

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**

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.mossyoakproperties.com/property/moss-creek-property-182-acres/cambria/pennsylvania/92975/>



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

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.

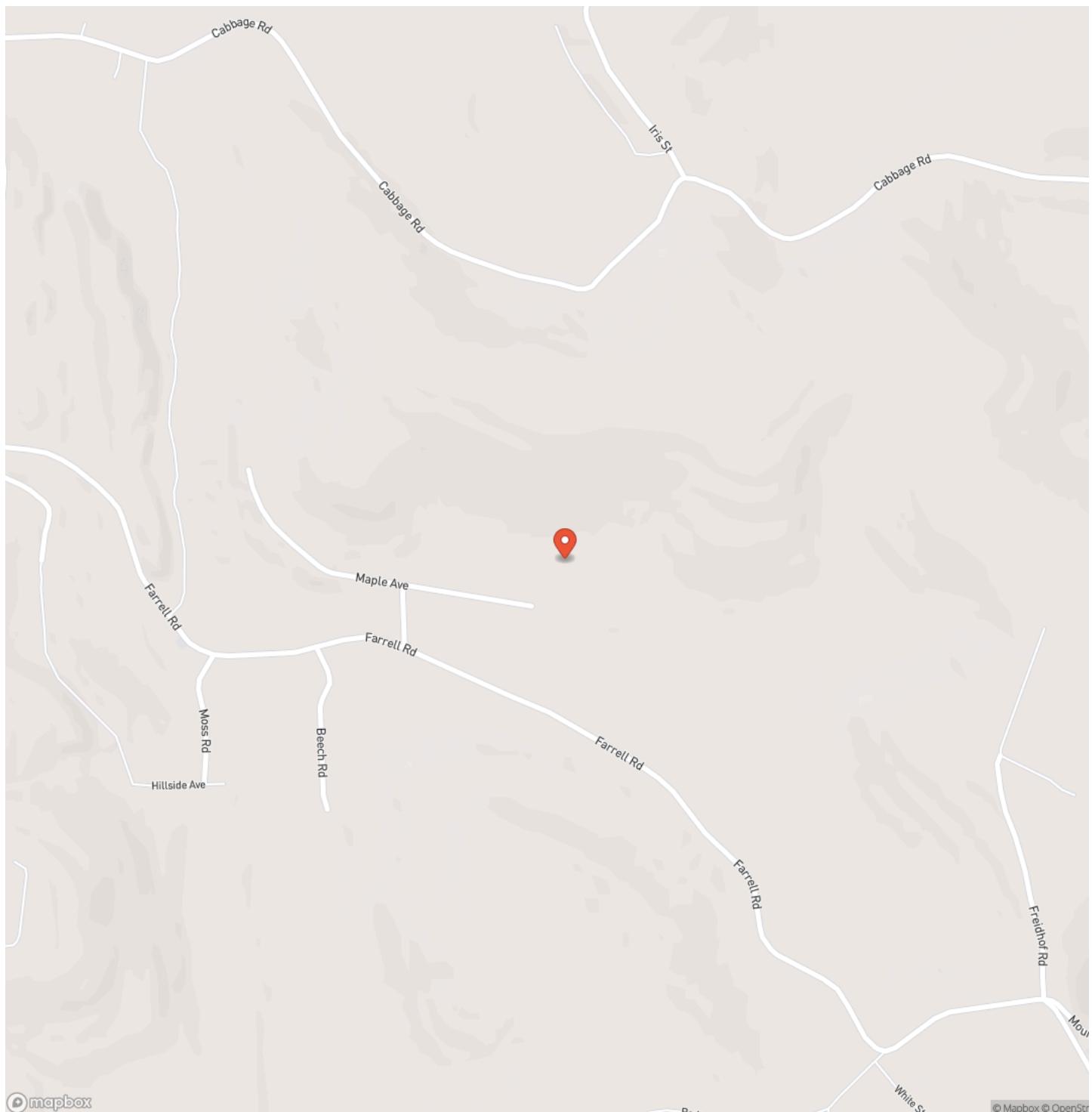
Property Features

- 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

