

**Moss Creek Property - 182+/- Acres**  
00 Maple Ave  
Marsteller, PA 15760

**\$499,000**  
182± Acres  
Cambria County





**Moss Creek Property - 182+/- Acres**  
**Marsteller, PA / Cambria County**

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**SUMMARY**

**Address**

00 Maple Ave

**City, State Zip**

Marsteller, PA 15760

**County**

Cambria County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

40.651787 / -78.803691

**Acreage**

182

**Price**

\$499,000

**Property Website**

<https://www.mossoakproperties.com/property/moss-creek-property-182-acres/cambria/pennsylvania/92975/>



## **Moss Creek Property - 182+/- Acres Marsteller, PA / Cambria County**

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### **PROPERTY DESCRIPTION**

#### **182+/- Acres of Prime Woodland – Barr Township, Cambria County, PA**

Discover the perfect blend of seclusion, natural beauty, and opportunity with this expansive 182+/- acre property located in Barr Township, just outside Marsteller, PA. Consisting of two parcels (7+/- acres and 175+/- acres), this tract offers endless possibilities for recreation, investment, or building your dream home or hunting camp.

The land is predominantly wooded and boasts a healthy stand of hardwoods—including red oak, cherry, maple, and hickory—promising both immediate and long-term timber value. A well-developed internal road system makes the property easily accessible by ATV, allowing you to reach your favorite hunting spots with ease.

With approximately 350 feet of elevation change, the landscape naturally funnels wildlife, creating exceptional hunting opportunities. Whether you're an outdoor enthusiast, timber investor, or simply looking for a peaceful retreat, this property checks every box. Oil and gas rights are negotiable.

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### ***Property Features***

- 182+/- total acres
- Timber value
- Excellent internal road system
- Ideal for a new home or camp
- Great hunting
- Oil and gas rights are negotiable
- Approximately 10 minutes to Cherry Tree, PA, and 30 minutes to Indiana, PA



