

**Camp Esther**  
1250 Piney Run  
Salisbury, PA 15558

**\$425,000**  
104± Acres  
Somerset County



**Camp Esther**  
**Salisbury, PA / Somerset County**

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**SUMMARY**

**Address**

1250 Piney Run

**City, State Zip**

Salisbury, PA 15558

**County**

Somerset County

**Type**

Hunting Land, Recreational Land, Timberland, Farms, Horse Property, Business Opportunity

**Latitude / Longitude**

39.74072 / -79.0395

**Taxes (Annually)**

1738

**Acreage**

104

**Price**

\$425,000

**Property Website**

<https://www.landleader.com/property/camp-esther-somerset-pennsylvania/57618>



**MORE INFO ONLINE:**

**TimberlandRealty.net**

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### **PROPERTY DESCRIPTION**

Camp Esther is a 104-acre gem located in a very nice setting of southern Somerset County, only 5 minutes north of the Maryland State line. Travel is convenient with Route 219 three miles to the west.

This property checks all the boxes: Very Private, Fields, Timber, Stream, Barn, and a fixer upper or tearer downer house. The house could be converted into a camp. This property offers multi-faceted uses: hunter's paradise, farm, homestead, raise cattle, stable horses, or build your dream home.

This nicely shaped property offers a mix of open land with wooded acreage. The areas are estimated as follows: Field - 24 acres, Open - 8 acres, and the balance in timberland and brushy areas. The fields are currently being used to grow hay. There is a seasonal stream that meanders from north to south on the west side of the property. The terrain varies from rolling to slight slope. The field area is slight slope and very conducive for farming.

The property has been mainly used for hunting and hay production. The hay fields consist of approximately 24 acres. The fields could be converted into pasture. There is a woods road that runs along the eastern boundary line that traverses to the top open area on the ridge. The open area on the top ridge consists of approximately 8 acres. It appears this area was used for food plots at one time. The woods road makes very easy access to the open area on the ridge. The top opening lies at a high point on the western side of the property. It offers an excellent place to open up and create a beautiful view.

There is an uninhabitable house on the property. It was last lived in sometime in the early 1990's. It is a 2 story 2500-foot wood structure with a basement. The exterior structure appears sound enough to consider breathing some life back into its bones. The interior would need to be gutted and remodeled. The electric service is attached to the house, and can be reconnected. There is no bathroom in the house, therefore it is unknown to what type of septic system may have been used. The Seller believes the water source was a spring originating somewhere behind the house. The most likely use of this structure would be to convert it into a hunting camp.

The Seller's deed references access by way of a private road leading from Township Road T-496 across lands of Guy W. Hardesty and of Coastal Lumber Company. A copy of the survey showing the location of said private road is part of the Seller's deed, and may be viewed on Timberland Realty website. The private road is approximately .6 miles from T-496 to the Seller's property.

There is a 50' X 50' bank barn on the property. The barn is in sound condition and mainly been used for storage. The beams appear in good condition. A section of each side and the back of the foundation was replaced with cement blocks. The ground floor has been used for equipment storage and could be converted back to stable animals.

There is an old stone foundation and some other stone works in the southern point of the property. Along with the stone foundation, there are 3 brick silos approximately 12 feet deep in the ground. See Photos.

For the recreation buyer there are some nearby recreational amenities to enjoy. Somerset County is home to a variety of State Parks: Laurel Hill State Park, Mount Davis (highest point in Pa), Laurel Summit State Park. The Parks offer a variety of outdoor recreation including: Hiking, Swimming, Boating, Fishing, and Hunting. There are plenty of trails for biking and walking. Somerset County has more than 42 trails, covering 4,508 miles. The town of Somerset is within 30 minutes which has larger box stores, hotels, and restaurants.

Seller is selling all subsurface rights they may own.

