

**Linwood Acres**  
Art Line Road  
Eldred, PA 16731

**\$5,485,000**  
1,660± Acres  
McKean County





**Linwood Acres**  
**Eldred, PA / McKean County**

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**SUMMARY**

**Address**

Art Line Road

**City, State Zip**

Eldred, PA 16731

**County**

McKean County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Horse Property

**Latitude / Longitude**

41.9935 / -78.3784

**Taxes (Annually)**

26535

**Acreage**

1,660

**Price**

\$5,485,000

**Property Website**

<https://www.landleader.com/property/linwood-acres-mckean-pennsylvania/53978>



**PROPERTY DESCRIPTION**

NY and PA land with timber, pond, stream and mountain views for sale. With +/-1395 NY acres and +/- 265 contiguous PA acres, this property has unlimited potential! It consists of a 3+ acre fully stocked bass pond, incredible trail infrastructure, mountain views, and over a mile of road frontage on Art Line Road in PA. A right of way from the Barnum Rd via Troy Timber Rd also goes with the property. Adjoined 24x24 and 30x38 storage barns with electric would make a great place to store ATV's, tractors and implements. The hunting here is excellent! Deer, turkey, bear and tons of small game call this area home. A large marshy area (along with the pond) are the perfect places to hunt geese and ducks.

Although there is a current timber harvest happening on the property, only trees marked with a paint slash at chest height and a paint mark on the stump are to be harvested. Much of the harvest has been completed and a 100% cruise of the residual timber (on the NY portion) suggests there to be approximately 4.5 million board feet of standing timber that will go with the property. No residual cruise was performed on the PA portion of the property, but there is merchantable volume remaining. The timber consists of mainly hard maple, soft maple, black cherry and some red oak. A mix of basswood, hemlock, black birch and aspen is also scattered throughout. Because of the ongoing harvest, potential buyers may enter the property with the listing agent only.

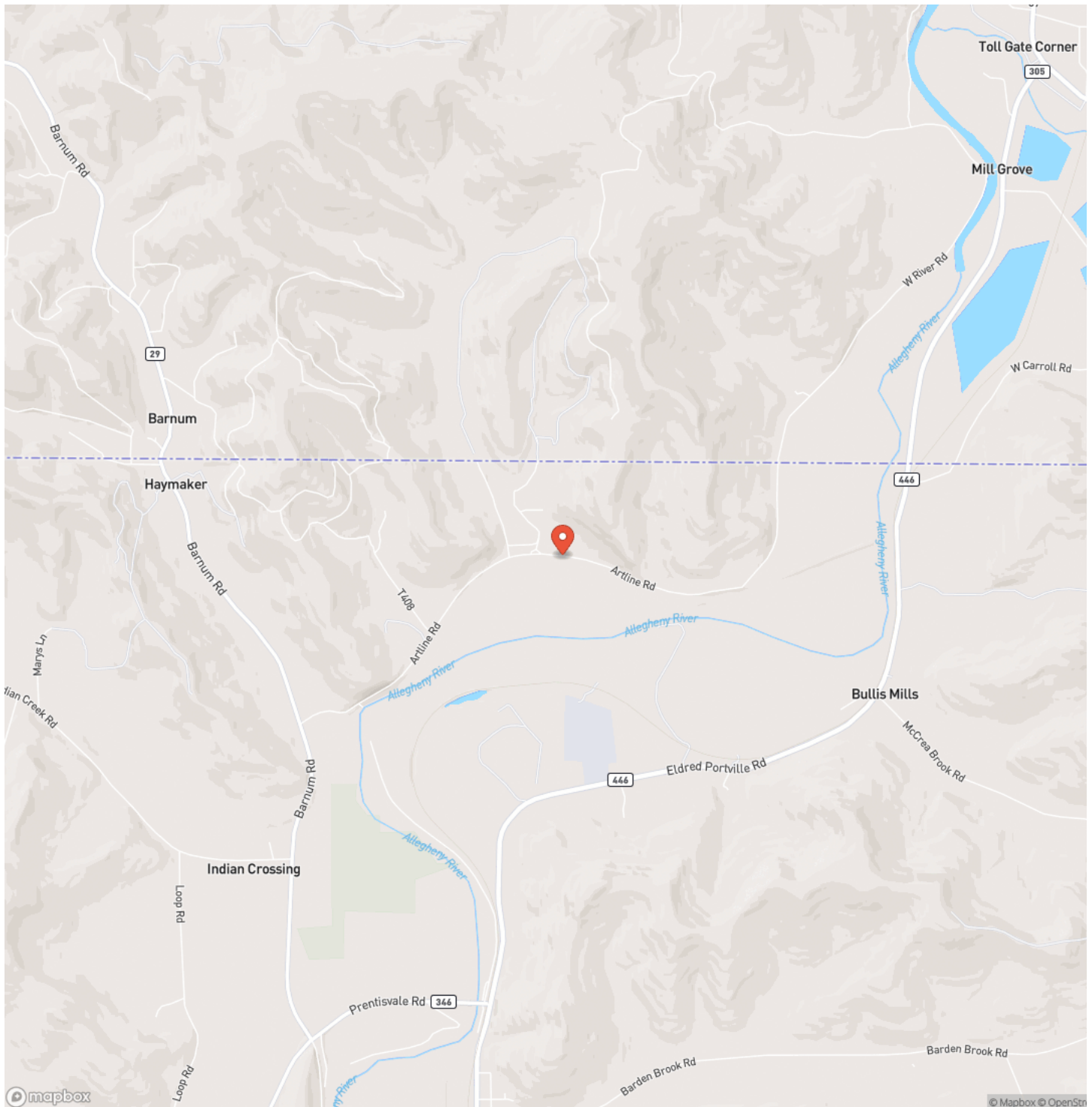
The terrain varies from flat to rolling, with some steeper areas throughout. Many miles of established truck roads and skid trails throughout the property provide excellent access. Current owners have recently signed a 5 year windmill lease with Liberty Renewables and this lease will transfer with the sale. No windmills are currently on the property and Liberty Renewables is in the environmental/study phase at this time. Oil, gas and mineral rights have been previously reserved and do not transfer.



