

2000 Humbert Rd - Confluence - Somerset - 80.08
2000 Humbert Rd
Confluence, PA 15424

\$224,900
80.080± Acres
Somerset County



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Confluence, PA / Somerset County

SUMMARY

Address

2000 Humbert Rd

City, State Zip

Confluence, PA 15424

County

Somerset County

Type

Hunting Land, Undeveloped Land, Recreational Land, Timberland

Latitude / Longitude

39.840545 / -79.316775

Acreage

80.080

Price

\$224,900

Property Website

<https://www.mossoakproperties.com/property/2000-humbert-rd-confluence-somerset-80-08-somerset-pennsylvania/77670/>



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PROPERTY DESCRIPTION

80-Acre Hunting & Recreational Paradise in Confluence, PA – Wooded, Scenic, and Ready for Your Dream Home or Hunting Camp!

Nestled in Lower Turkeyfoot Township, Confluence, Pennsylvania, this 80-acre property is a true outdoor enthusiast's dream! Featuring great hunting land, excellent deer sign, and proximity to public hunting areas, this mostly wooded tract boasts a mix of medium growth to mature timber, creating the perfect habitat for wildlife.

Located near world-class trout streams, this property is a dream for anglers and hunters alike. Adding to its charm, a small section of stream frontage runs through the far northern point of the land, providing a peaceful water feature and enhancing the natural beauty of the property.

With two deeded rights-of-way (ROWs) and electric already on-site, the property is well-equipped for immediate use. A gravel pad is already in place near the electric hookup, making it camper-ready for weekend getaways or an extended stay in the great outdoors. Additionally, a potential home site offers breathtaking views, making this an excellent spot for a future residence or hunting camp.

Whether you're looking for an outdoor retreat, your new hunting spot, or a place to build your dream home, this property has it! Don't miss out on this opportunity, schedule a showing today!

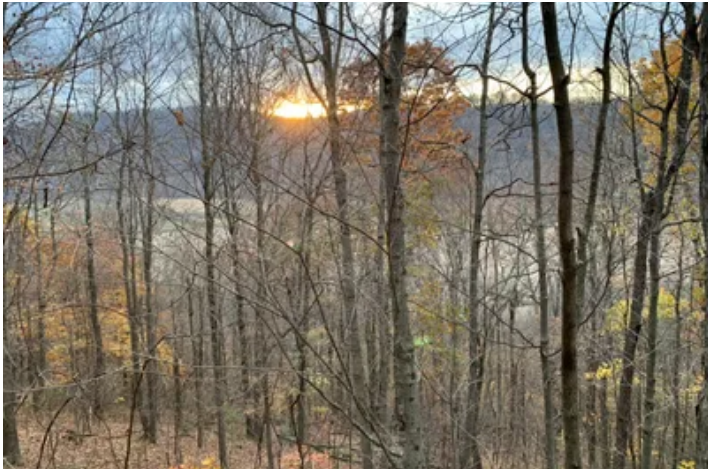
Features of the Property:

- 80.08 +/- total acres of mixed medium-growth to mature timber
- Private yet close to several amenities
- Great hunting potential with excellent deer sign and access to public hunting areas nearby
- Stream frontage at the northern end of the property
- Two deeded rights-of-way (ROWs) for easy access
- Electric on-site with a gravel pad—camper-ready for weekend getaways
- Potential home site with breathtaking views—ideal for a future residence or hunting cabin
- Timber investment opportunity

