

Stoney Lonesome
855 Stoney Lonesome Road
Warren, PA 16365

\$475,000
214.900± Acres
Warren County



Stoney Lonesome
Warren, PA / Warren County

SUMMARY

Address

855 Stoney Lonesome Road

City, State Zip

Warren, PA 16365

County

Warren County

Type

Hunting Land, Recreational Land, Residential Property, Single Family, Timberland

Latitude / Longitude

41.8327 / -79.101548

Taxes (Annually)

4093

Dwelling Square Feet

2460

Bedrooms / Bathrooms

5 / 1

Acreage

214.900

Price

\$475,000

Property Website

<https://www.landleader.com/property/stoney-lonesome-warren-pennsylvania/57827>



PROPERTY DESCRIPTION

As you enter the property you are immediately taken by the spectacular view to the northwest. This is a quiet, beautiful setting with about 2.5-3 acres in open yard area from which to take in the view. This area is completely surrounded by forest making an ideal setting to relax, enjoy the view and take in all nature has to offer here.

There is a 2 story, 5 bedroom, 1 bath, 2,640 sf vintage 1887 brick home here that is in need of repair. It is not financeable in its current condition and appears sound though not lived in for many years. Water well and septic system are sold "as-is". There is also a second 700 sf home/camp that is also in disrepair being sold "as-is" in all respects.

The forest is comprised of red oak, soft maple, hard maple, cherry, hemlock, white pine, beech, birch and much more. A timber harvest was completed several years ago. Young sawtimber remains for the future as well as a reasonable stocking in the poletimber size class. The result of logging has created excellent access throughout the property on an internal network of previously bulldozed trails, ideal for hiking, hunting, ATV'ing, cross-country skiing, bird watching and more.

There are 3 small open fields within the property that would make great food plot locations for deer and turkey or for your gardening pleasure. The deer and turkey sign is abundant throughout the property and black bears occasion here as well.

According to the tax record, the property also directly adjoins the Allegheny River, well known for its quality fishing, canoeing and kayaking.

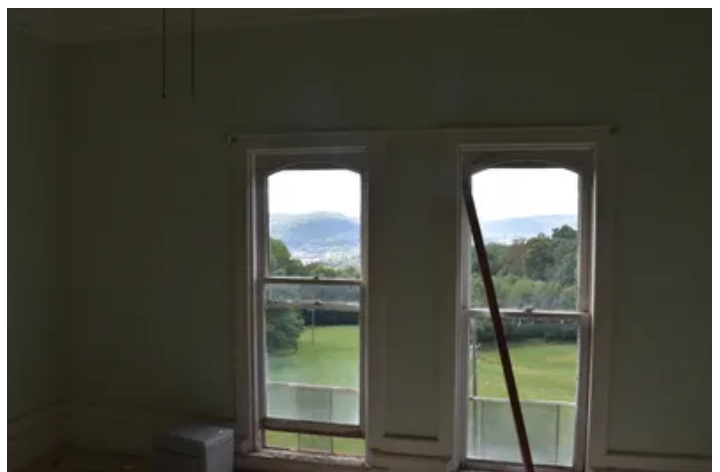
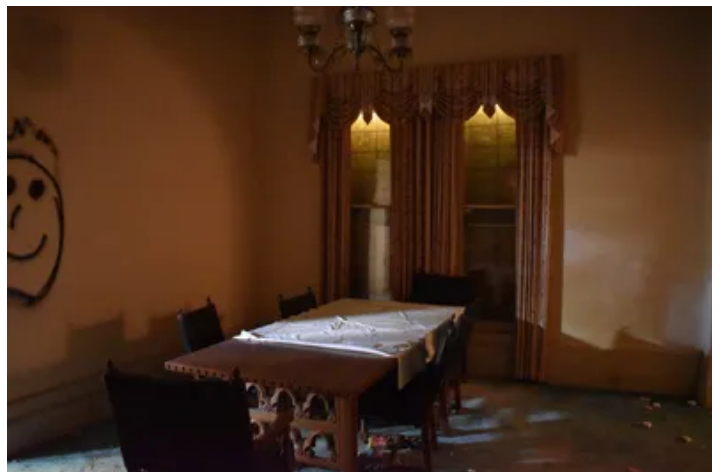
The property is just minutes from downtown Warren, PA as well as being minutes from Allegheny National Forest lands and about 8 miles from the Kinzua Dam.

