

Linwood Acres
Art Line Road
Eldred, PA 16731

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



Linwood Acres
Eldred, PA / McKean County

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>



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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.

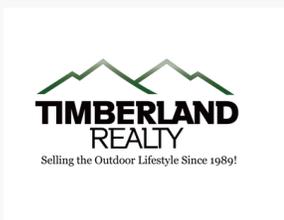
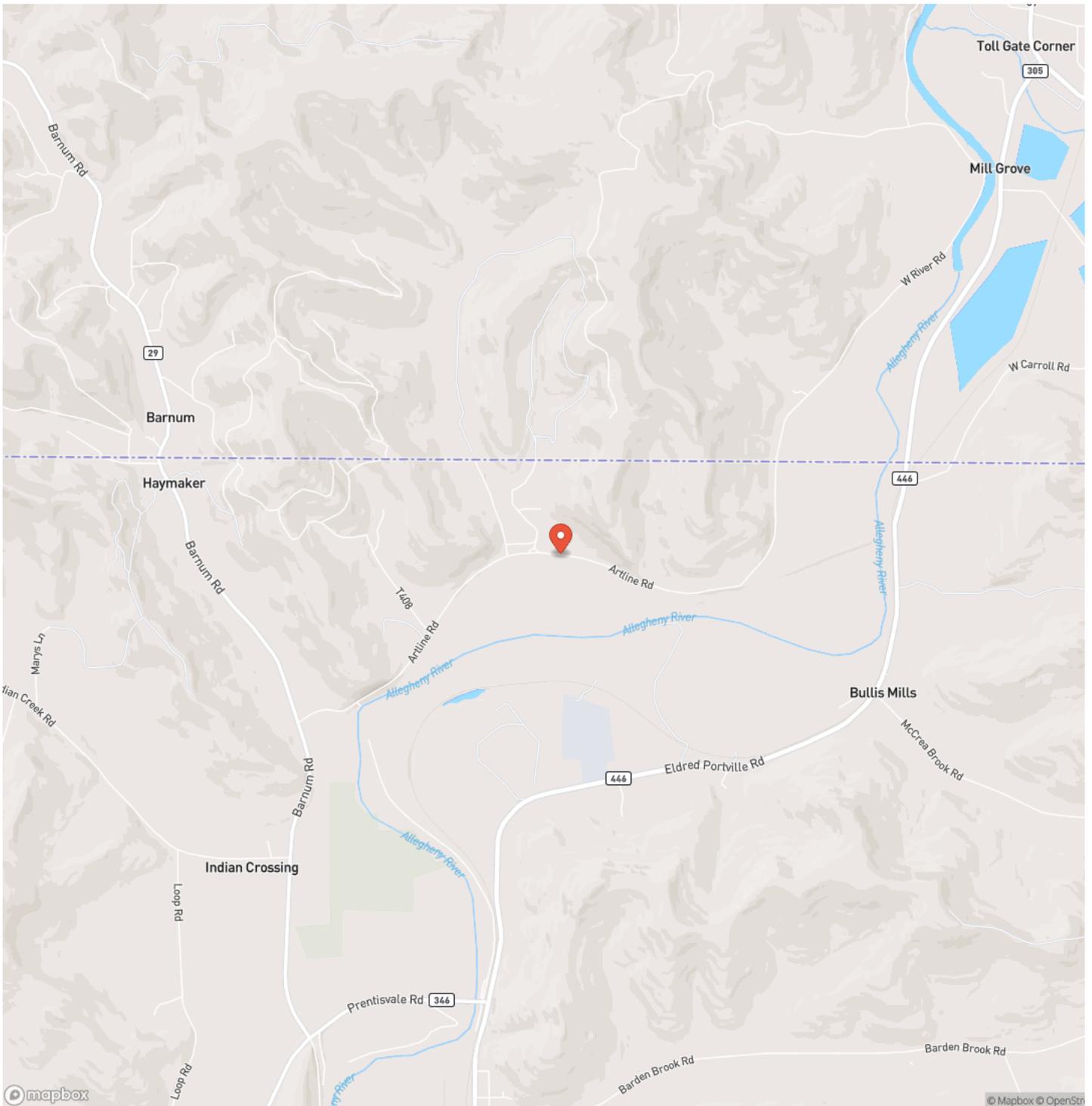
The terrain varies from flat to rolling, with some steeper areas throughout. Many miles of established truck roads and skid trails throughout the property provide excellent access. Current owners have recently signed a 5 year windmill lease with Liberty Renewables and this lease will transfer with the 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.



