

Davey Hill Hunt & Play
Davey Hill Road
Pittsfield, PA 16340

\$200,000
67.500± Acres
Warren County



Davey Hill Hunt & Play
Pittsfield, PA / Warren County

SUMMARY

Address

Davey Hill Road

City, State Zip

Pittsfield, PA 16340

County

Warren County

Type

Recreational Land, Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

41.7744 / -79.3657

Taxes (Annually)

416

Acreage

67.500

Price

\$200,000

Property Website

<https://www.landleader.com/property/davey-hill-hunt-play-warren-pennsylvania/45216>



MORE INFO ONLINE:

TimberlandRealty.net

Davey Hill Hunt & Play
Pittsfield, PA / Warren County

PROPERTY DESCRIPTION

The property is almost completely wooded with a great mix of red oak, soft maple, black cherry, beech, tulip poplar, hemlock, white pine and more. The mix of mast producing species helps to provide a food source for deer and turkeys while the towering hemlock and white pine provide abundant roosts for the turkeys.

There is good access throughout on existing ATV trails and former logging roads. Nearly all of the property can be reached by the current trail system making it ideal for hiking, hunting, ATV'ing and more.

Rattlesnake Run is an intermittent stream that flows more often than not as it has multiple springs and drainages on the property that feed it. The drainage areas offer multiple opportunities to see deer on their most heavily used trails and crossings over those drainages that are highly evident.

This is a solid long-term timberland investment property as well given the composition of the red oak and cherry here. The timber has value now that will only increase with good management over time.

The property is ideally located just about 5 miles south of Pittsfield and close to Youngsville for all the amenities for your future home or camp. It is also only 1-1.5 miles from State Game Lands to expand your hunting and hiking pleasure. The Allegheny River is also within 5 miles for canoeing, kayaking and fishing.

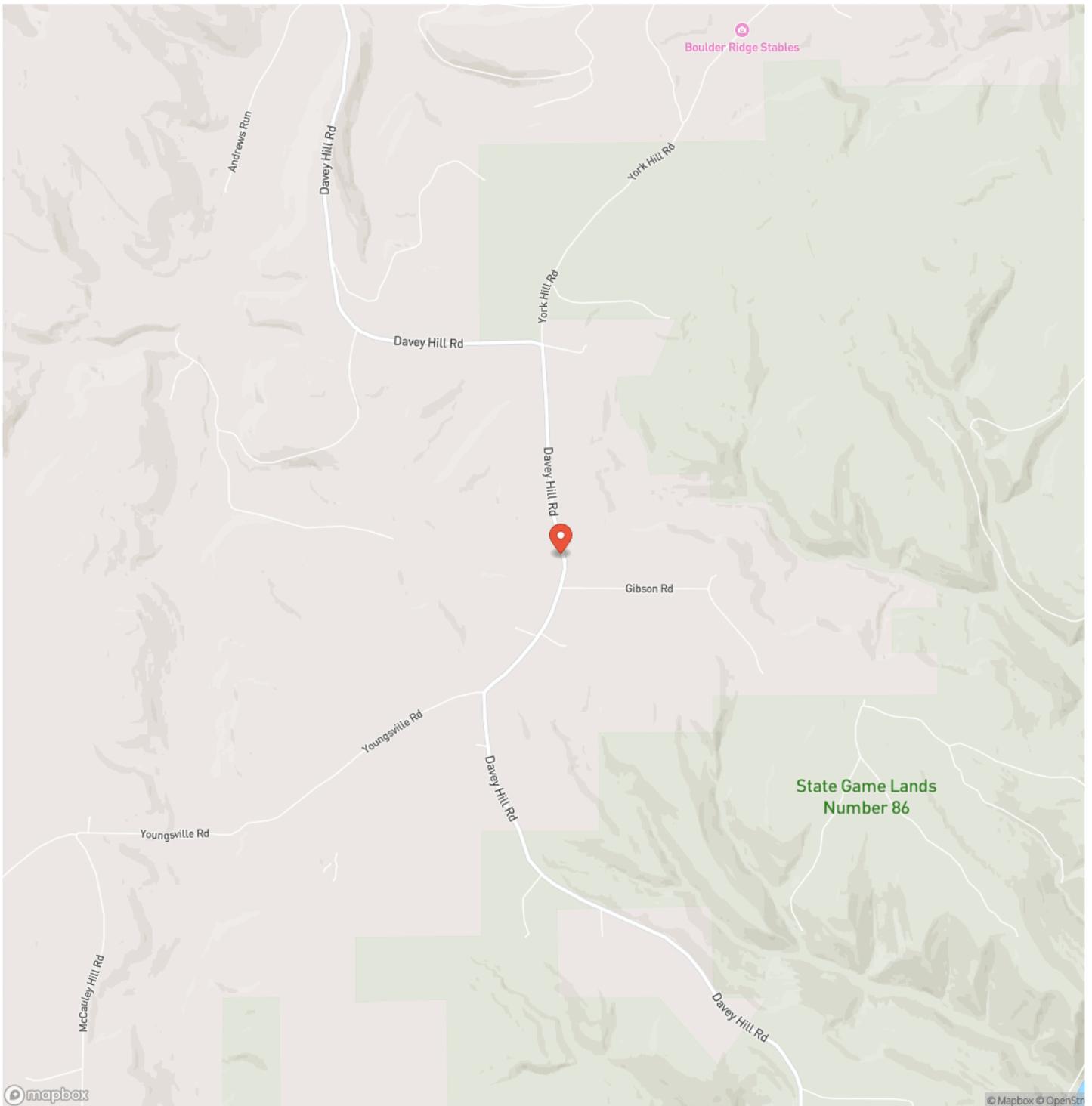
All timber and surface rights transfer. The oil, gas and mineral rights are previously reserved and do not transfer.



