

Indian Creek
267 Indian Creek Road
Eldred, PA 16731

\$340,000
129.460± Acres
McKean County



**Indian Creek
Eldred, PA / McKean County**

SUMMARY

Address

267 Indian Creek Road

City, State Zip

Eldred, PA 16731

County

McKean County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

41.97509 / -78.411771

Taxes (Annually)

860

Acreage

129.460

Price

\$340,000

Property Website

<https://www.landleader.com/property/indian-creek-mckean-pennsylvania/57854>



MORE INFO ONLINE:

TimberlandRealty.net

Indian Creek
Eldred, PA / McKean County

PROPERTY DESCRIPTION

This property is almost entirely wooded with a nice mix of hard maple, soft maple, black cherry, beech, basswood, hemlock, birch and more. The last harvest was about 5 years ago which focused on removal of the white ash. This is an attractive woodlot with timber value now that will only improve over time.

The internal road and trail system is excellent throughout the property and provides access to all parts of the property. The varied terrain makes for excellent hiking, mountain biking, ATV'ing, as well as to access the best locations for hunting.

Deer and turkey sign can be found throughout the property. This is also in bear country so it would not be uncommon to encounter black bears here too.

Indian Creek flows through the northeast corner of the property and is a full-time flowing stream. This flows into the Allegheny River which is only 4.5 miles east of the property for excellent fishing and quality canoeing and kayaking adventures.

The property is located at 267 Indian Creek Road and has approximately 1,144 feet of road frontage on the north side and 1,600 feet on the south side of the road and electric is available at the road.

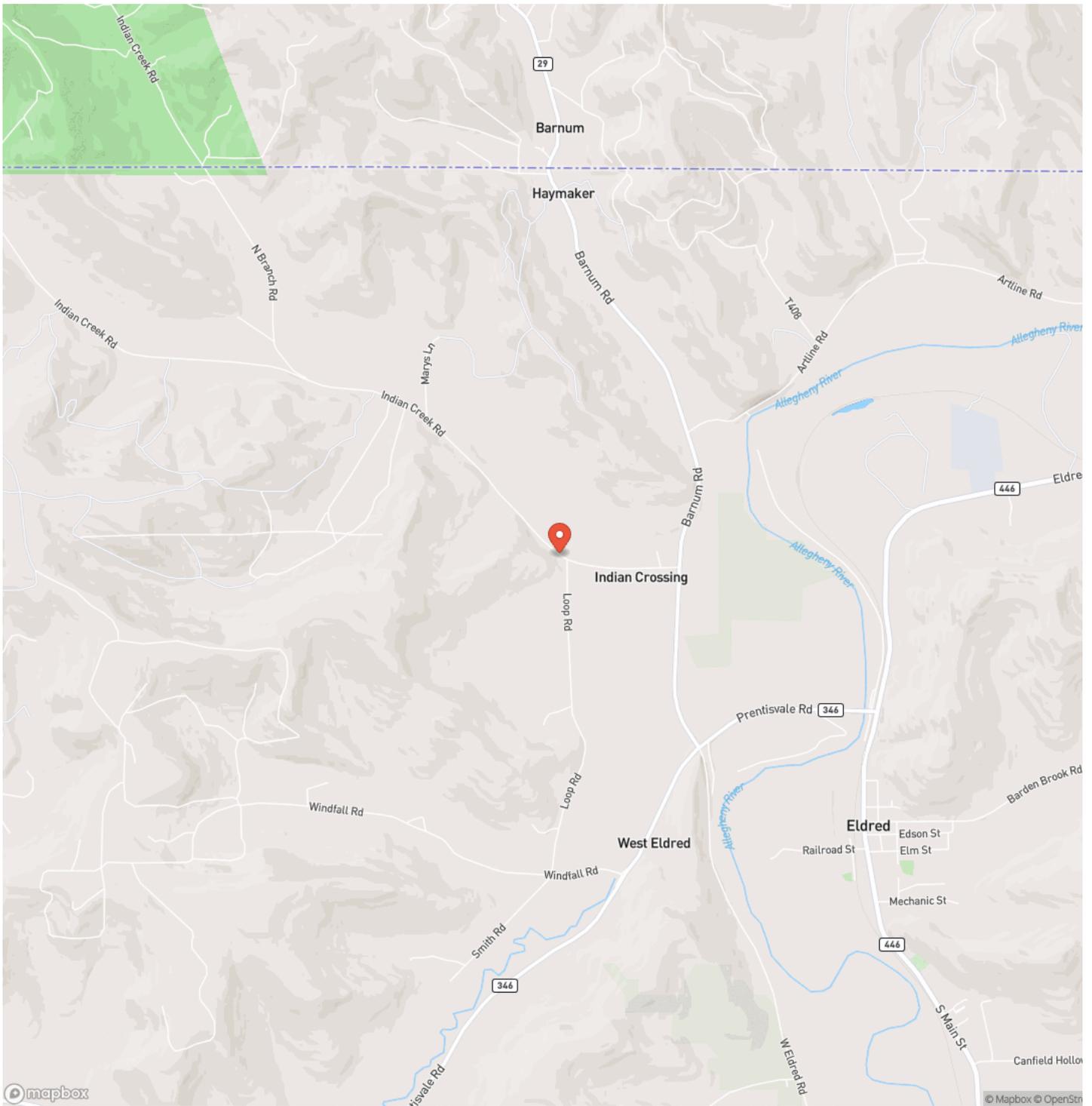
The seller is transferring all oil, gas and mineral rights to the next owner. The property had oil produced previously that has been completed with equipment removed and the wells plugged according to the owners. There are no existing leases at this time.