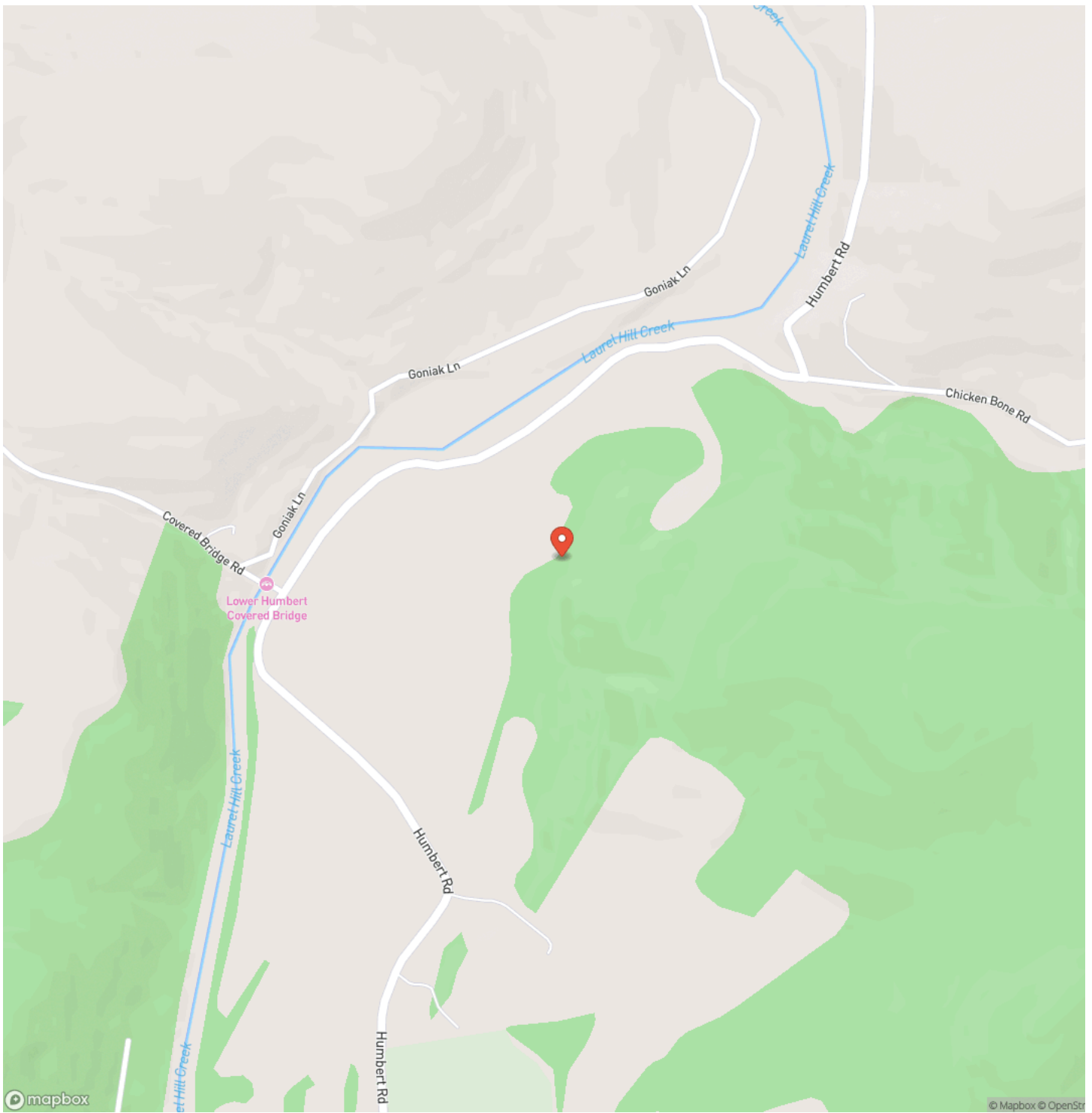
Prime Location:

- Approximately 1 hour 31 minutes to Pittsburgh, 28 minutes to Seven Springs Ski Resort, 36 minutes to Wisp Ski Resort, 30 minutes to Somerset

