

Ridgeview Farm
Carpinello Road
Hastings, PA 16646

\$399,000
75.400± Acres
Cambria County



MORE INFO ONLINE:
TimberlandRealty.net

Ridgeview Farm
Hastings, PA / Cambria County

SUMMARY

Address

Carpinello Road

City, State Zip

Hastings, PA 16646

County

Cambria County

Type

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

Latitude / Longitude

40.6938 / -78.7461

Taxes (Annually)

725

Acreage

75.400

Price

\$399,000

Property Website

<https://www.landleader.com/property/ridgeview-farm-cambria-pennsylvania/47886>



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PROPERTY DESCRIPTION

The Ridgeview Farm property is a 75.4-acre farm located in the quiet country setting of northern Cambria County. The unique amenities of this property offer multiple opportunities: new home site, farmette, homesteading, hunting, and a business opportunity as a special event barn venue.

The property is located approximately 4 miles north of Northern Cambria. Travel is convenient with Route 219 to the east and Route 36 to the west, both within 5 miles from the property.

The property is assessed as 63.8 acres. A survey done in September 2011 by a registered surveyor calculated the acreage at 75.4 acres. A copy of the survey map is included with the listing information on the Timberland Realty website.

The property contains some prime farmland that has been used for agriculture. The field area is approximately 49 acres. The balance of the acreage is wooded, with some marketable timber. The fields lay relatively level. There is some slight slope in the northern wooded section. There is a small pond in the wooded section near the northern boundary line. This would make a unique area for a small hideaway cabin overlooking the pond. There is some thicker cover in this wooded section welcoming the whitetails to bed.

A timber appraisal was completed on November 7, 2023 on the area north of Carpinello Road, with an estimated 77,636 board feet and value of \$24,468.00. The timber consists primarily of soft maple, tulip poplar, cherry, and red oak. There are trees of size that could be harvested. The last harvest was at least 15 years ago.

A great asset to this property is a beautiful 50' X 50' bank barn. The Seller estimates he has spent \$50,000.00 in upgrades to the barn. Steel siding has been installed on the exterior walls, and on the roof. The inside has been reinforced with beam work. The side sections have plywood flooring. The basement floor is cemented. There is electric service and wiring throughout the barn. The barn is provided with water from a drilled well on site. The Seller at one time considered the barn as special event venue. The barn gives the new buyer several options: barndominium, special event venue, hunting lodge, horse barn, and equipment storage. Tools, equipment, personal items, and miscellaneous items are not a part of the sale and will be removed.

The property has over 3000 feet of road frontage which opens up the possibility of subdivision for home lots. There is access to State Game Lands on the eastern boundary.

The land shares a piece of rich Pennsylvania history. A marker has been placed on the property near the intersection of Ridge and Carpinello Road. It marks the Kittanning Trail. It is believed a section of the trail was on this property. The Kittanning Trail was a major east-west Native American trail that crossed the Allegheny Mountains barrier ridge connecting the Susquehanna River valleys in the center of Pennsylvania to the highlands of the Appalachian Plateau and thence to the western lands beyond drained by the Ohio River.

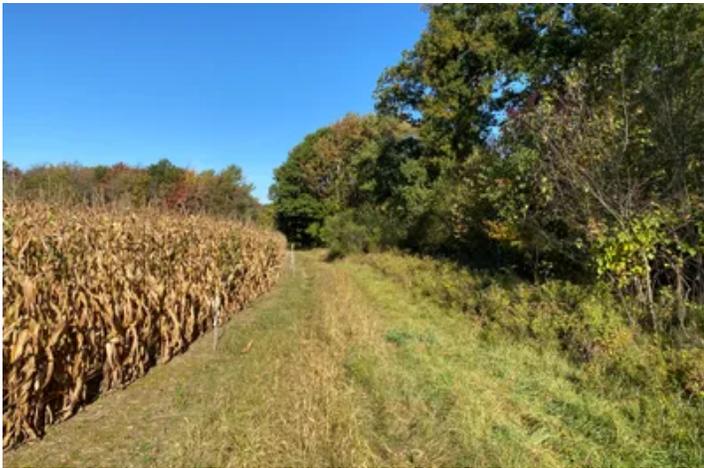
The location of Ridgeview Farm is in a great location for some recreational amenities. Cambrian Hills Golf Course is 5 minutes away. Prince Gallitzin State Park, which contains Glendale Lake is 30 minutes away. Glendale Lake covers 1635 acres. The Park offers boating, fishing, hiking, swimming, and bicycling. Rock Run Recreation Park is about 20 minutes away. This is a park with 120 miles of trails for ATV's and UTV's. Within 30 minutes is Ghost Town Bike Trail. For big acreage hunting, walk off the property right onto State Game Land 334, with over 2000 acres to hunt. Chest Creek, a stocked trout stream is 5 miles to the east.

