

00 Route 553 Northern Cambria  
00 Route 553  
Northern Cambria, PA 15714

**\$349,000**  
133± Acres  
Indiana County





**00 Route 553 Northern Cambria  
Northern Cambria, PA / Indiana County**

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**SUMMARY**

**Address**

00 Route 553

**City, State Zip**

Northern Cambria, PA 15714

**County**

Indiana County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

40.6287 / -78.8525

**Taxes (Annually)**

825

**Acreage**

133

**Price**

\$349,000

**Property Website**

<https://www.mossyoakproperties.com/property/00-route-553-northern-cambria-indiana-pennsylvania/55571/>



## 00 Route 553 Northern Cambria Northern Cambria, PA / Indiana County

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### **PROPERTY DESCRIPTION**

133+/- acres in Pine Township, Indiana County, PA. This property is located along Route 553 and Tipperary Road. If you are in the market for a larger tract of land, you need to visit this property! This property has just completed the first step in a whitetail deer management plan prepared by Higgins Outdoors to increase habitat, cover, and quality food sources to keep mature bucks on the property and place stands according to wind direction. The hardwood part of this property above Dutch Run is made up of mature hard and soft maple, red oak, and some hemlock. There are additional opportunities with this parcel for farming or pastureland. The owner is conveying the oil and gas rights to the new owner.

#### ***Features Of The Property Include:***

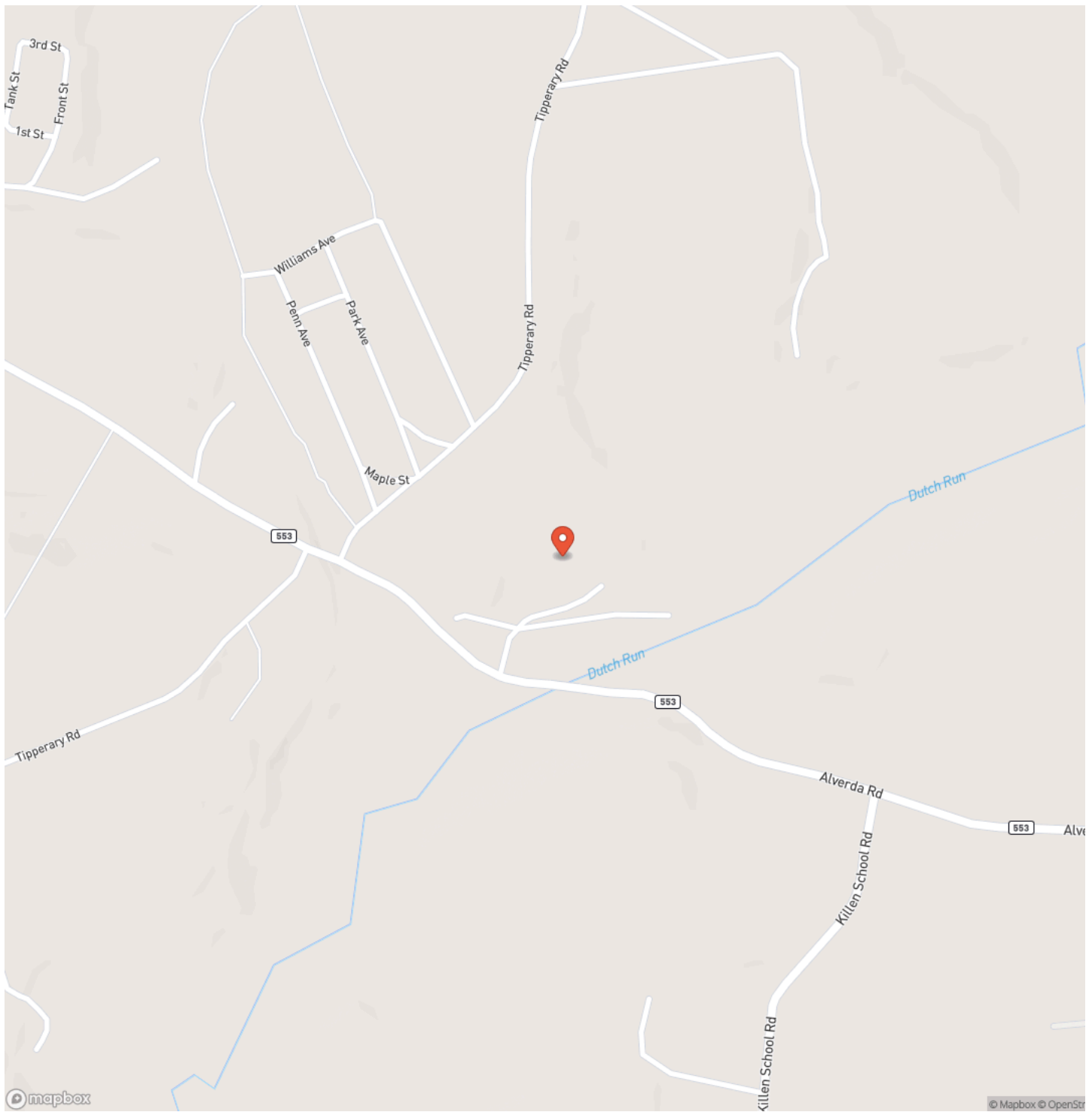
- 133 +/- total acres
- Whitetail deer management plan
- Access throughout
- Dutch Run
- Pond
- Mature hardwoods
- Oil and gas rights convey
- 8 Miles to Strongstown, 16 miles to Ebensburg and 21 miles to Indiana, PA
- GPS Coordinates: 40.6287, -78.8525