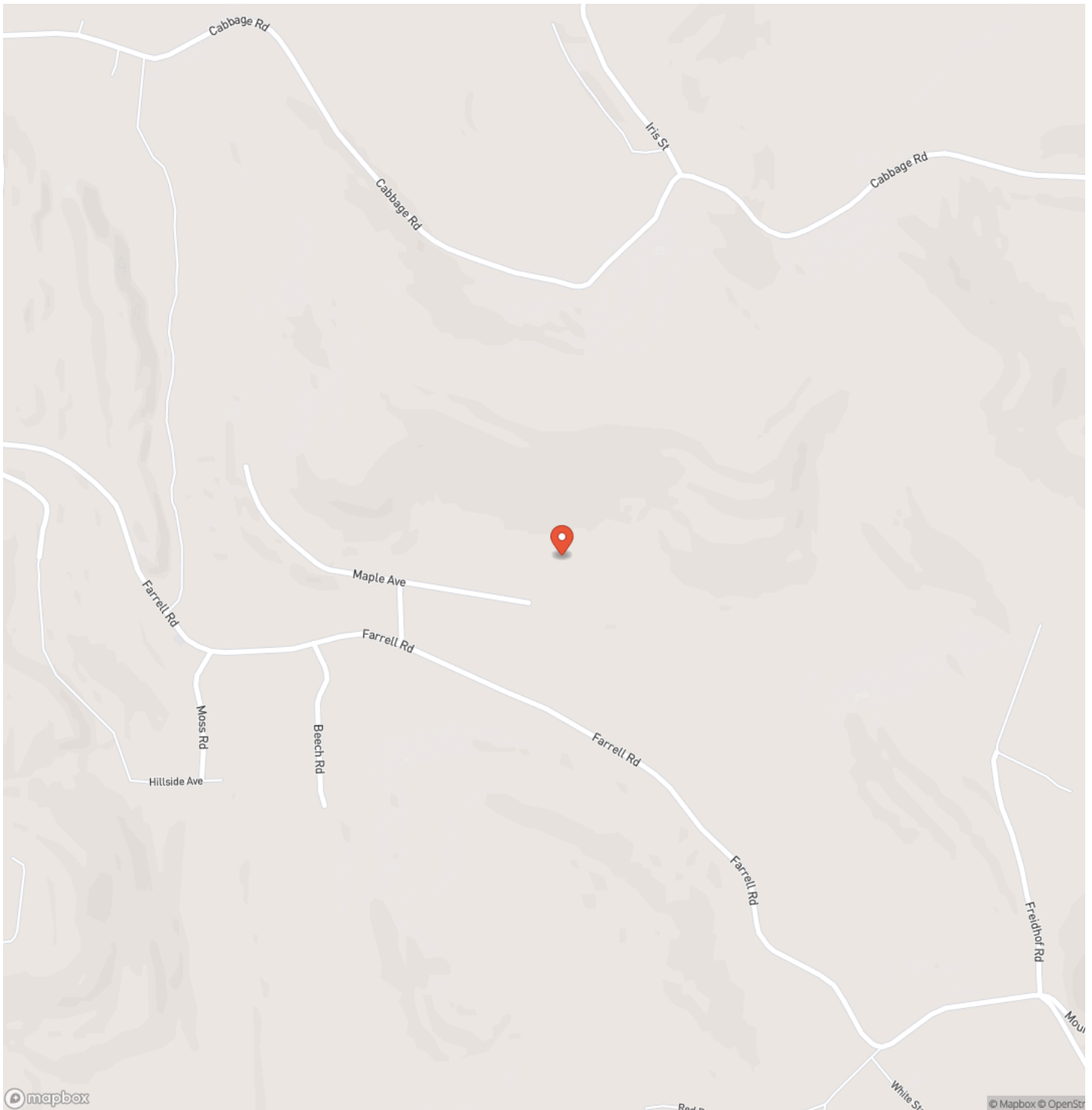
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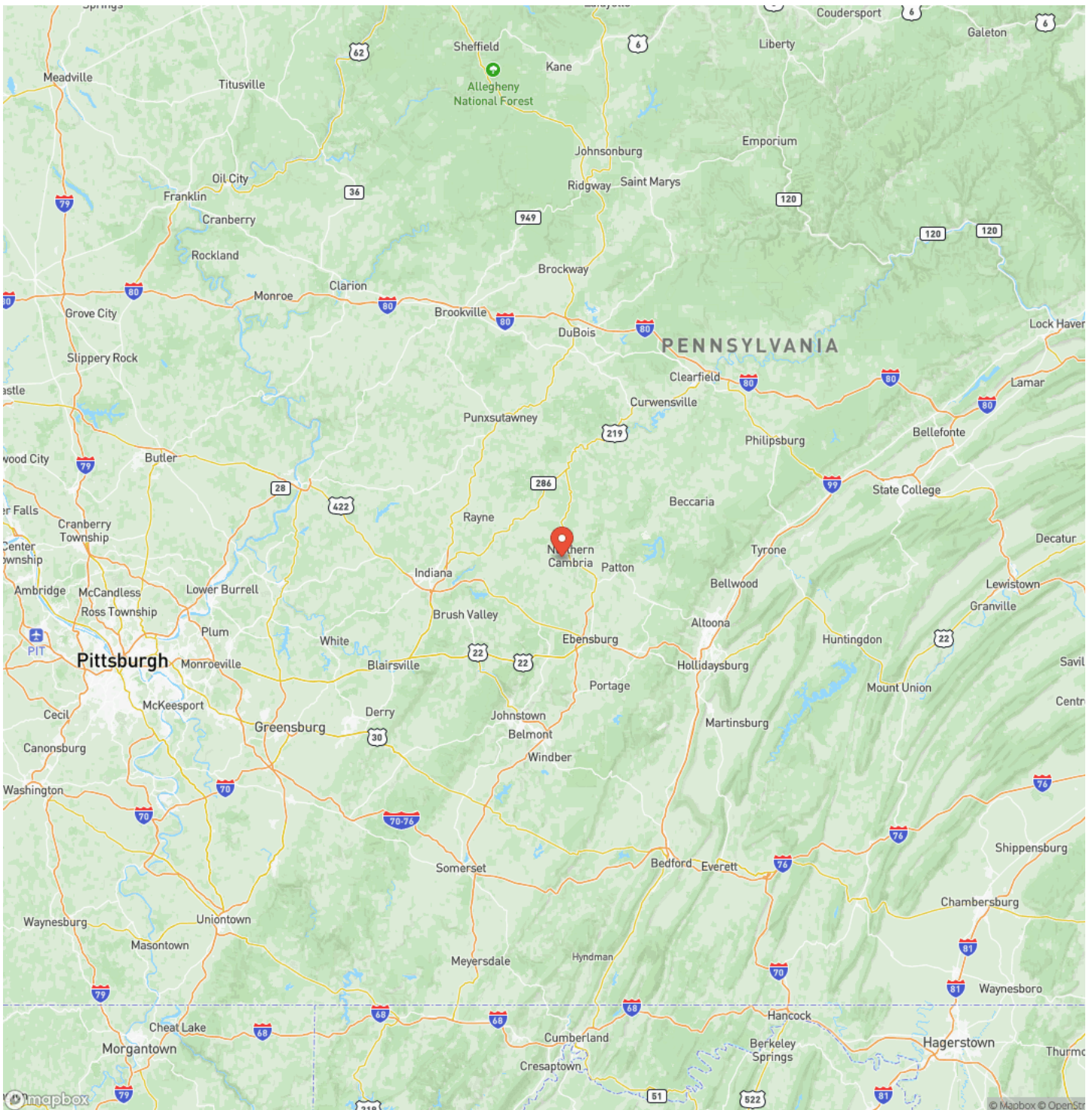


