

2448 Willow Rd - Shelocta - Indiana - 191
2448 Willow Rd
Shelocta, PA 15744

\$1,250,000
191± Acres
Indiana County



2448 Willow Rd - Shelocta - Indiana - 191
Shelocta, PA / Indiana County

SUMMARY

Address

2448 Willow Rd

City, State Zip

Shelocta, PA 15744

County

Indiana County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property, Single Family, Undeveloped Land, Timberland

Latitude / Longitude

40.587219 / -79.285202

Taxes (Annually)

6044

Dwelling Square Feet

1472

Bedrooms / Bathrooms

2 / 1

Acreage

191

Price

\$1,250,000

Property Website

<https://www.mossoakproperties.com/property/2448-willow-rd-shelocta-indiana-191-indiana-pennsylvania/61012/>



PROPERTY DESCRIPTION

191+/- acres of country living in Shelocta, Indiana County, PA. This stunning property boasts a small farmhouse or cabin, the original barn, and a large hay shed. This great property is made up of roughly half timber and half tillable land that creates instant income right from the start. In addition to stunning views there are two ponds on the property and a small creek. Bring your family, hunters, horses, cattle, etc.

Features of the Home Include:

- 2 bedrooms upstairs, 1 bath main floor, 1 additional bath in basement
- Kitchen, dining, living room, and main bath on the main floor

Features of the Property Include:

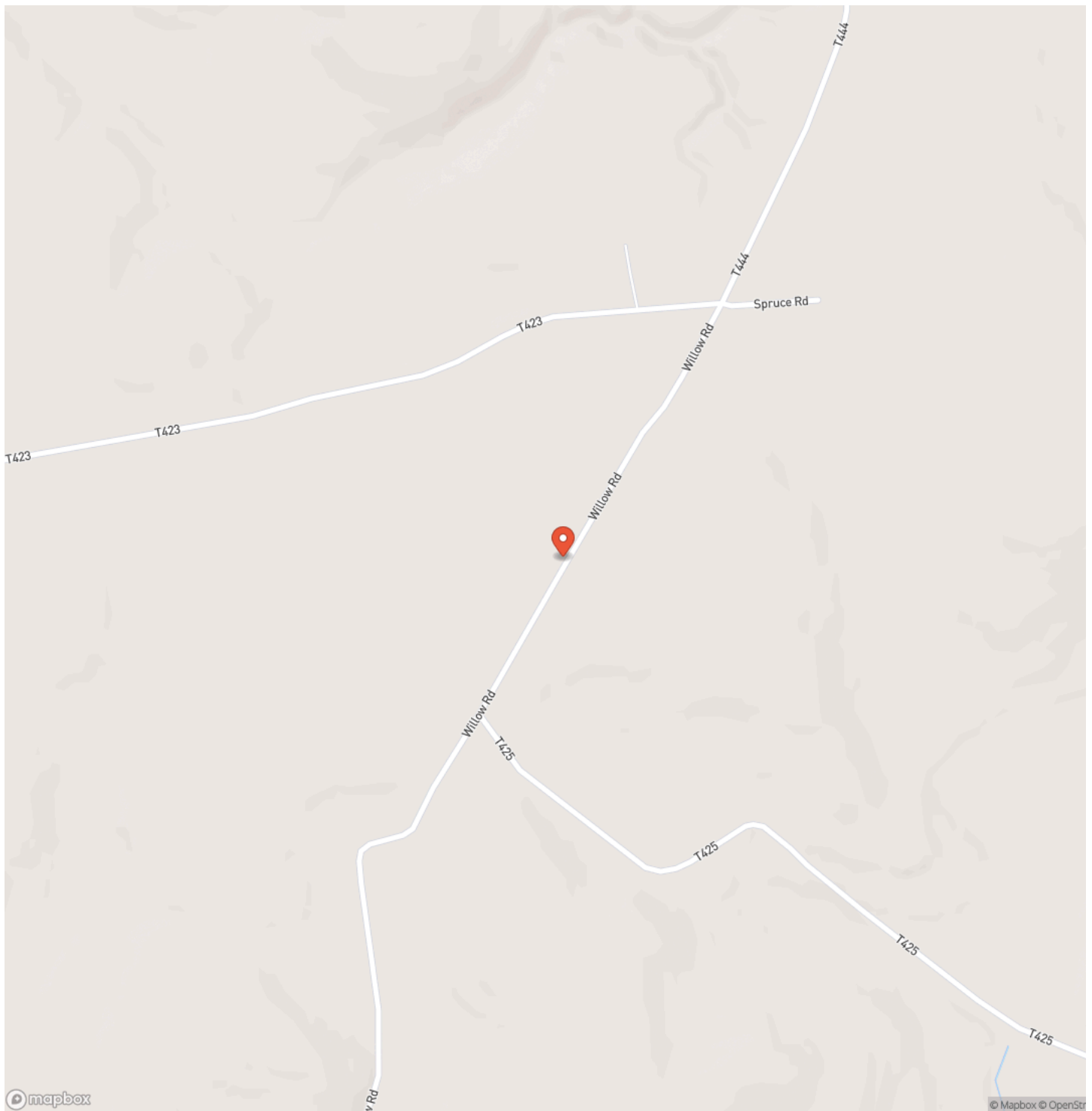
- 191+/- acres
- Mix of field and woods – excellent deer and turkey hunting
- 2 farm ponds
- Good trail system for accessing the property
- Rolling-to-sloping topography
- Shallow gas provides free gas for cooking and hot water
- Indiana School District
- 17 minutes to Indiana, PA
- 1 hour 10 minutes to Pittsburgh
- All owned mineral rights transfer