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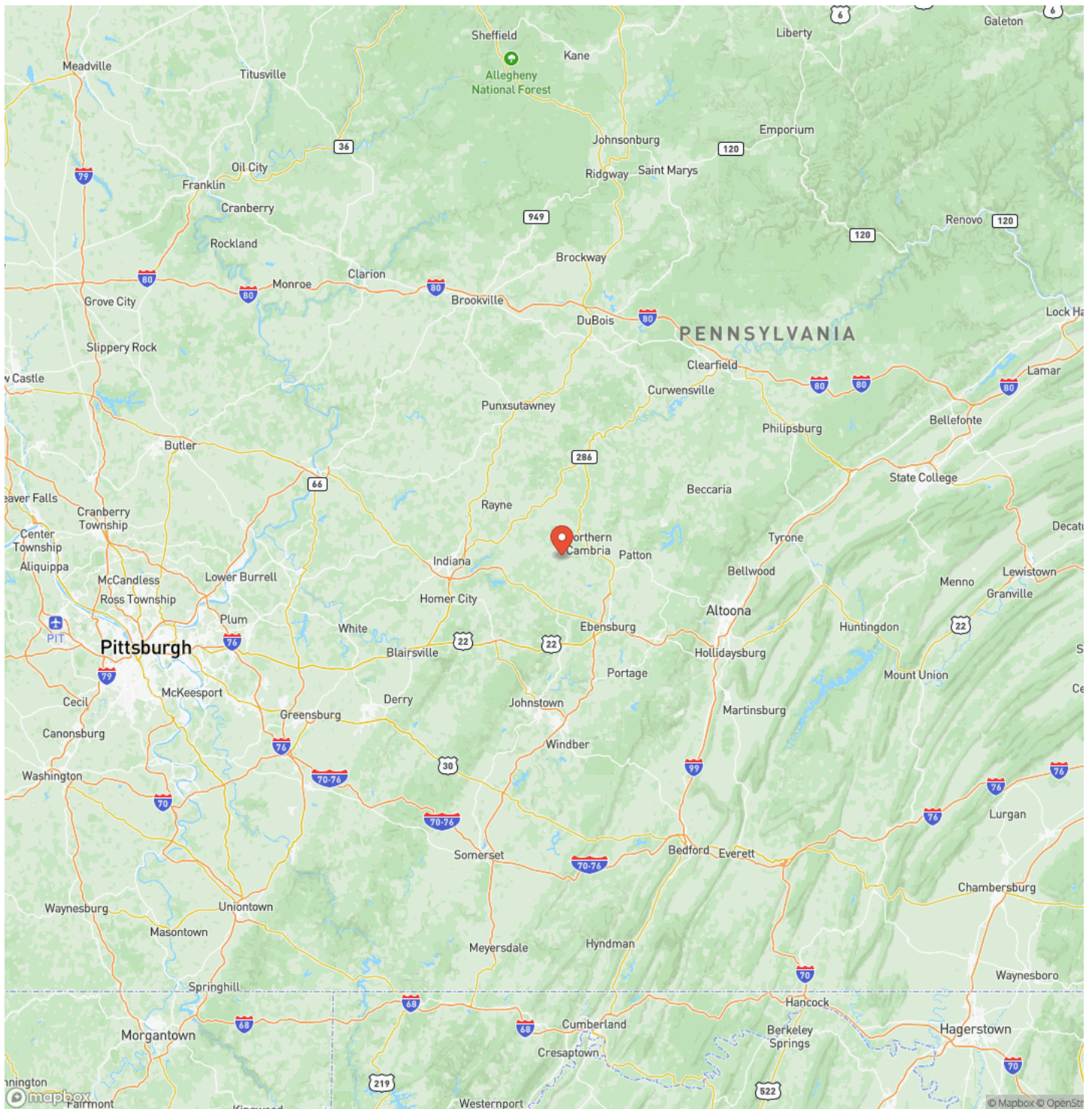


## Locator Map





# 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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