## Locator Map



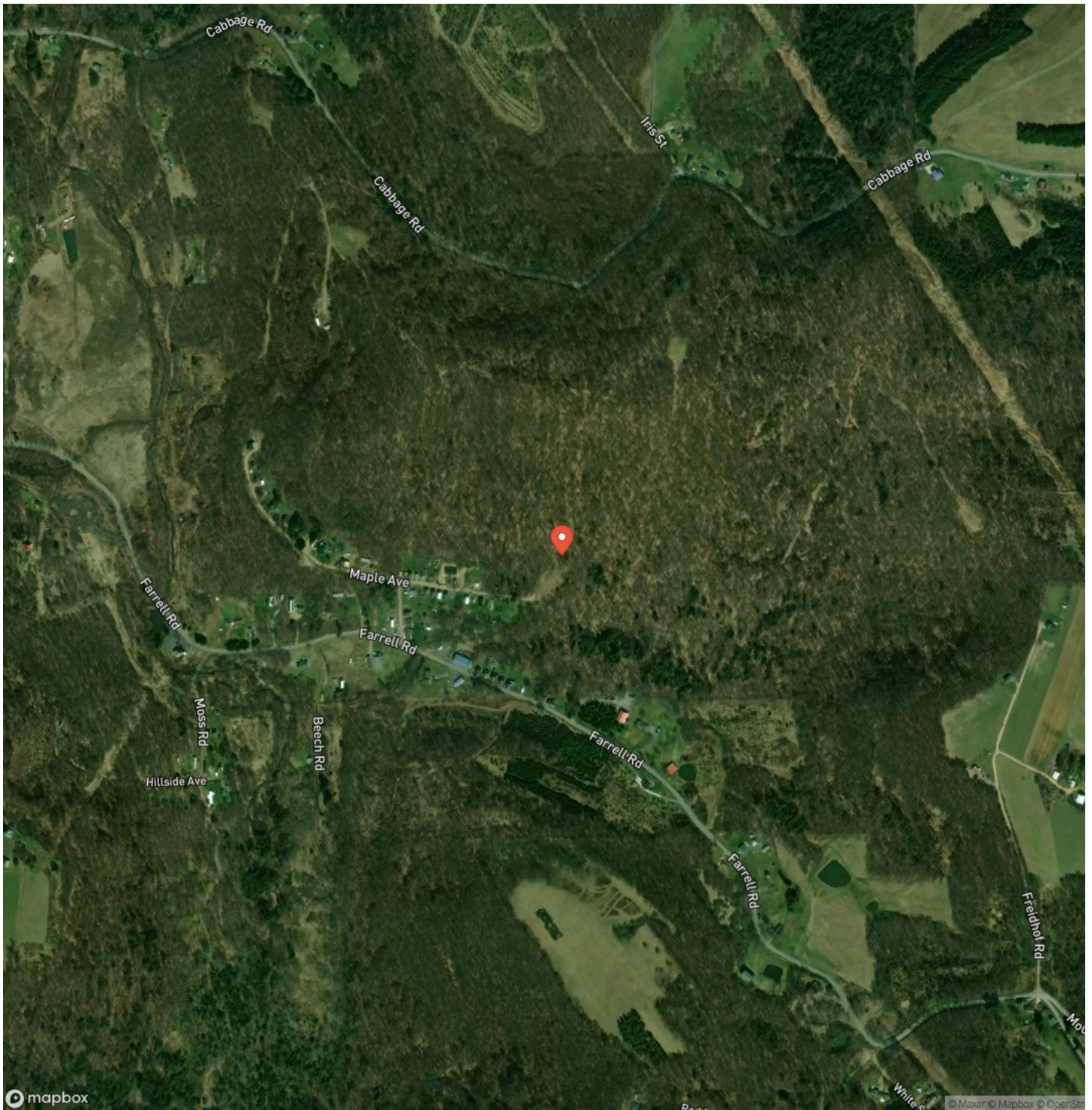


## Locator Map





## Satellite Map





**Moss Creek Property - 182+/- Acres**  
**Marsteller, PA / Cambria County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Daniel McCracken

## Mobile

(724) 541-4105

## Office

(724) 678-1232

## Email

dmccracken@mossyoakproperties.com

## Address

511 Skyline Drive

## City / State / Zip

Belle Vernon, PA 15012

## NOTES





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**MORE INFO ONLINE:**  
**[mossyoakproperties.com](http://mossyoakproperties.com)**



## **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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**Mossy Oak Properties Pennsylvania Land Professionals**

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