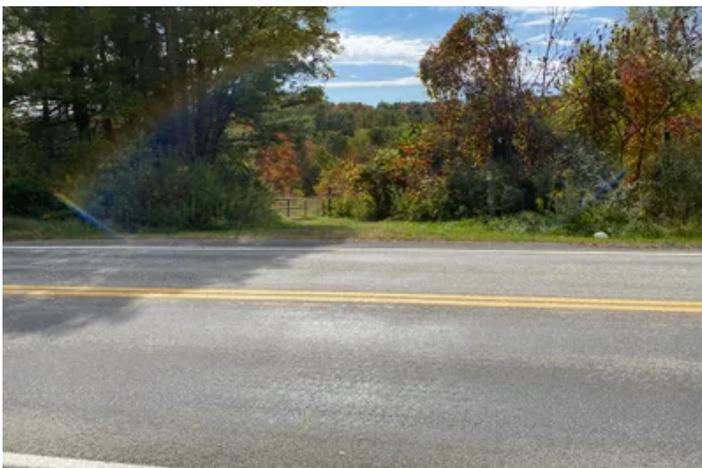


**The Corridor**  
Route 553  
Penn Run, PA 15765

**\$169,000**  
52.100± Acres  
Indiana County



**MORE INFO ONLINE:**  
**TimberlandRealty.net**

**The Corridor**  
**Penn Run, PA / Indiana County**

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**SUMMARY**

**Address**

Route 553

**City, State Zip**

Penn Run, PA 15765

**County**

Indiana County

**Type**

Recreational Land, Hunting Land, Undeveloped Land, Timberland

**Latitude / Longitude**

40.6135 / -79.0209

**Taxes (Annually)**

240

**Acreage**

52.100

**Price**

\$169,000

**Property Website**

<https://www.landleader.com/property/the-corridor-indiana-pennsylvania/46788>



## **The Corridor Penn Run, PA / Indiana County**

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### **PROPERTY DESCRIPTION**

The Corridor Property is a 52.1 acre tract of land located in the central part of Indiana County, about 10 miles east of Indiana. It is vacant land that has been mainly used for hunting. It does offer some multi-faceted uses: new home site, cabin, or enjoying primarily for hunting and recreation. The property is assessed as 50.2 acres. A survey done in August of 1997 by a registered surveyor calculated the acreage at 52.1 acres. A copy of survey map is on the with the listing information on the Timberland Realty website.

This nicely rectangular property is mostly wooded, with approximately 11 acres of open ground. There is approximately 200 feet of road frontage along Route 553, at which point there is a gated access road. There is electric and phone service available at entrance along Route 553. There is no public sewer or water available. There is a small triangular shaped section, estimated to be 1 – 2 acres that lies on the south side of Route 422. There is no access available to this section of land.

The property has primarily been used for hunting. There has been a hunting lease on the property for the last 4 years. The lease group has successfully attracted whitetail activity by planting food plots. There is a power line that crosses over the southern section, and has provided a great place for deer stands. The property creates a unique natural corridor for deer travel by its location between Route 553 and Route 422. There is nearby agriculture farming taking place which adds to the food source available for wildlife. Hunting equipment is to be removed from property.

It has been approximately 10 -15 years since the last timber harvest. The residual is mix of hardwoods, which includes some nut bearing species such as: red oak, white oak, hickory, and beech. The wooded section provides some thick areas for bedding and cover. There is a small seasonal stream starting near the northwest corner meandering in an easterly direction. The access road runs along the eastern property line from Route 553 to a plugged gas well site, which is approximately 200 feet from the southern property line.

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

Nearby recreation: Indiana is within 15 minutes and offers a variety of restaurants, theaters, IUP activities, golf courses, and larger chain stores. Natural recreation with 30 minutes: Yellow Creek State Park, situated on 2900 acres, with a 720-acre lake. Activities include: Hiking, Biking, Horseback Riding, ATV Riding, Swimming, Boating, Fishing, Hunting, Snowmobiling. Also nearby: State Game Lands, Ghost Town Bike Trail, and Indiana County Airport.