The property has approximately 1,725 feet of road frontage on Hemlock Road and 1,130 feet on Stoney Lonesome Road. It is located at 855 & 875 Stoney Lonesome Road which is at the dead end of the road.

The Seller is transferring all surface and timber rights along with the structures and will retain the oil & gas rights at this offering price. They will accept offers separately on the oil and gas rights owned by them. There is some oil production currently on this and adjoining properties.



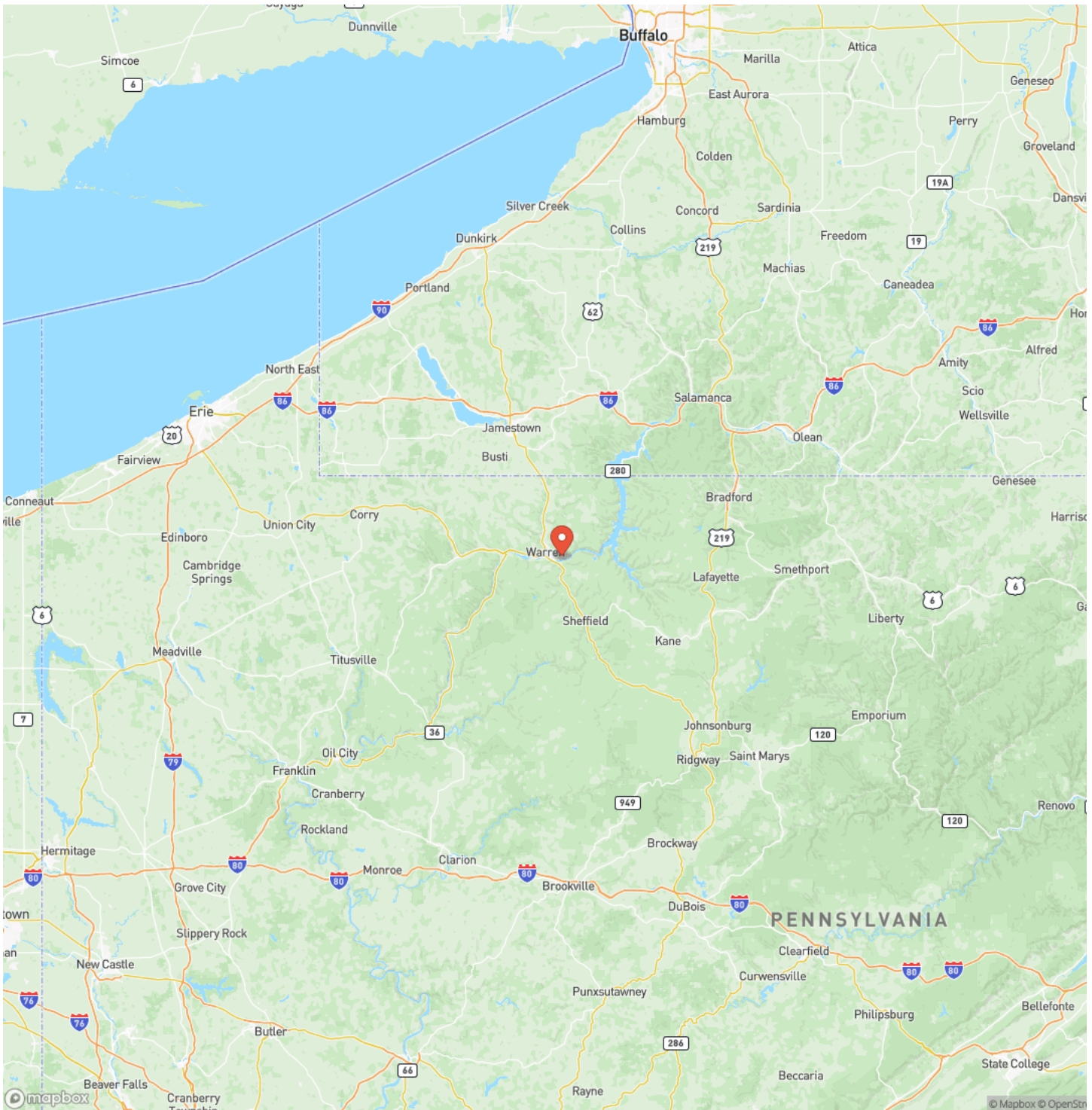
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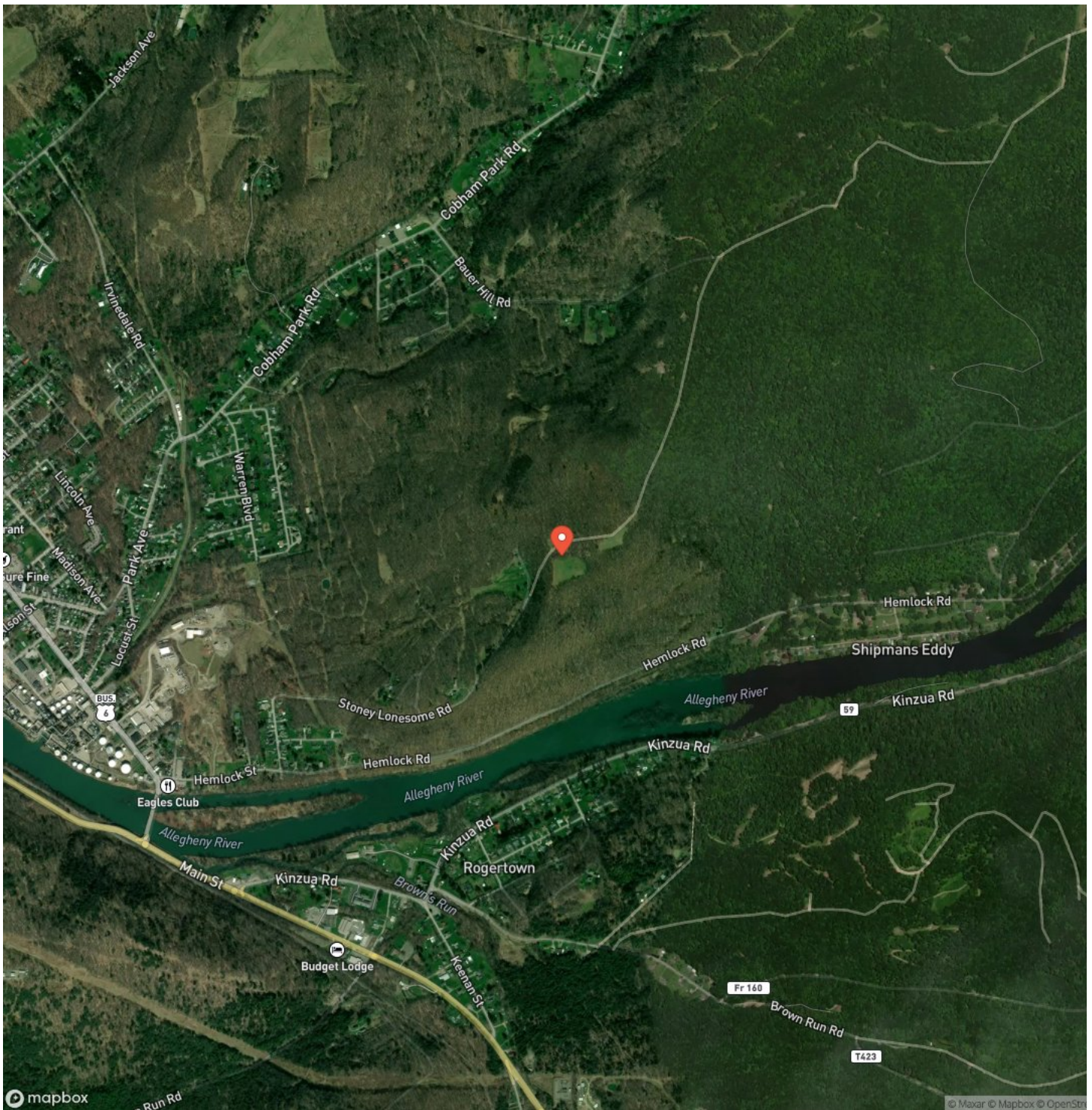
Locator Map



Locator Map



Satellite Map



Stoney Lonesome
Warren, PA / Warren County

LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

TimberlandRealty.net

This image shows a blank sheet of white paper with horizontal 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.



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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