

Berkey Hollow
Berkey Hollow Road
Alum Bank, PA 15521

\$895,000
201.910± Acres
Bedford County



Berkey Hollow
Alum Bank, PA / Bedford County

SUMMARY

Address

Berkey Hollow Road

City, State Zip

Alum Bank, PA 15521

County

Bedford County

Type

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

Latitude / Longitude

40.24339 / -78.62204

Taxes (Annually)

2725

Acreage

201.910

Price

\$895,000

Property Website

<https://www.landleader.com/property/berkey-hollow-bedford-pennsylvania/56300>



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PROPERTY DESCRIPTION

Berkey Hollow is prime timber investment property located in the northern part of beautiful Bedford County. Travel is convenient with Interstate 99 only 20 minutes to the east, and Route 56 is 10 minutes to the south.

The 202 acres is a nice rectangular shaped property that is stacked with high quality timber. Additionally, to being a high-quality timber investment property, its secluded setting offers a perfect place to build a hide away cabin. The property is completely wooded with a stream running nearly 1000 feet through the property. Berkey Hollow Road runs through the full length of the property. There is electric available at the road.

The Sellers have owned the property for over 30 years and have never cut timber. From field observation, it appears no timber has been cut for at least 50 years. The property is heavily stocked with a variety of hardwoods, and a very small percentage of hemlock. There are many trees in the 20" to 30" diameter class. This is a prime property to be considered for timber investment. There is an opportunity to conduct timber sales for an immediate return of investment.

A Timber Appraisal was conducted in April of 2023. The report gives an estimated 1,460,774 board feet of timber, and 8,686 tons of pulpwood. The primary species is Red Oak, followed by Cherry, Sugar Maple, Tulip Poplar, and Soft Maple. Volumes are as follows: Red Oak – 602,328 BF, Cherry – 334,594 BF, Sugar Maple – 181,069 BF, Tulip Poplar – 131,874 BF, Soft Maple – 110,544 BF, Misc. Hardwoods – 51,232 BF, White Oak/Chestnut Oak – 28,276 BF, Hemlock – 11,884 BF, Black Oak – 8,973 BF.

The property is bordered by nearly all wooded acreage. This is big woods country. A large Pennsylvania State Game Lands is not far from the northwest corner. There is no traffic out here to deal with. Berkey Hollow Road is a low use township road with no winter maintenance.

For the recreation buyer there are some nearby recreational amenities to enjoy. Blue Knob State Park is only 15 minutes away. The Park offers numerous outdoor activities including: boating, fishing, hiking, kayaking, swimming, golfing, and hand gliding. Bedford is 30 minutes to the south. It offers a variety of entertainment, as well as hotels, restaurants, and shopping.

Seller is selling all subsurface rights they may own.

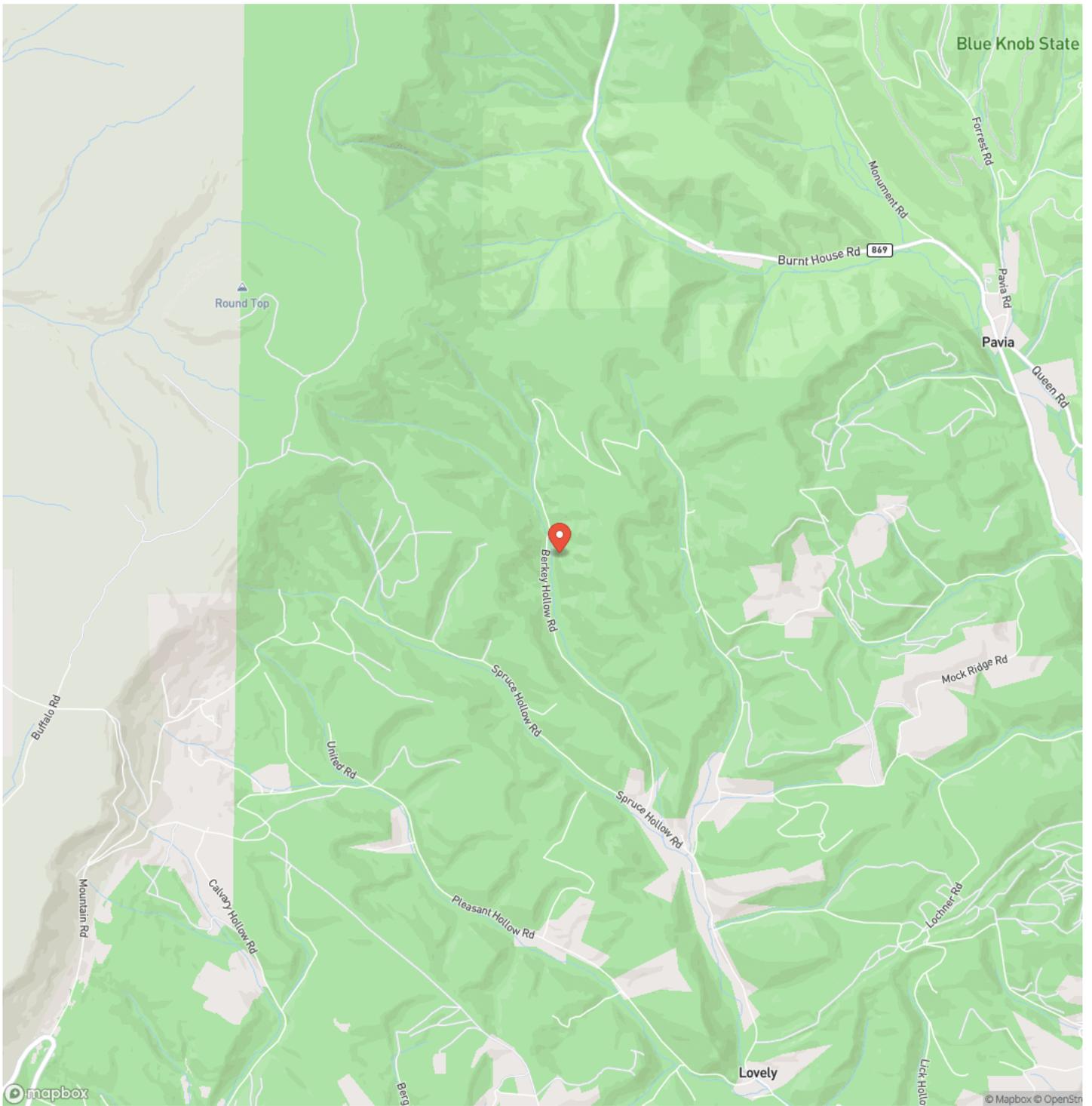
Berkey Hollow – A High Value Timber Investment Property



