Taxes (Annually)

353

Acreage

35.440

Price

\$199,000

Property Website

<https://www.landleader.com/property/tom-s-treasure-clearfield-pennsylvania/42173>



PROPERTY DESCRIPTION

Tom's Treasure is a 35-acre tract of land located in the quiet setting of southern Clearfield County. This property is completely wooded and stocked with over 300,000 board feet of high-quality mature timber. This is rural Pennsylvania at its best, with small farms scattered throughout the country side. The area will give you the feel and smell of country. Sylvis Road is a secondary road with Route 219 four miles to the west and Route 36 two miles to the east.

This is nicely rectangular shaped piece of property has 860 feet of road frontage on each side of the road. A high value of this property comes from the quality of the timber. The stand is stocked with a nice mix of Red Oak, Tulip Poplar, Soft Maple, Veneer Quality White Oak Hemlock, and the balance in miscellaneous species. Many trees fall into the 18" to 24" diameter classes. It has been about 20 years since the last timber harvest. The last sale was managed by a consulting forester who conducted a harvest in line with proper thinning and timber stand improvement practices to maximize the accelerated growth of the residual stock. A timber appraisal was completed on June 27, 2011. The volume is estimated at 329,004 board feet, with a value of \$96,069. The new buyer will have the opportunity to conduct a timber sale for an immediate return.

The property terrain is slightly sloped providing some nice opportunities for home sites along Sylvis Road. There are a few seasonal streams that run water in normal spring and fall conditions. Electric stops at the neighboring property to the east. There is a gas line through the property on the south side of the road, and an AT&T line on the northern section. Both lines run in an east to westerly direction. The property has good potential for small game and whitetail hunting with an abundance of nut bearing Oaks, Hickory, and Beech. Any hunt stands or shacks to be removed.

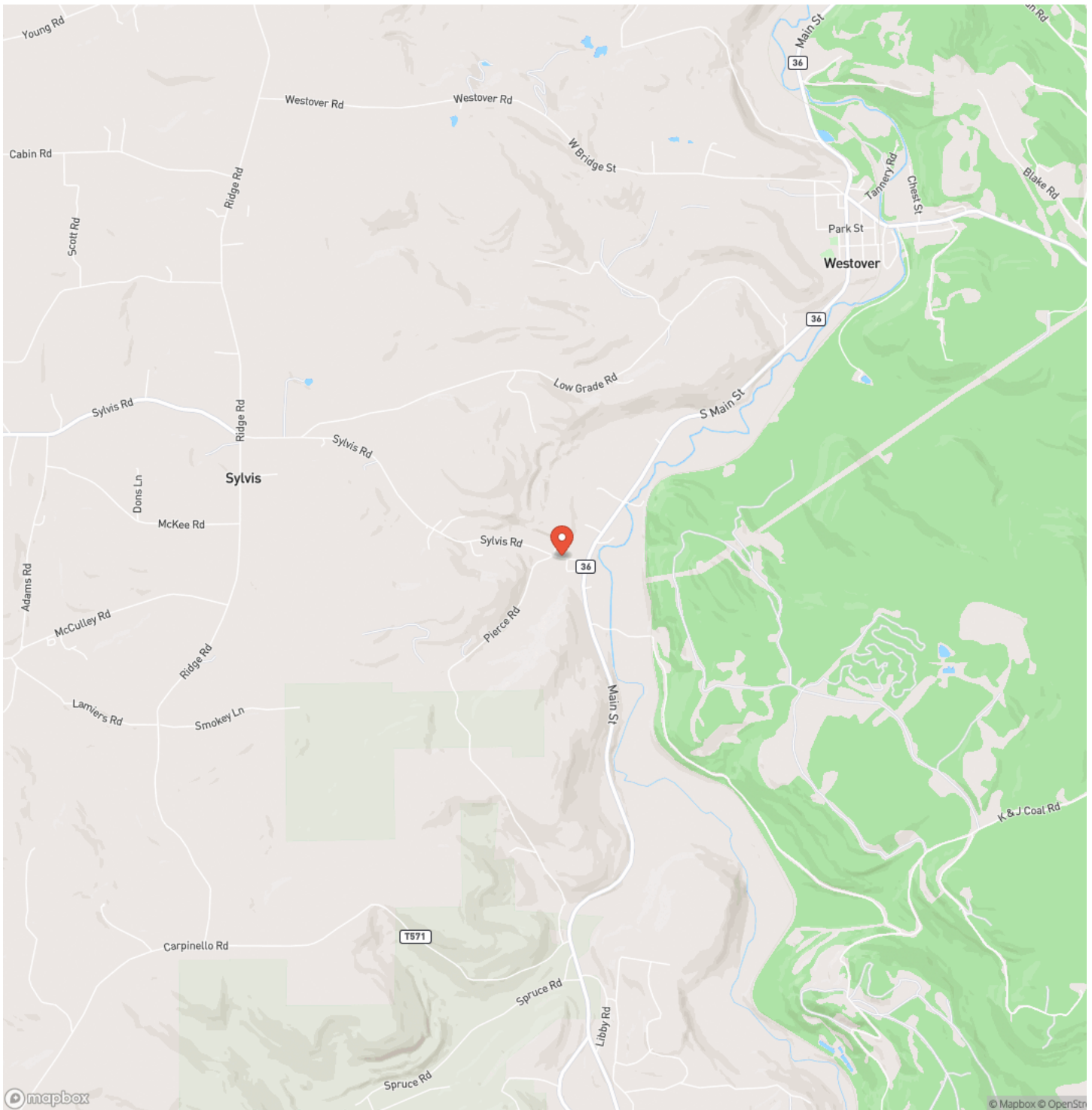
The location of Tom's Treasure also adds some nice recreational amenities. Within 30 minutes you can be at Chetremont Golf Course, Cambria Hills Golf Course, State Game Lands, Trout Streams - Beaver Run and Chest Creek, Prince Gallitzin State Park, and Rock Run ATV Recreational Park. Glendale Lake, which is located at Prince Gallitzin State Park covers 1635 acres. It offers boating, fishing, hiking, swimming, and bicycling. Rock Run Recreation Park contains 120 miles of trails for ATV's and UTV's.

