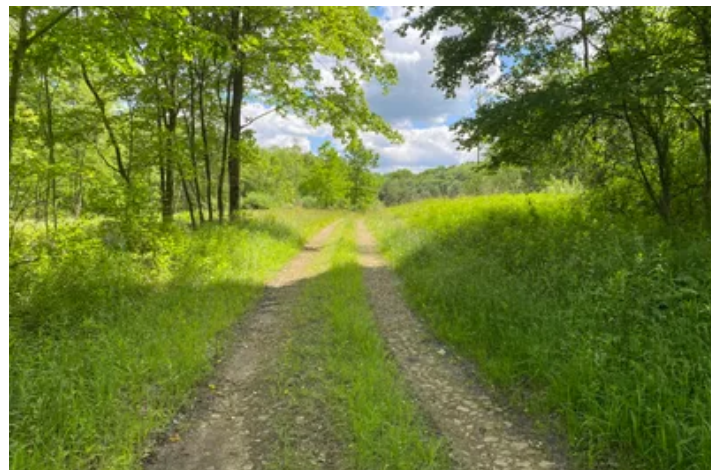


Dan's Dynasty
Arcadia Road
Cherry Tree, PA 15724

\$519,000
198.300± Acres
Indiana County



Dan's Dynasty
Cherry Tree, PA / Indiana County

SUMMARY

Address

Arcadia Road

City, State Zip

Cherry Tree, PA 15724

County

Indiana County

Type

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

Latitude / Longitude

40.77535 / -78.83017

Taxes (Annually)

400

Acreage

198.300

Price

\$519,000

Property Website

<https://www.landleader.com/property/dan-s-dynasty-indiana-pennsylvania/56804>



PROPERTY DESCRIPTION

Dan's Dynasty is located in a rural area of northern Indiana County. The property is assessed as 195 acres. The deed references 172 acres. A survey map provided by a former owner calculates the actual acreage as 198.3 acres. The map can be viewed with the listing information on Timberland website. The property is nicely nestled between the small towns of Cherry Tree and Arcadia. Travel is very convenient with Route 286 two miles to the west, and Route 219 five miles to the east.

This is a nicely shaped larger piece of property suitable for a variety of uses: new home site, cabin, homesteading, development, or enjoying primarily for hunting and recreation. The land lays relatively flat with some slight slope. In the day it was a farm. The old foundation from the homestead is located on the south side of Arcadia Road. Most of the fields have transitioned back to forested area. There is a partially open field in the southwest corner. This area could be cleared for pasture, crops, or food plot.

The property has excellent access at multiple points. The eastern boundary is the State and Township Road. Arcadia Road traverses in an east-west direction through the property dividing approximately one third of the land to the south, and two thirds of land to the north of the road. This opens up a variety of sub-division opportunities. Electric is available along Arcadia Road, and also an electric line goes through the property to the northeast paralleling Clark Road.

The property is mostly wooded, with a mix of brush, pole timber, sawtimber, and a scattering of pines populating openings. About three years there was some timber cutting done in sections of the property that had larger trees. Larger trees were removed, with the goal of maintaining smaller diameter trees for future growth. Areas of the property with smaller diameter and pole timber were not disturbed. There is still a residue stand of timber for future timber investment. There is a variety of hardwoods, including red and white oak, along with some hemlock. The oaks will provide a great source of feed for wildlife. This property has great opportunities to be developed for growing big bucks and hunting.

A unique feature of the land is the easy terrain with the diversified areas of timber, brush, and openings. Shryhock Run begins on the property and flows to the southeast. Currently the beavers are claiming squatters rights and attempting to build a dam on the north side of Arcadia Road.

The property has primarily been used for hunting. There has been a hunting lease on the property for the last 8 years. The new owner will have the option to continue the hunting lease. The lease group has planted several food plots, and placed hunting stands. If the lease is discontinued the group will be removing hunting huts and stands. There is plenty of wooded acreage in this area to create great habitat for deer.