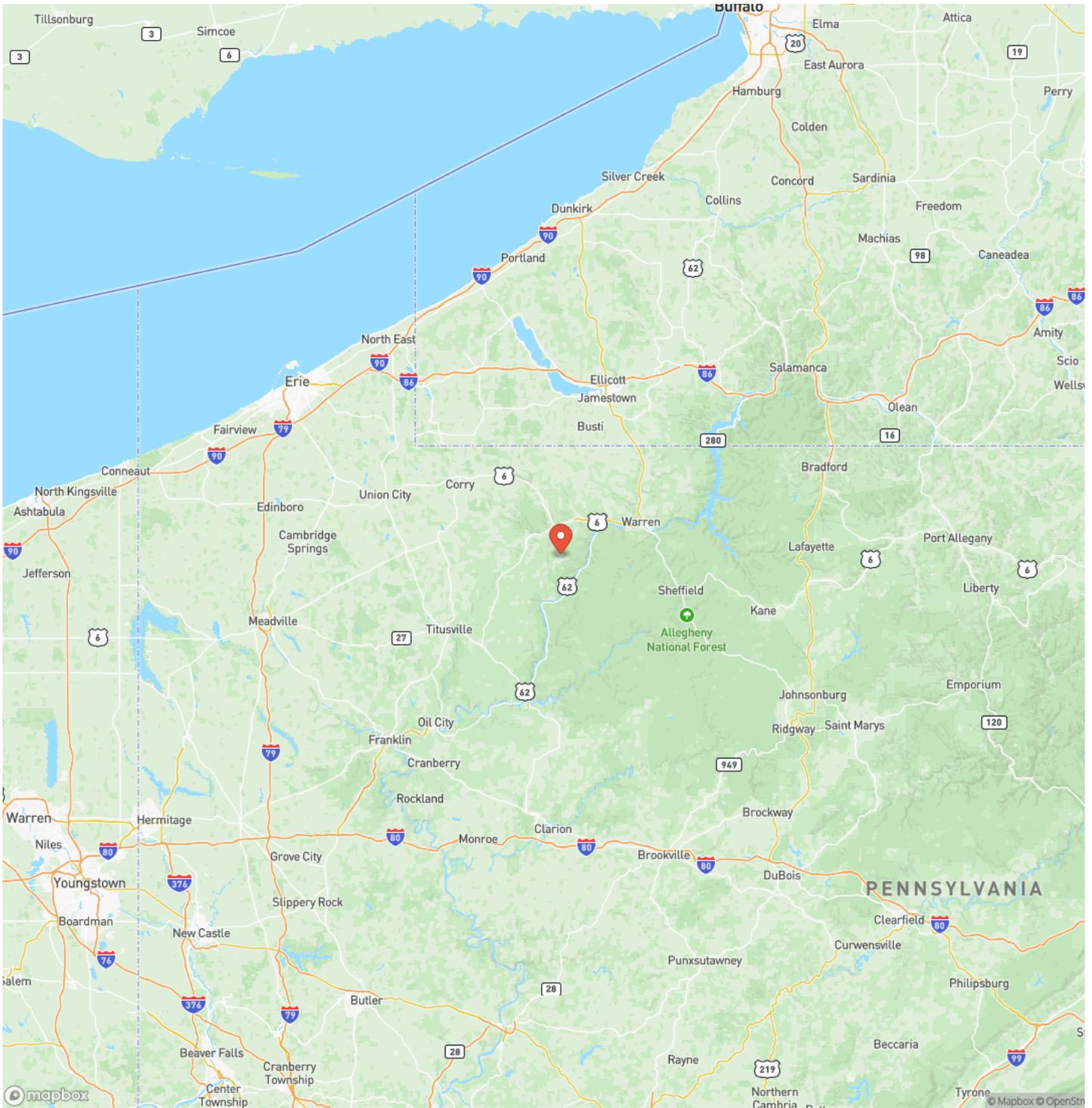
Davey Hill Hunt & Play
Pittsfield, PA / Warren County