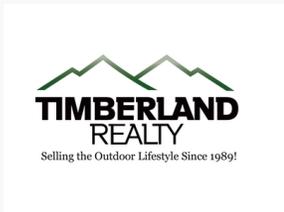
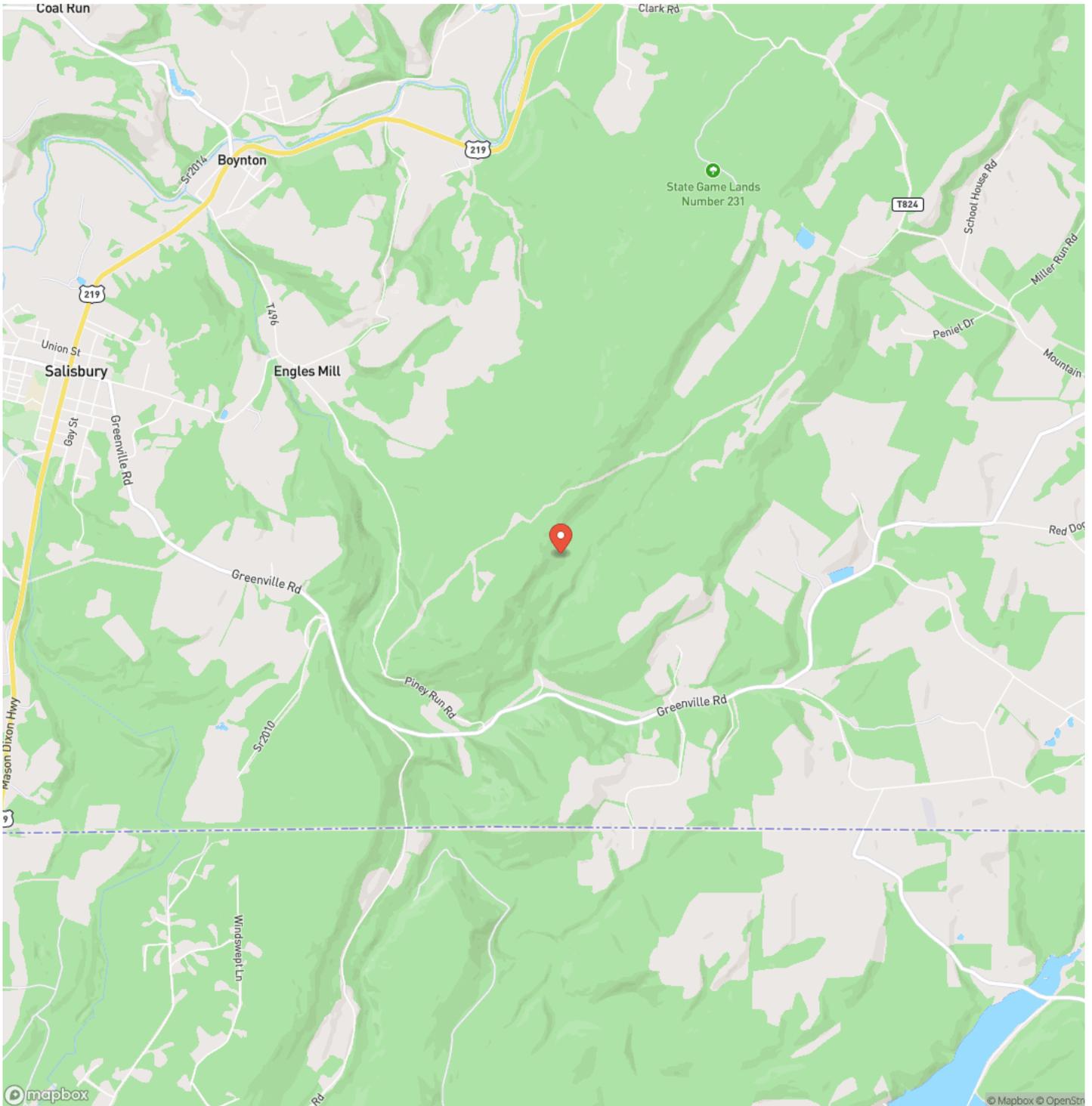
Camp Esther - Call it camp or call it home!