This property offers a diversified use for timber investment, as well as the family recreational dream spot. The property has been surveyed and a registered copy of the survey map is viewable on Timberland Realty website. The Seller does not believe they own the oil and gas, will convey any and all subsurface rights they may own. Seller sells property "as is where is".

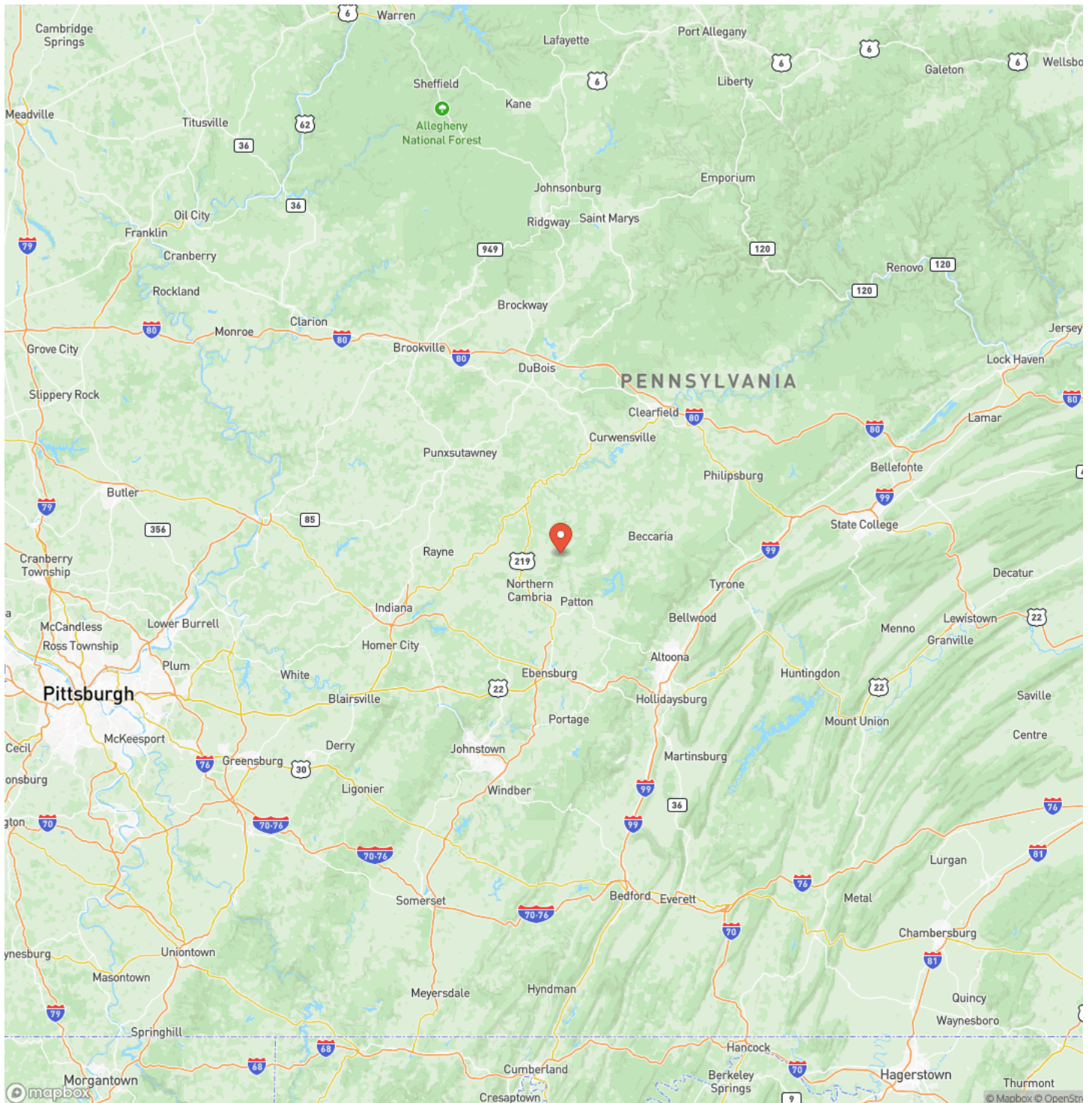
Tom's Timberland – Growing Trees, Great Family Time!