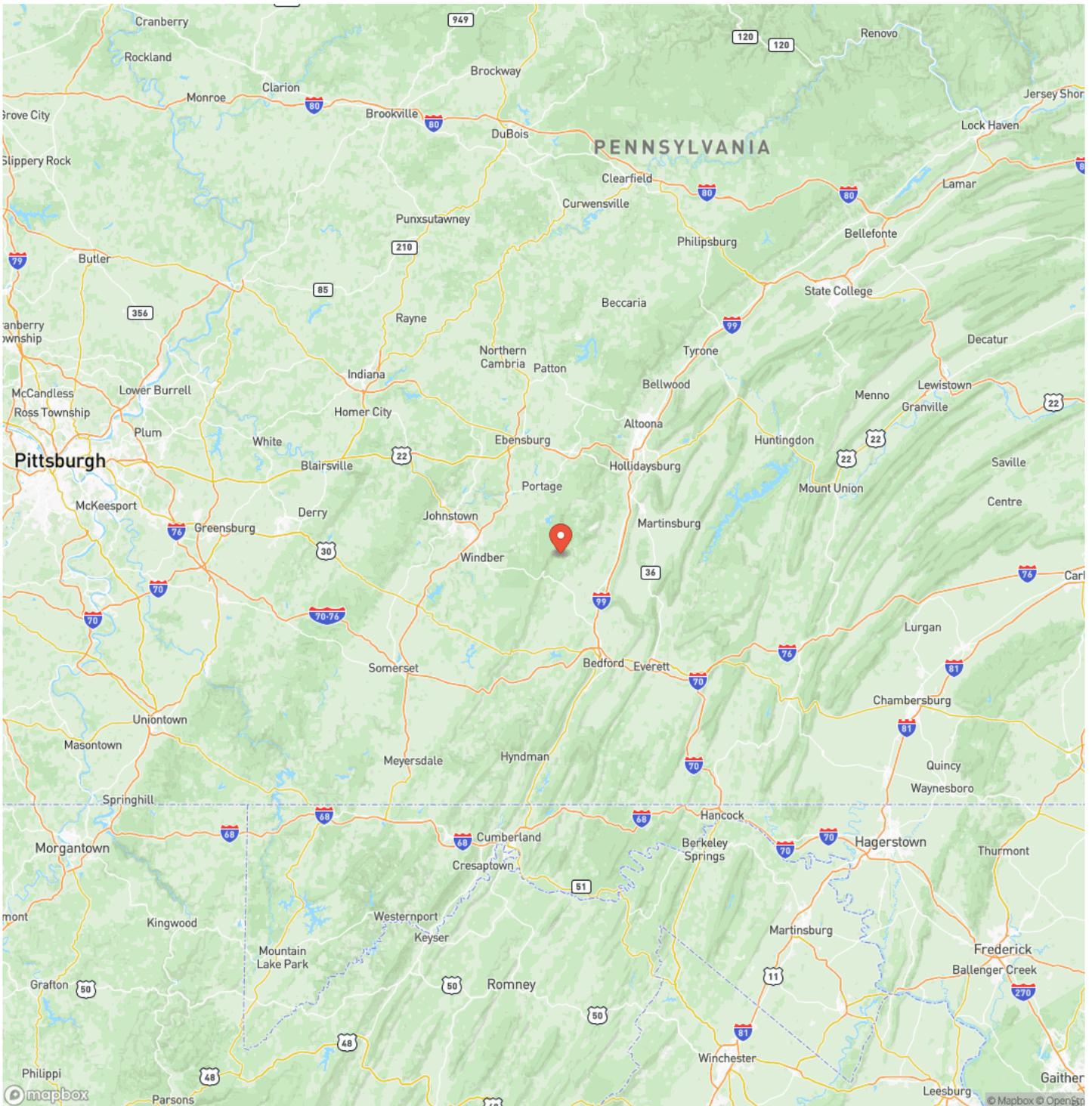
**Berkey Hollow
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Locator Map



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.



Timberland Realty
1890 E Main St
Falconer, NY 14733
(716) 962-9935
TimberlandRealty.net



MORE INFO ONLINE:
TimberlandRealty.net