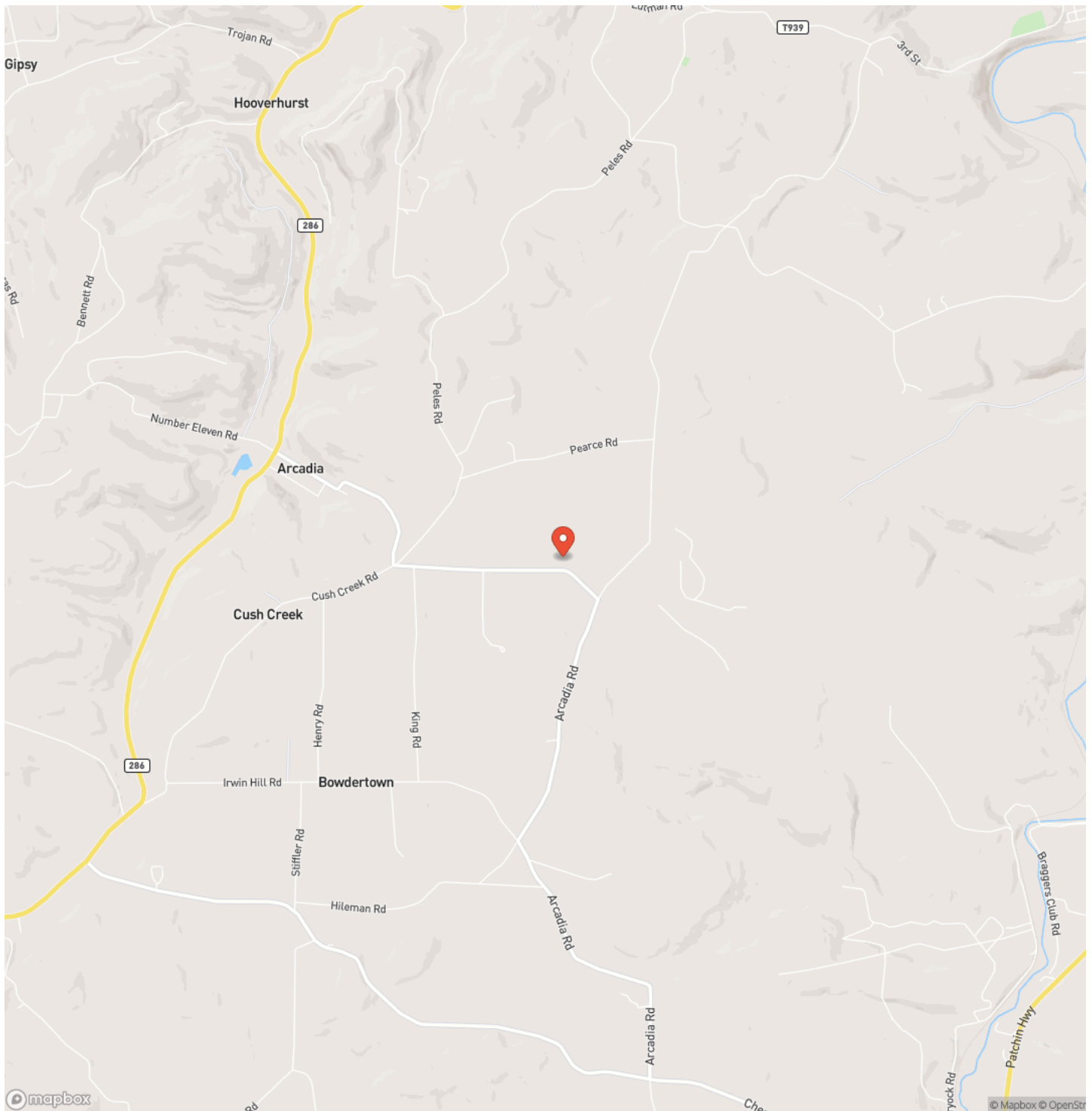
The Seller does not own coal, oil, and gas rights. They were reserved by former owners, therefore not a part of this sale. There is currently a gas well on the property. The property is currently enrolled in Clean and Green.

The location of Dan's Dynasty also adds some nice recreational amenities. Chetremont Golf Course is only 10 minutes away. The Susquehanna River is nearby which offers fishing and kayaking. Within 45 minutes is Ghost Town Bike Trail, Prince Gallitzin State Park, Yellow Creek State Park, and Rock Run Recreation Area (ATV Riding). The larger towns of Indiana and Punxsutawney are within 30 minutes. They offer a selection of restaurants, shopping, hotels, and a variety of entertainment.