**Showing by appointment only - proof of funds required*

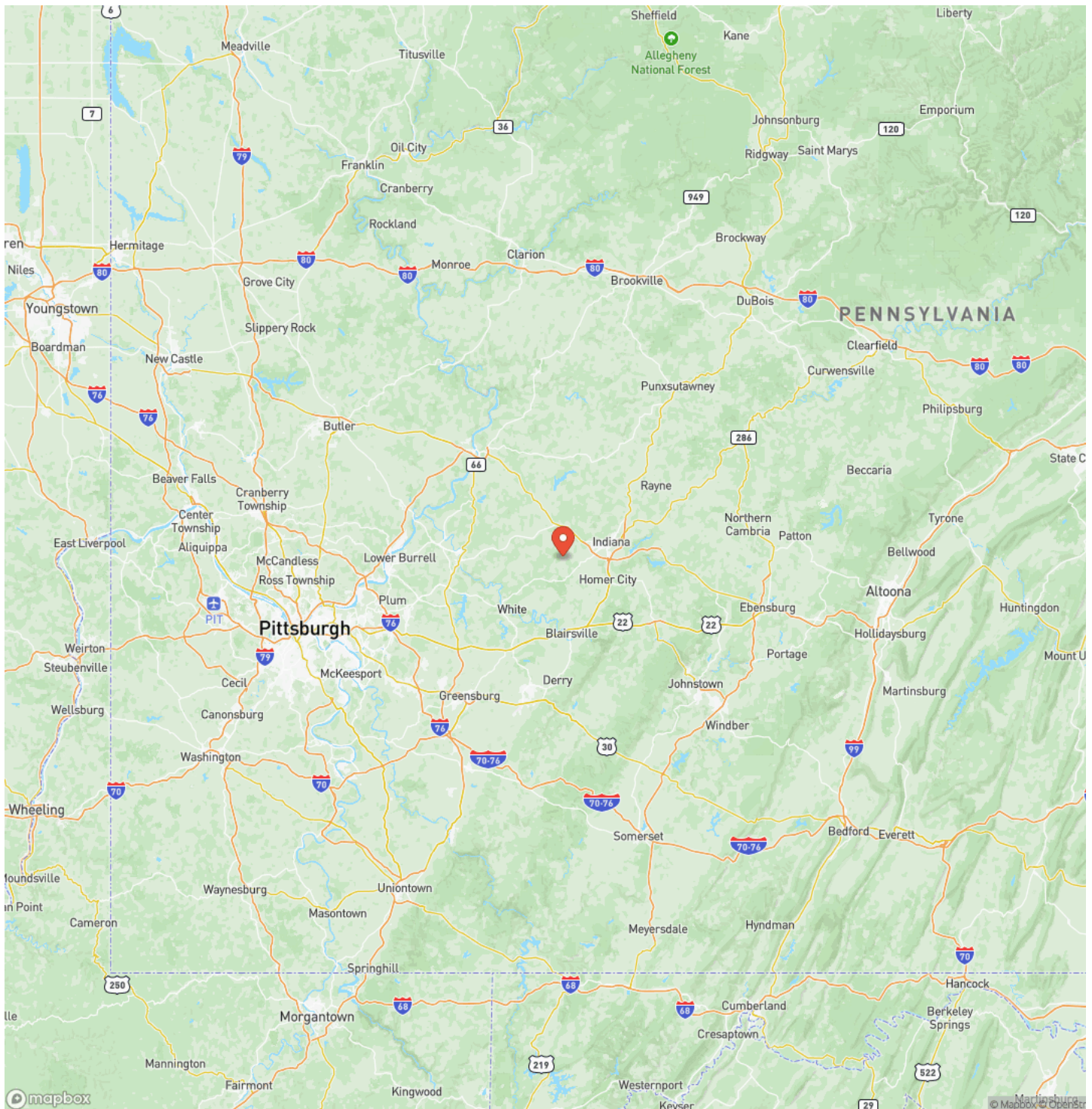
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Locator Map



Locator Map



Satellite Map



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Shelocta, PA / Indiana County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES



MORE INFO ONLINE:

mossyoakproperties.com

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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.

Mossy Oak Properties Pennsylvania Land Professionals

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