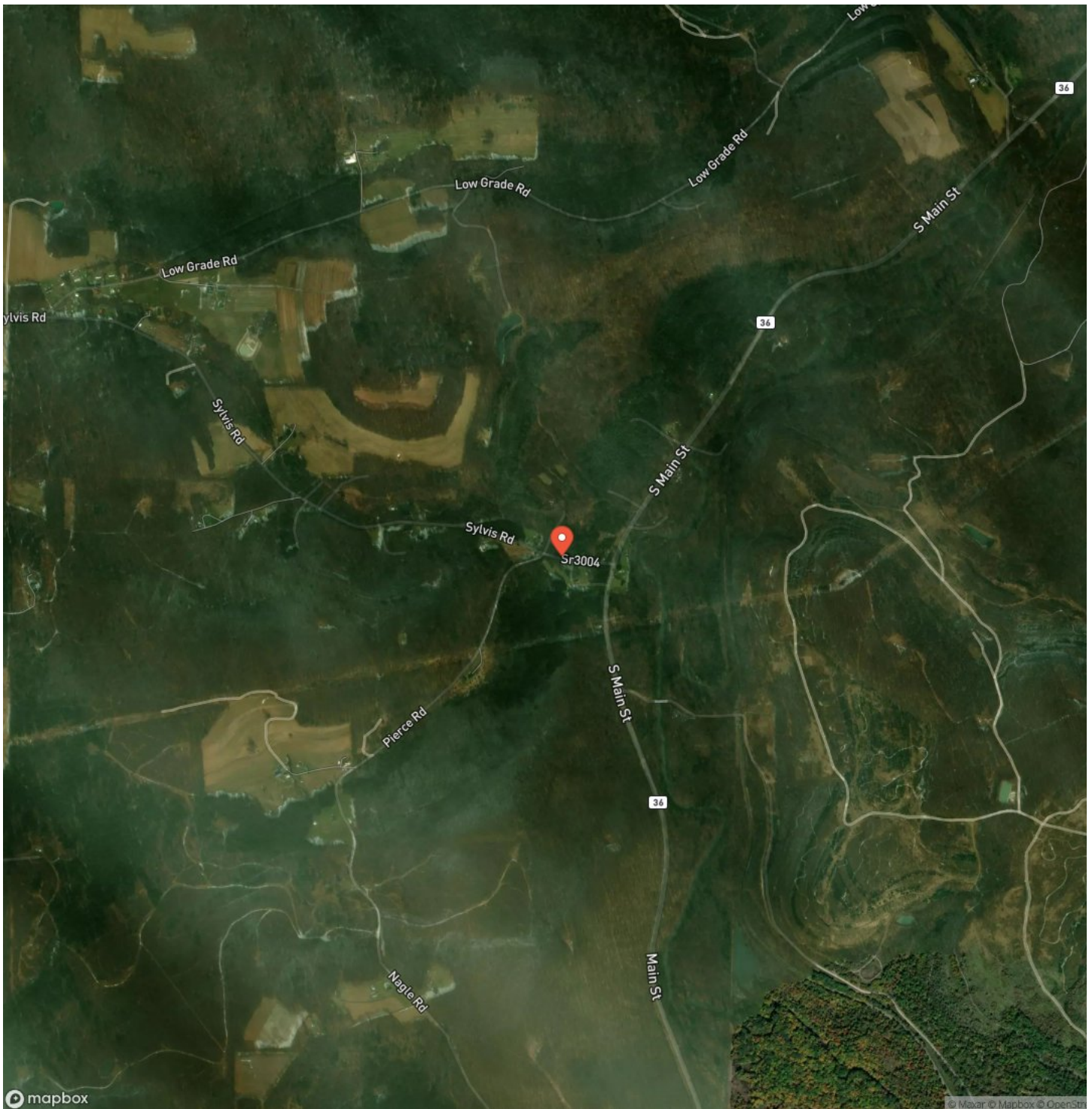
Locator Map



Locator Map



Satellite Map



Tom's Treasure
Westover, PA / Clearfield County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

TimberlandRealty.net

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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 relation 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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