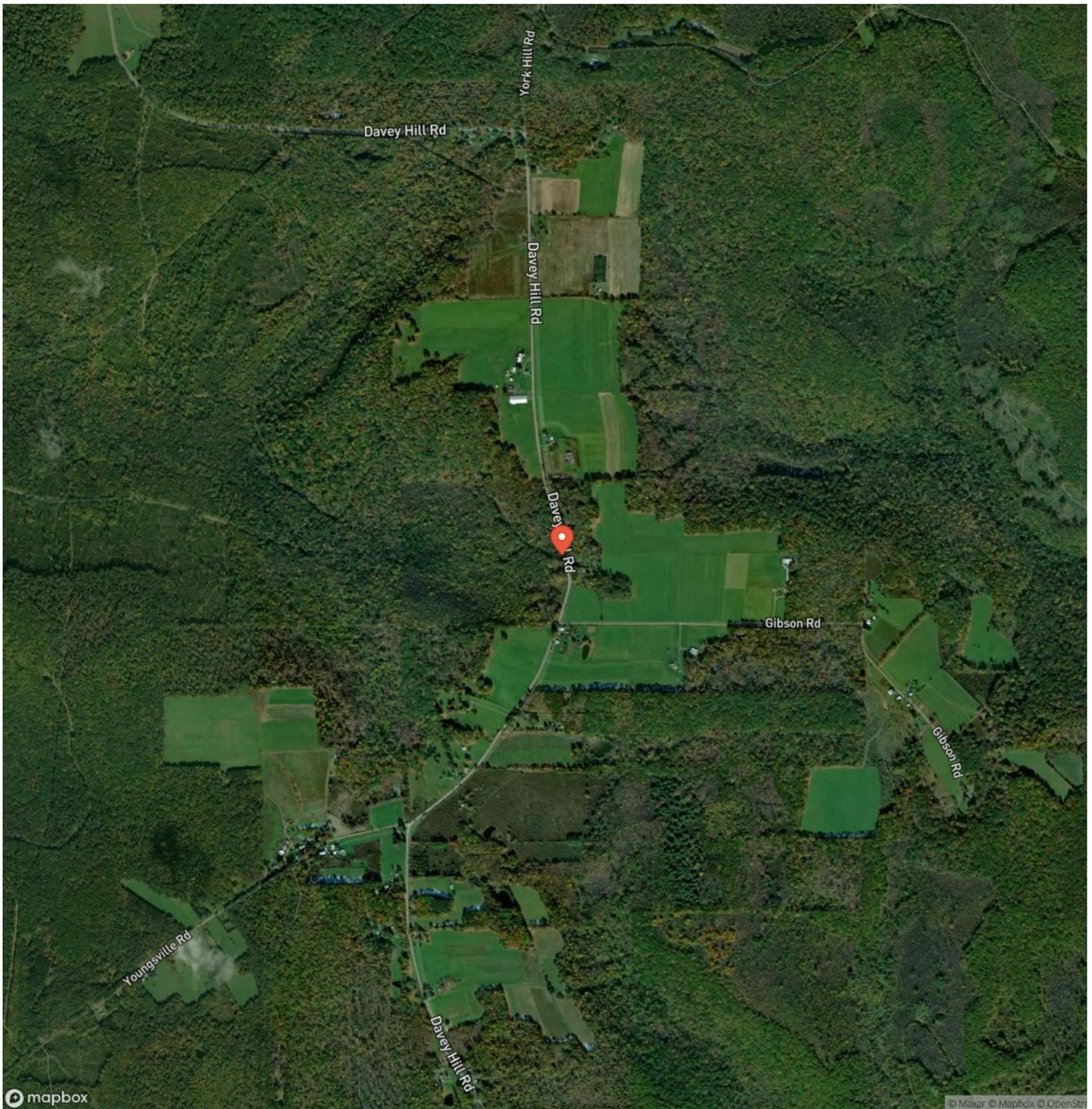
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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