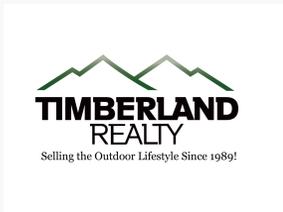
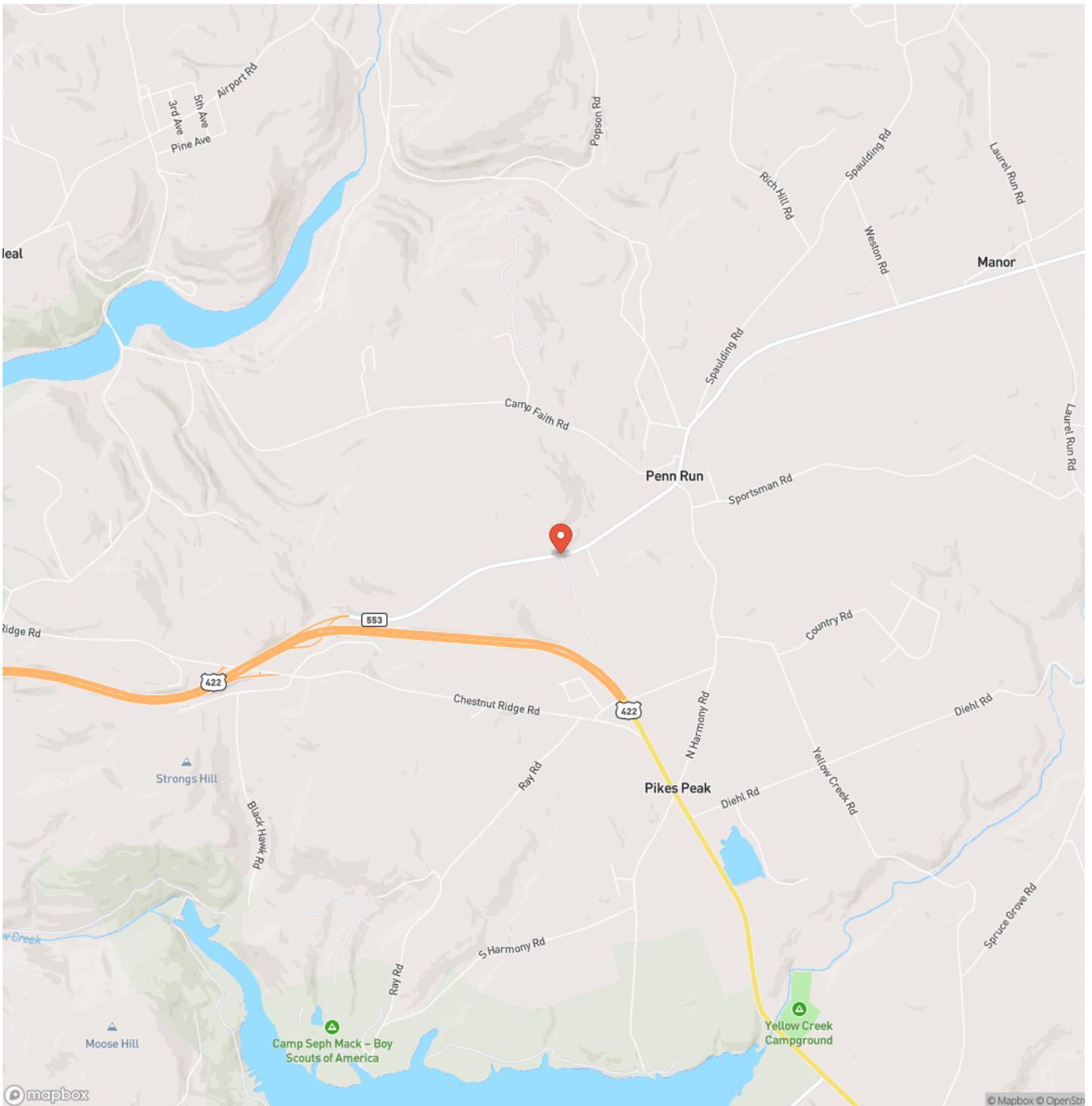
Seller sells property "as is where is".