The Seller is retaining the mineral, oil, and gas rights, and will not be a part of the sale. The Seller is selling the property "as is where is".

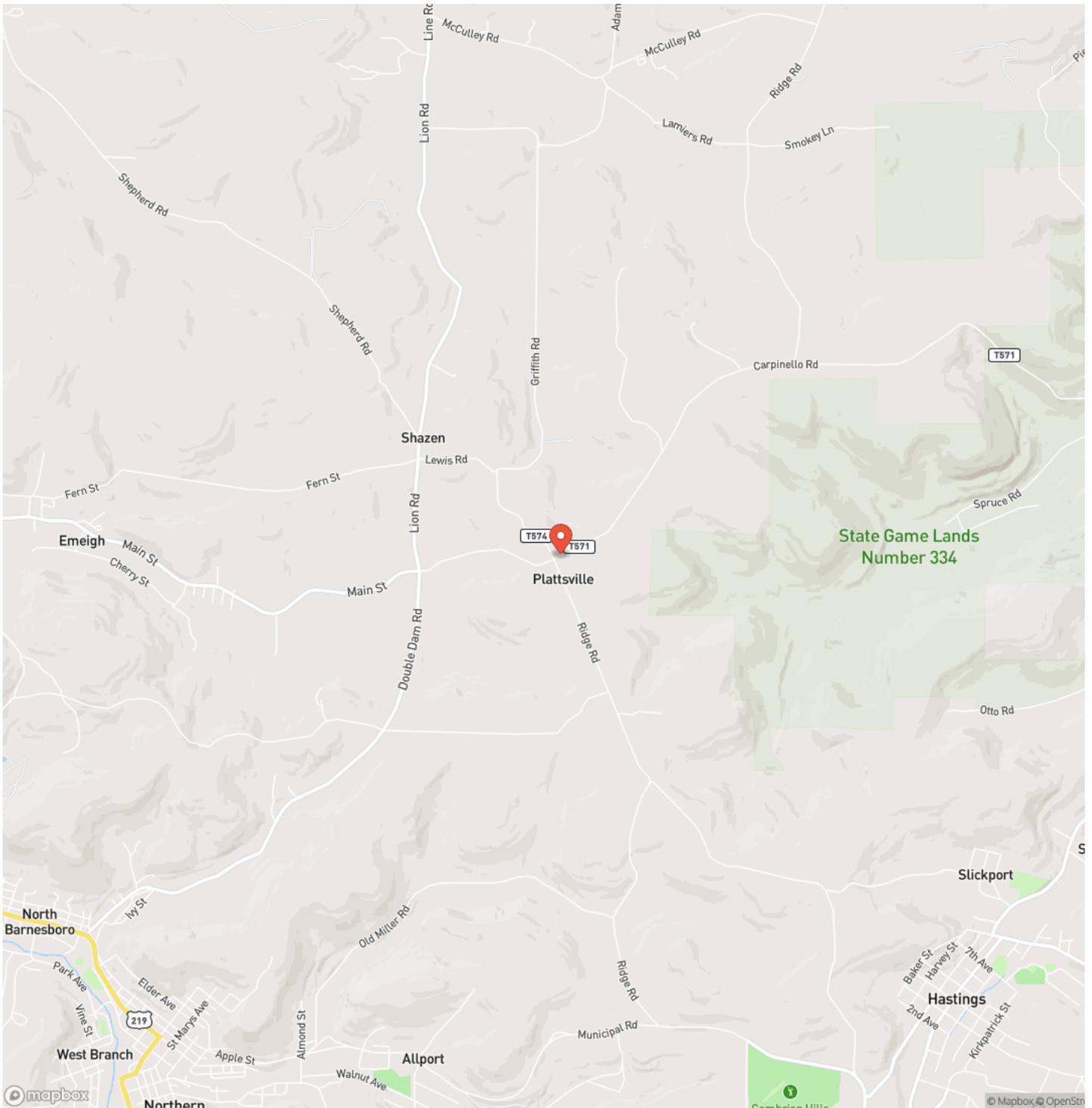
Ridgeview Farm – Ready for a New Owner With New Ideas!