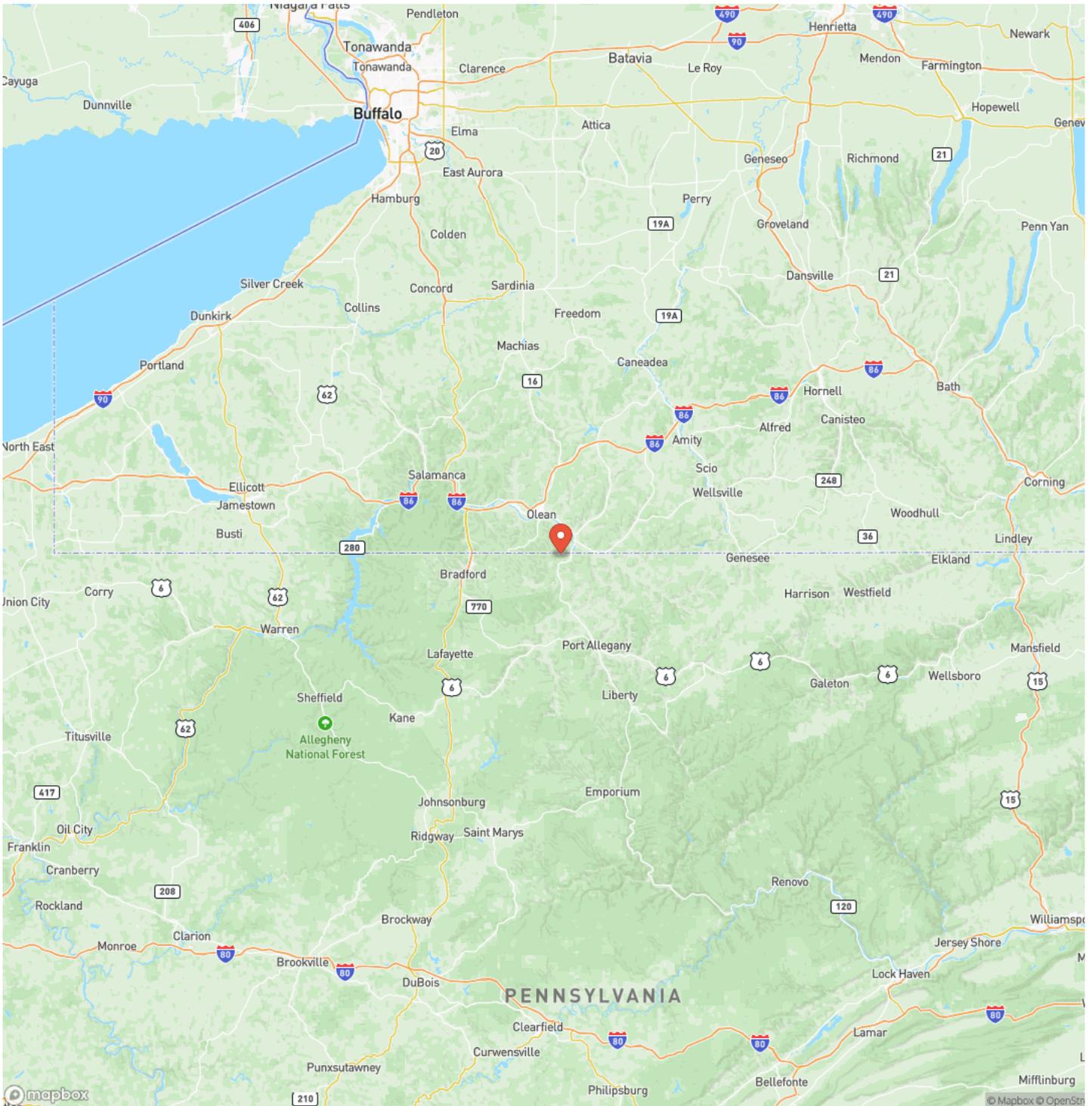
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Locator Map



Locator Map



Satellite Map



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