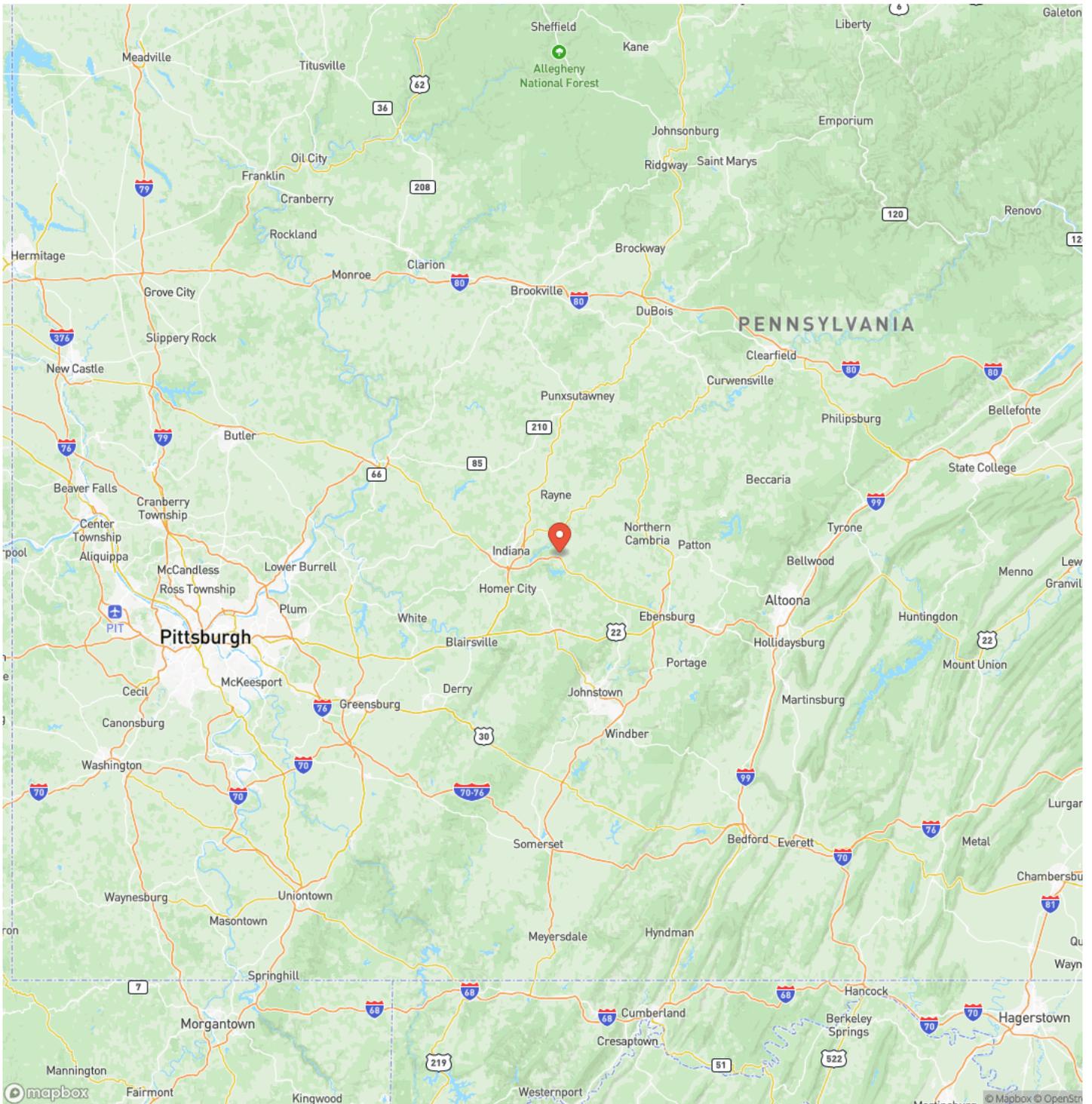
The Corridor  
Penn Run, PA / Indiana County