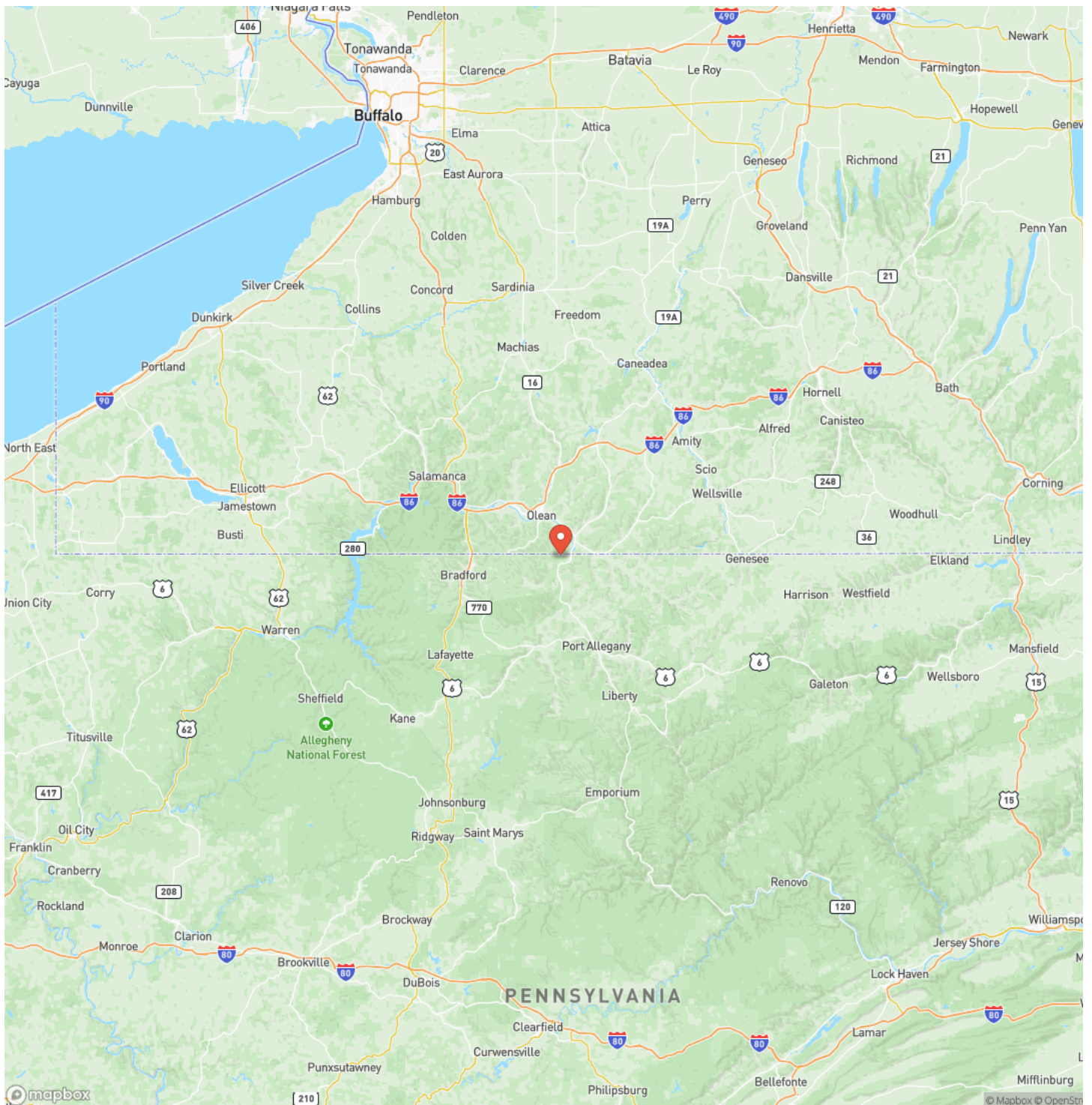




## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

David Anderson

## Mobile

(585) 808-5696

## Email

danderson@timberlandrealty.net

**Address**

5530 Morgan Hollow Road

## City / State / Zip

Scio, NY 14880

## NOTES

[illegible]



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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 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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