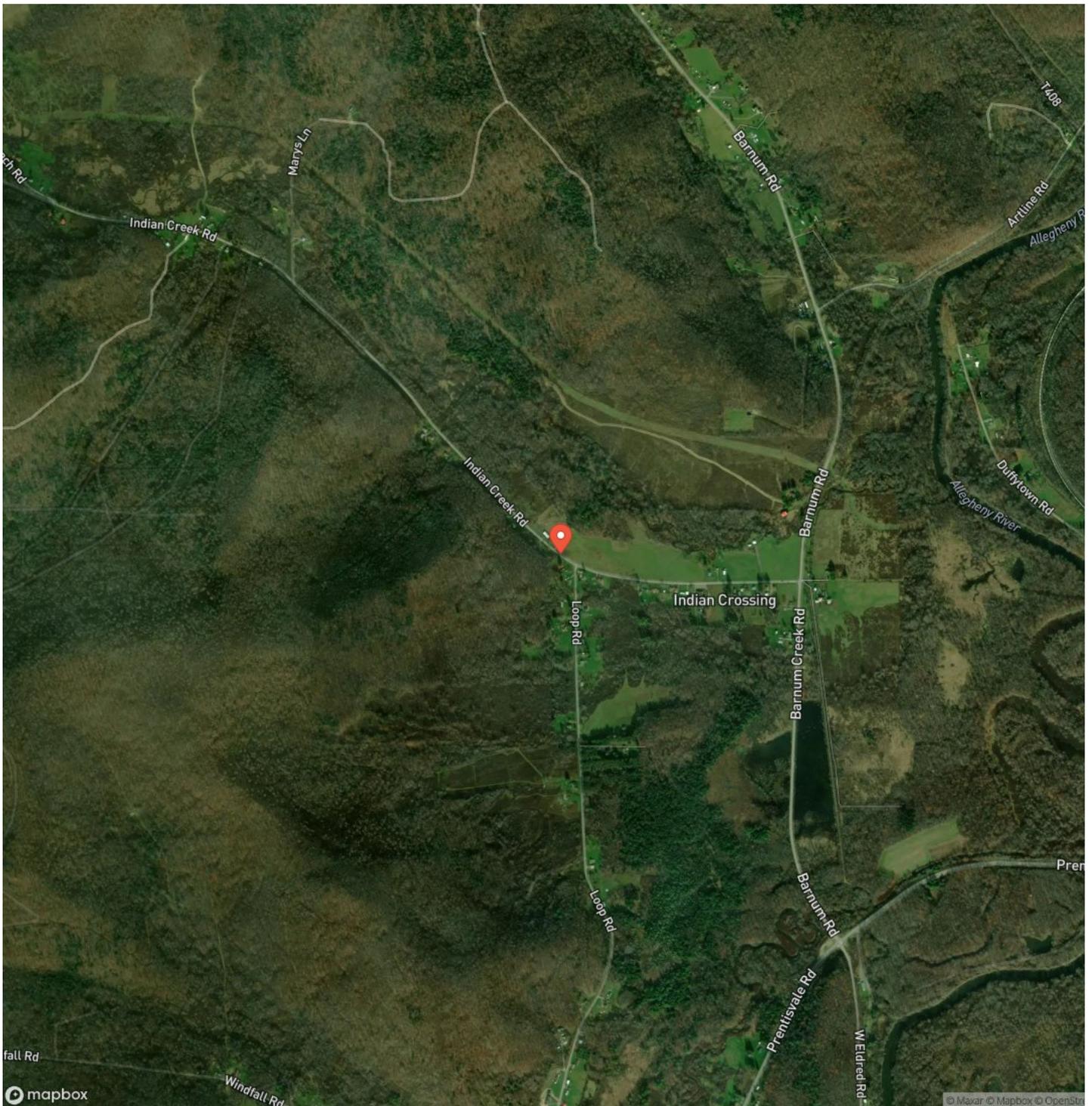
Indian Creek
Eldred, PA / McKean County



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