

Old Erie Pike / Pea Vine Rd - West Decatur - Clearfield -
266 +-
0 Old Erie Pike
West Decatur, PA 16878

\$598,500
266± Acres
Clearfield County



**Old Erie Pike / Pea Vine Rd - West Decatur - Clearfield - 266 +-
West Decatur, PA / Clearfield County**

SUMMARY

Address

0 Old Erie Pike

City, State Zip

West Decatur, PA 16878

County

Clearfield County

Type

Hunting Land, Farms, Undeveloped Land, Timberland,
Recreational Land

Latitude / Longitude

40.934471 / -78.311953

Taxes (Annually)

1698

Acreage

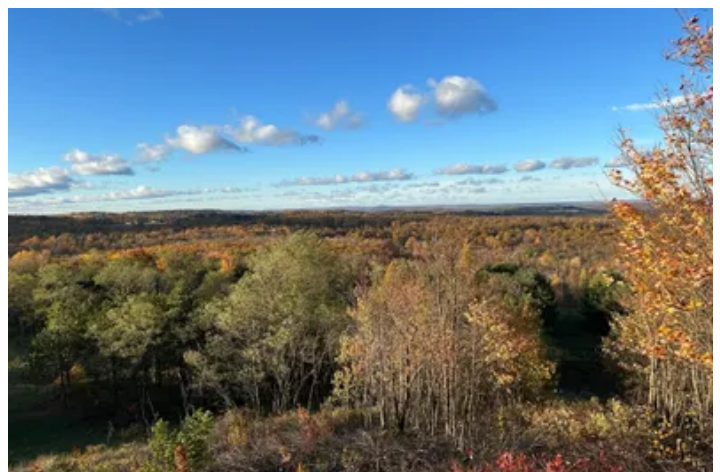
266

Price

\$598,500

Property Website

<https://www.mossyoakproperties.com/property/old-erie-pike-pea-vine-rd-west-decatur-clearfield-266-clearfield-pennsylvania/65233/>



PROPERTY DESCRIPTION

266 +/- acre tract located in West Decatur, Clearfield County, Pennsylvania. This property is a managed turnkey hunting and recreational property that includes several possible future homesites with incredible views. Clearfield 266 has an internal road system and trails to access much of the property. Roughly 60 +/- acres of property had been timbered in the past for a select habitat improvement cut. This is a selection harvest that will open the canopy to help create more browse and bedding for wildlife to maximize the carrying capacity of the land. Timber value is still present with a large selection of hard and softwood throughout the property. There are several large open fields that are strategically located that can be used as food plots to further enhance the property for hunting and wildlife or could be utilized as a home building site. In addition, there are multiple box blinds that are strategically placed around the property. Abundant wildlife is present on the property, including whitetail deer, turkey, bear, upland game, and small game. This property has great topographic features with large draws and oak benches to set up the perfect ambush spot. With hard-top road access along Old Erie Pike and Pea Vine Road, access to this property will not be a problem. Electricity, public water and gas are located along Old Erie Pike and Pea Vine Road.

Features of the Property Include:

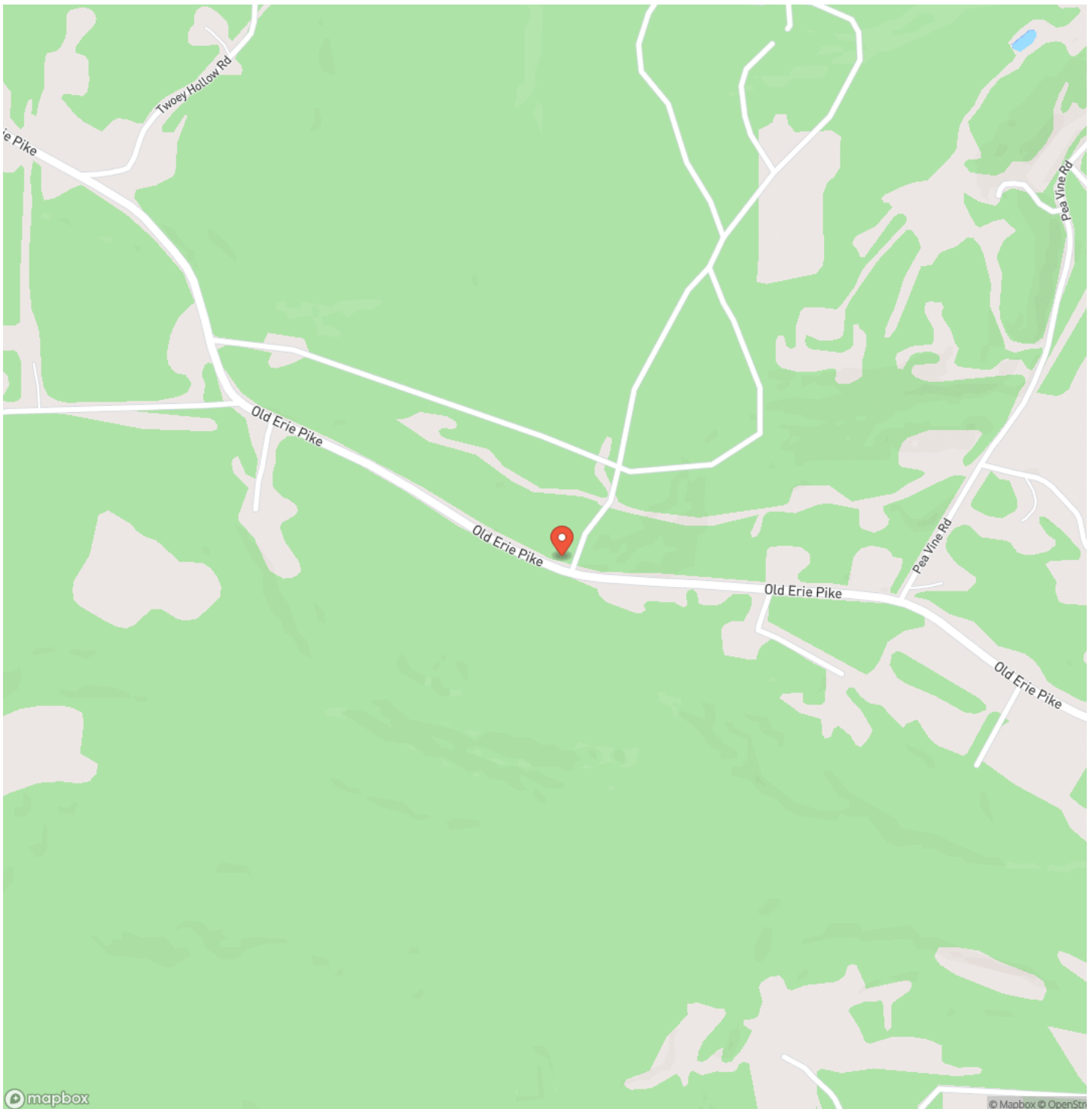
- 266 +/- total acres
- Private yet close to amenities
- Public utility access
- Well maintained trails for ATVs or vehicles
- Multiple buildings sites with breathtaking scenic views
- Strategically placed stand locations
- Varying terrain features
- 400 plus yard rifle range
- 0:45 minutes to State College, 1:58 minutes to Harrisburg, 2:40 minutes to Pittsburgh, 4:07 minutes to Washington DC