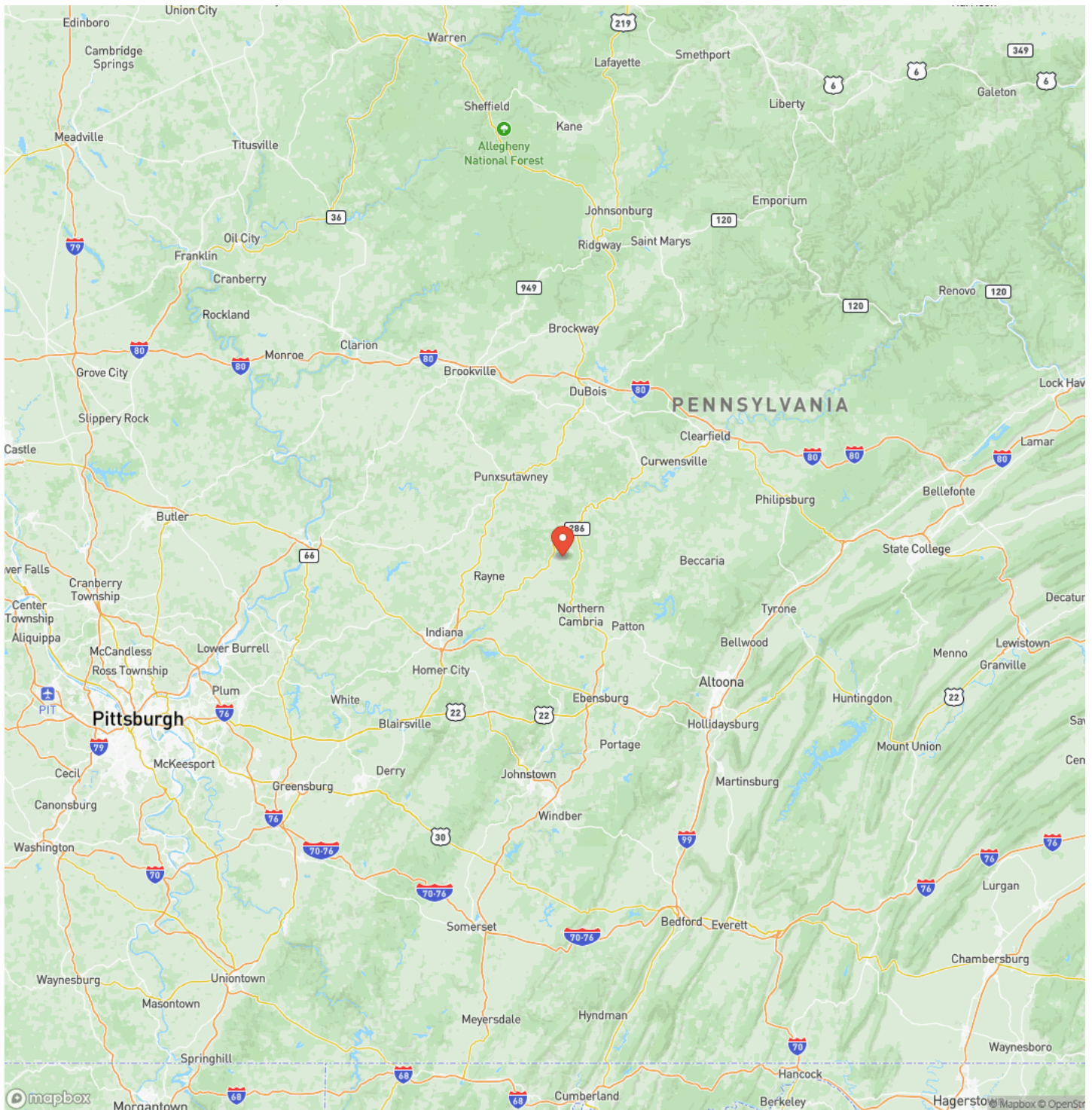
Dan's Dynasty – Deer Hunter's Paradise, or build a castle!