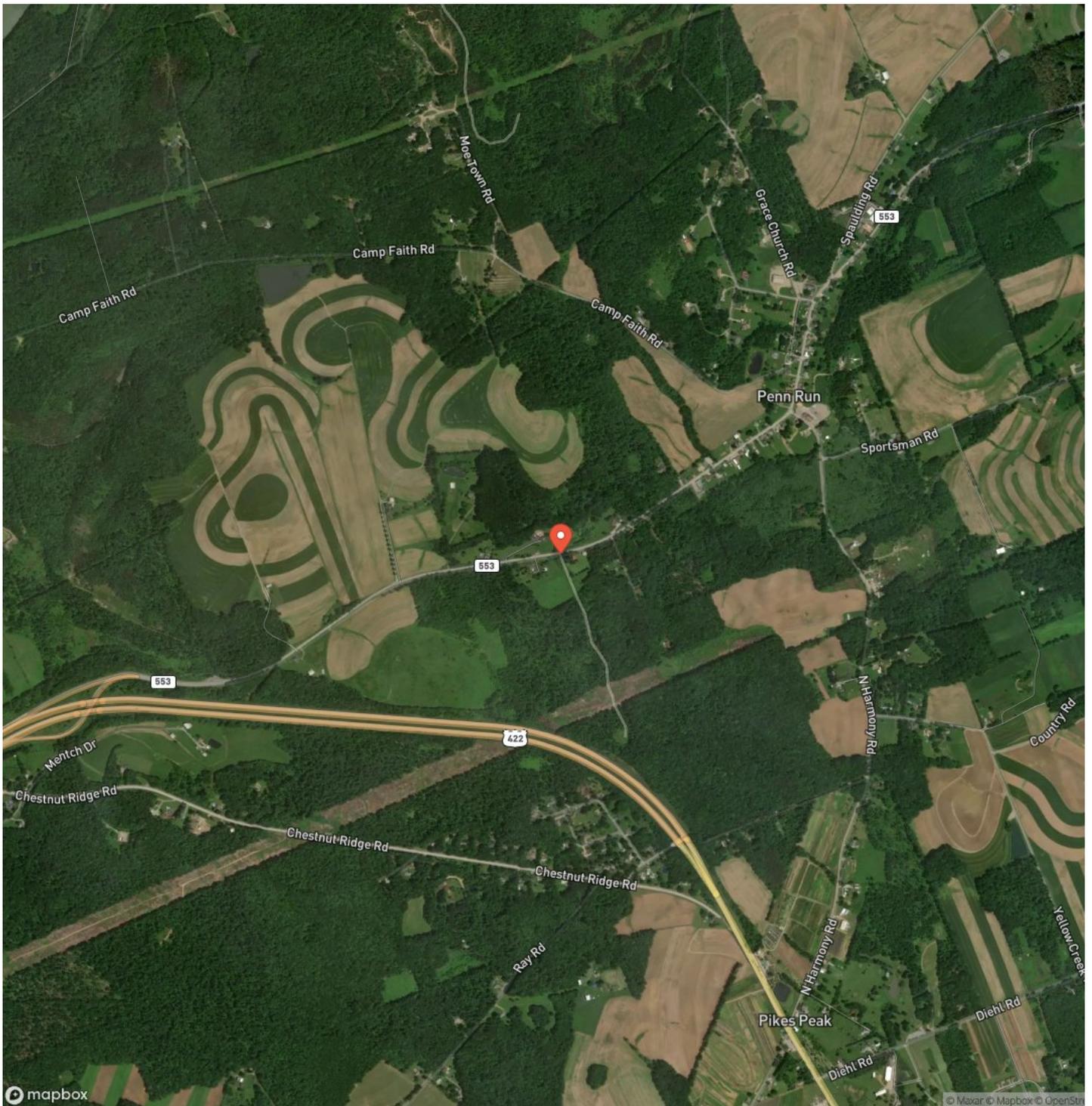
# Locator Map



# 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.



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