All owned OGMs will convey

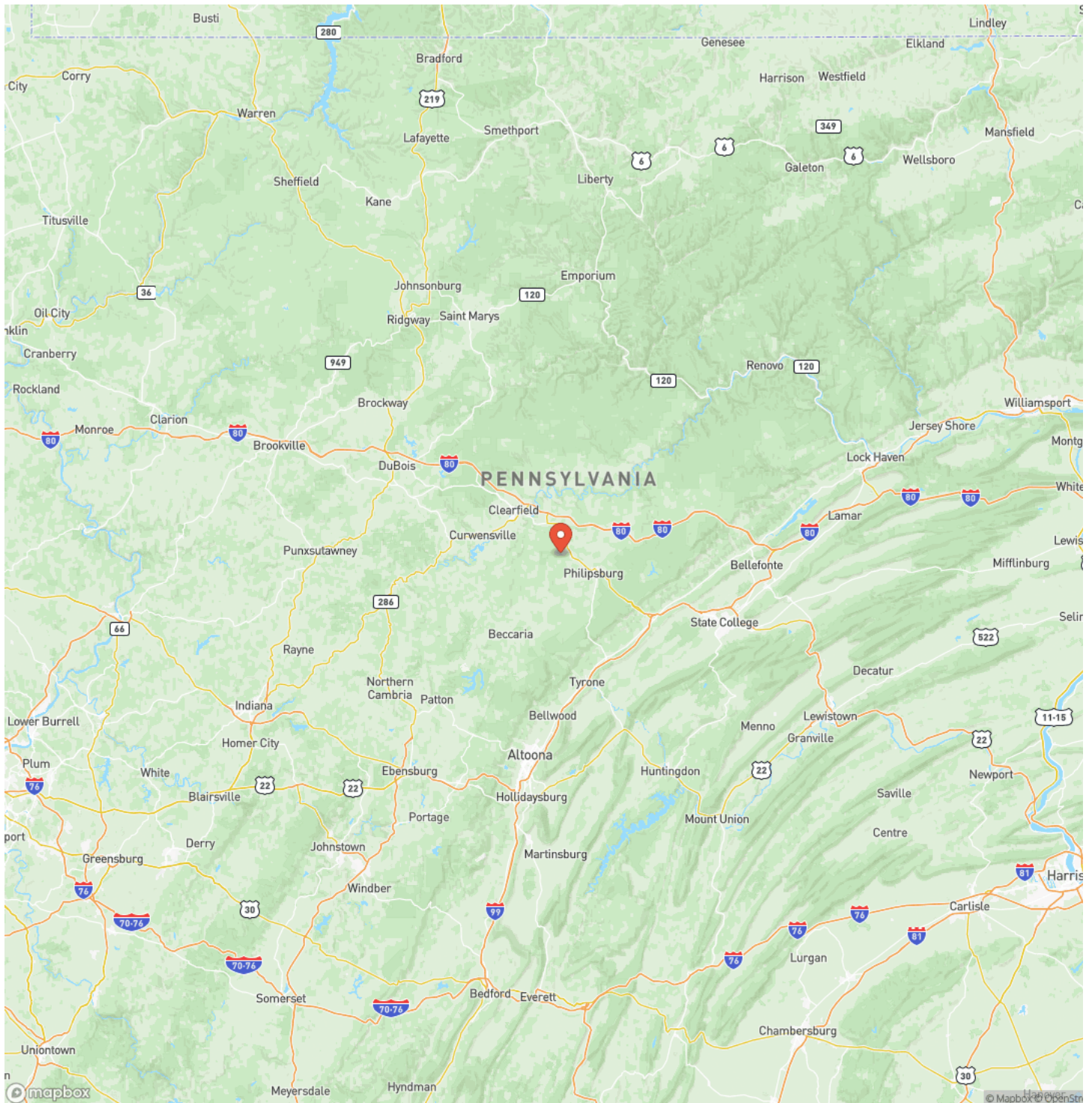
Old Erie Pike / Pea Vine Rd - West Decatur - Clearfield - 266 +-
West Decatur, PA / Clearfield County