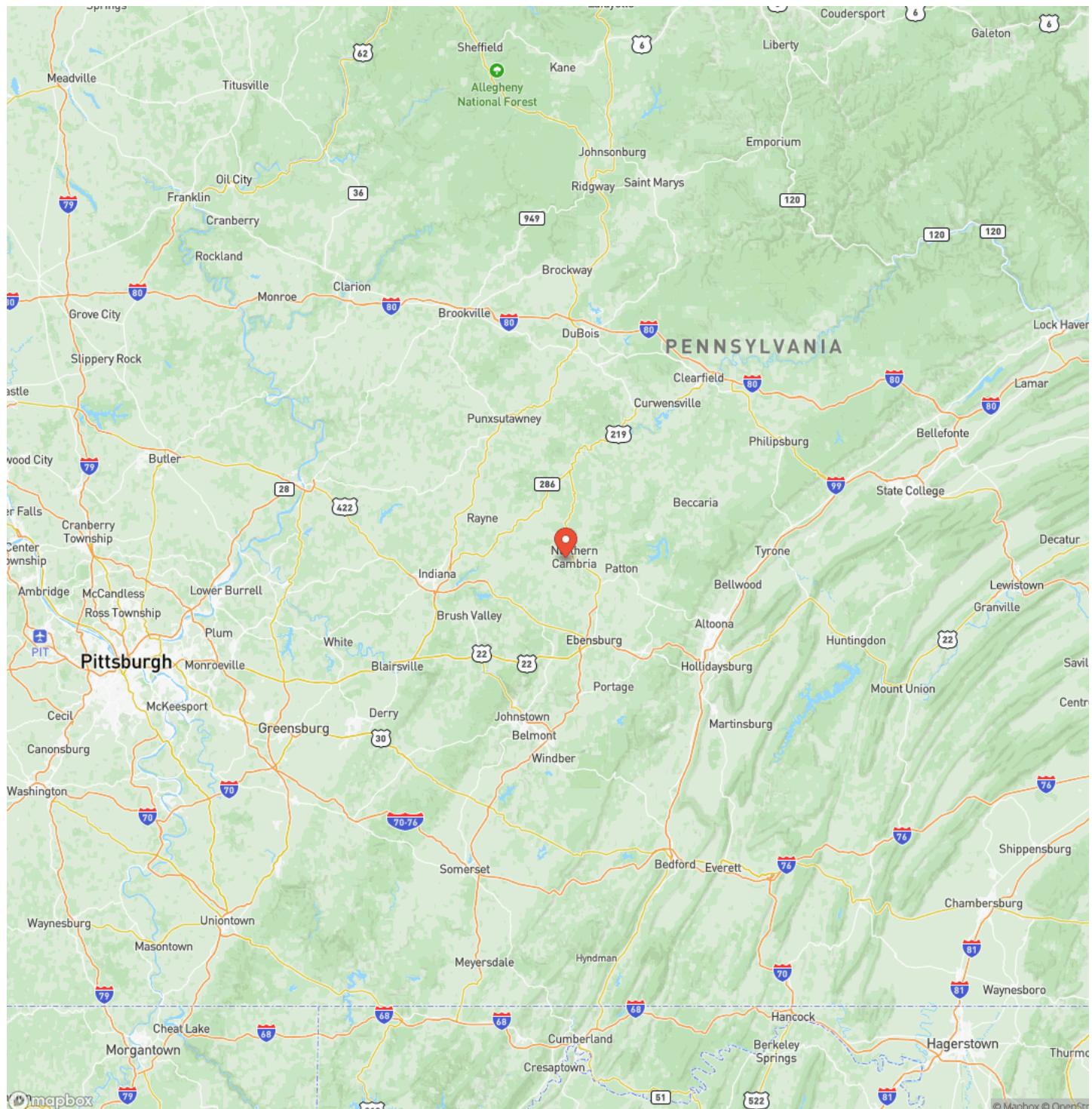
Moss Creek Property - 182+/- Acres
Marsteller, PA / Cambria County



Locator Map



Locator Map



Satellite Map



© mapbox

© Maxar © Mapbox © OpenStreetMap

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



NOTES

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.

Mossy Oak Properties Pennsylvania Land Professionals
511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
mossyoakproperties.com