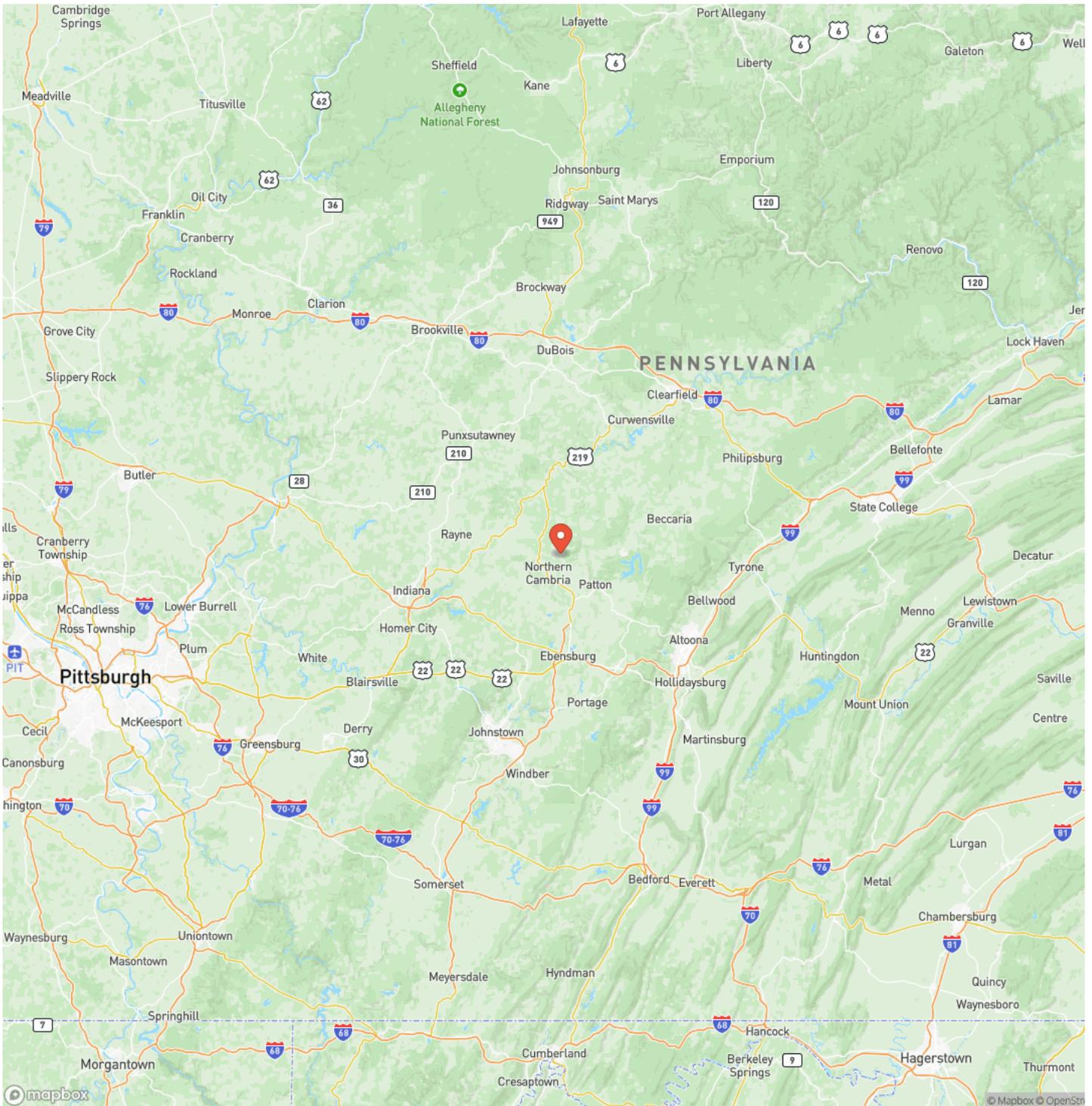
Ridgeview Farm
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Locator Map



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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