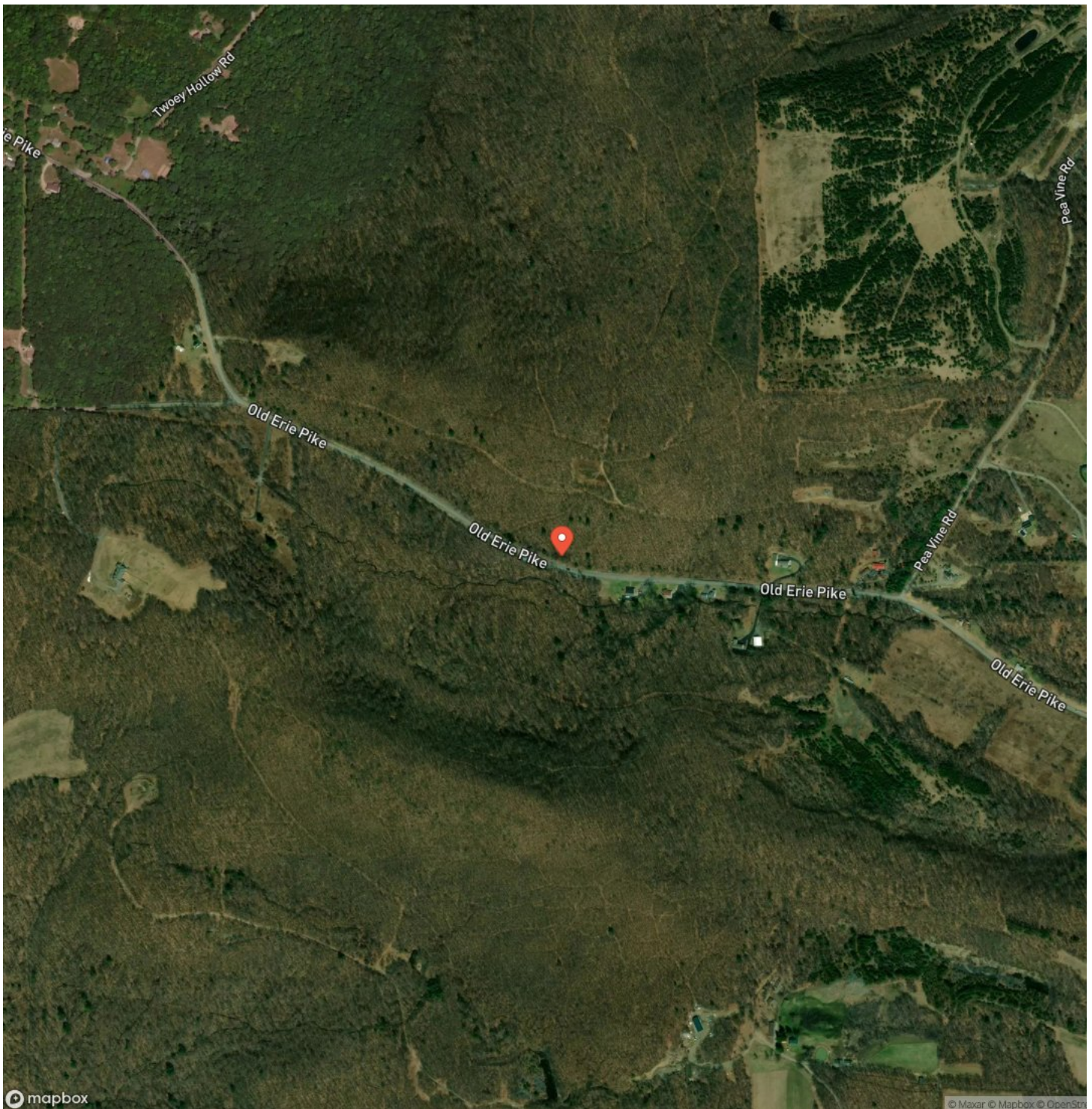
Locator Map



Locator Map



Satellite Map



**Old Erie Pike / Pea Vine Rd - West Decatur - Clearfield - 266 +
West Decatur, PA / Clearfield County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Logan Dominick

Mobile

(724) 875-4759

Office

(724) 678-1232

Email

Idominick@mossyoakproperties.com

Address

511 Skyline Drive

City / State / Zip

Belle Vernon, PA 15012

NOTES



MOSSY OAK.
PROPERTIES
Pennsylvania Land Professionals
America's Land Specialist

MORE INFO ONLINE:

mossyoakproperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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