Camp Esther  
Salisbury, PA / Somerset County

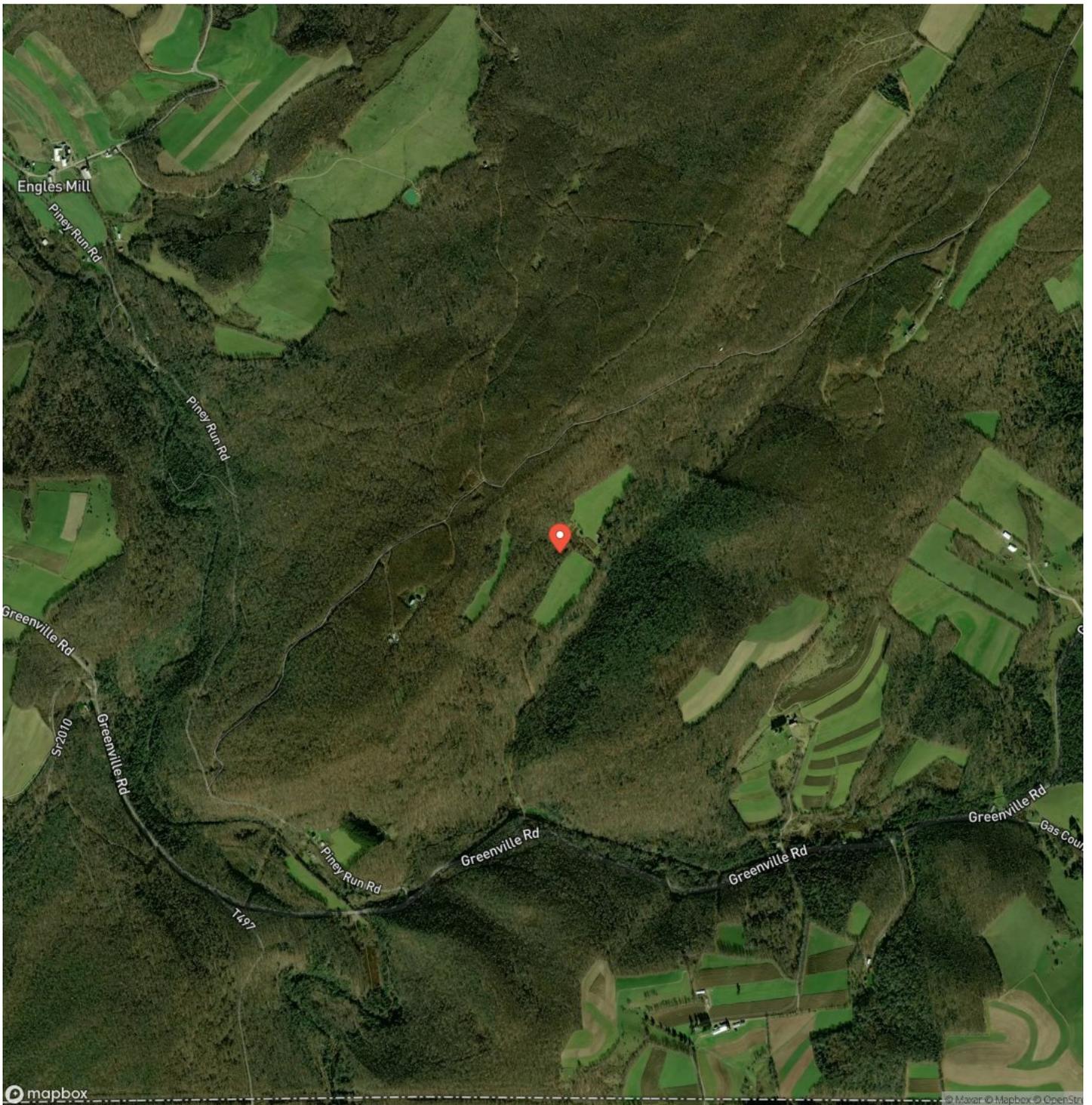


# Locator Map





## 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.



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**Timberland Realty**  
1890 E Main St  
Falconer, NY 14733  
(716) 962-9935  
[TimberlandRealty.net](http://TimberlandRealty.net)

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