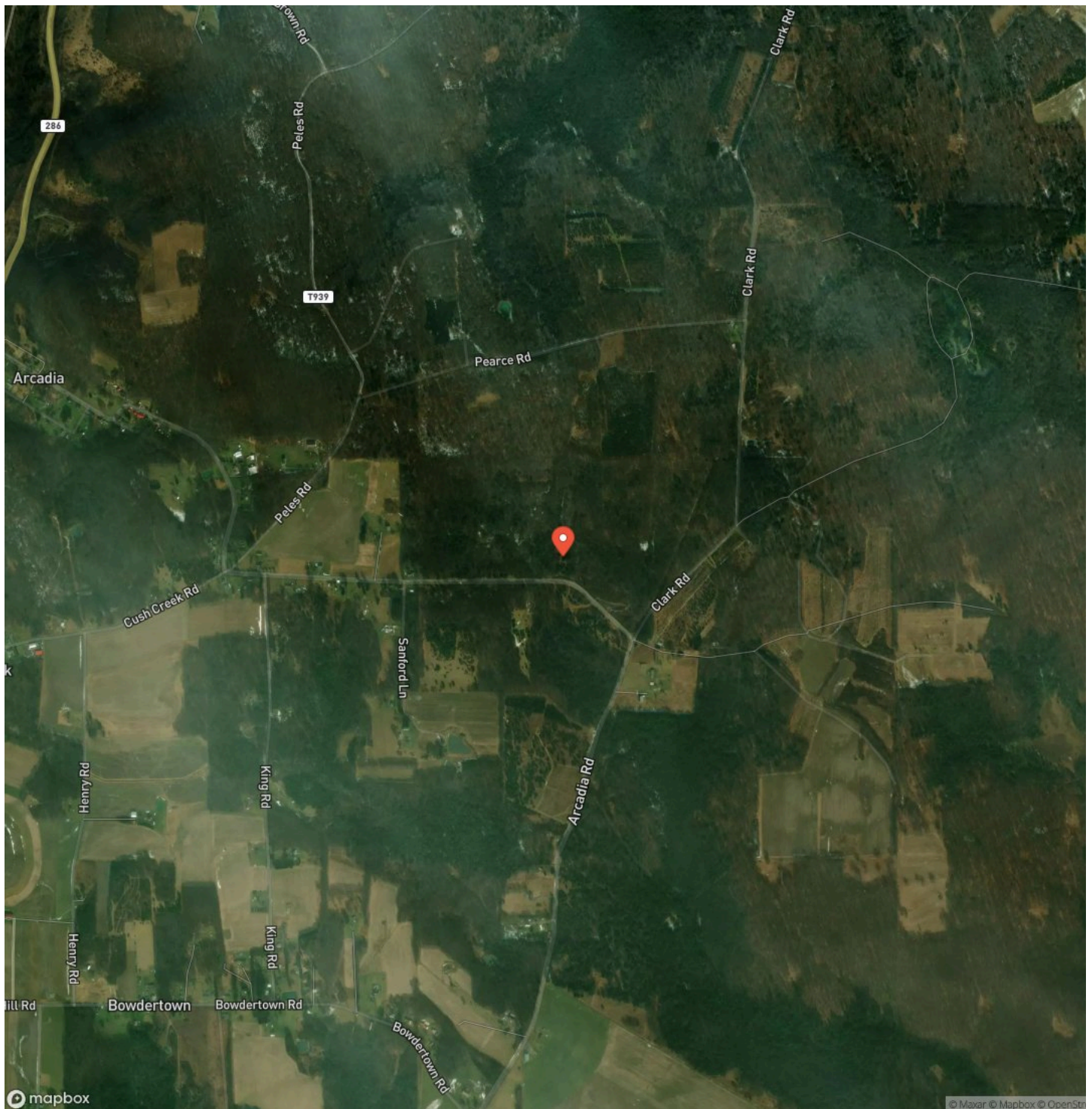
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ron Westover

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Email

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366 Moyer Road

City / State / Zip

Cherry Tree, PA 15724

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.



TimberlandRealty.net

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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