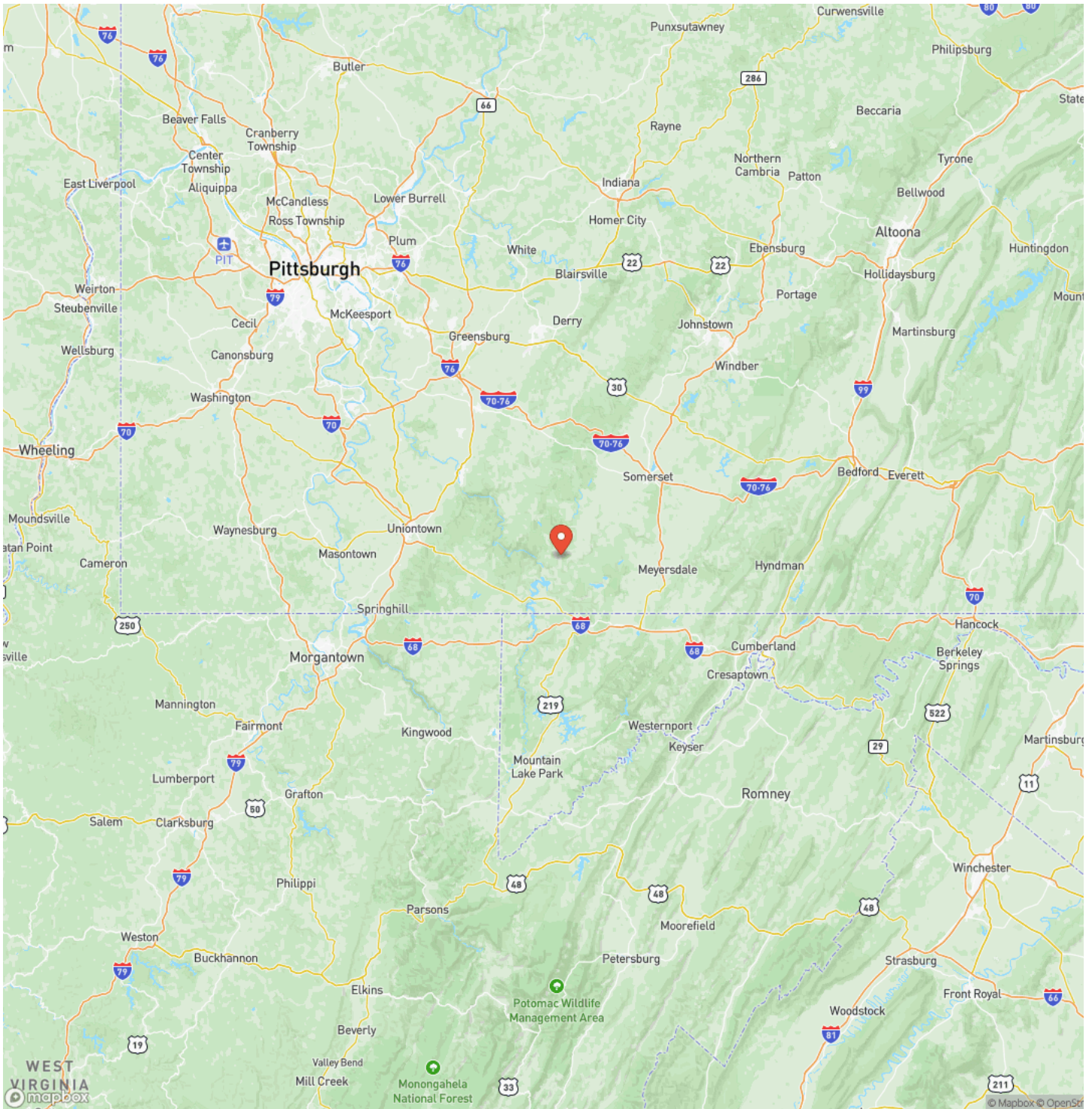
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Locator Map



Locator Map



Satellite Map



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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
511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
mossyoakproperties.com

