

00 Austin Hill Road Sheffield, PA
00 Austin Hill Road
Sheffield, PA 16347

\$599,000
162± Acres
Warren County



**00 Austin Hill Road Sheffield, PA
Sheffield, PA / Warren County**

SUMMARY

Address

00 Austin Hill Road

City, State Zip

Sheffield, PA 16347

County

Warren County

Type

Recreational Land

Latitude / Longitude

41.698907 / -79.045093

Acreage

162

Price

\$599,000

Property Website

<https://www.mossoakproperties.com/property/00-austin-hill-road-sheffield-pa-warren-pennsylvania/89437/>



PROPERTY DESCRIPTION

162 +/- Acres Bordering Allegheny National Forest – Sheffield, PA

Welcome to your new favorite place at 00 Austin Hill Road, Sheffield, PA, located in Sheffield Township, Warren County. This incredible property includes two parcels totaling approximately 162 +/- acres, with the larger 155 +/- acre tract enrolled in Clean and Green for reduced property taxes.

The land features an internal road system, making it easily accessible, and borders the Allegheny National Forest via Forest Service Road 527. Whether you're looking to build a home or camp, enjoy outdoor recreation, or invest in timber, this property delivers!

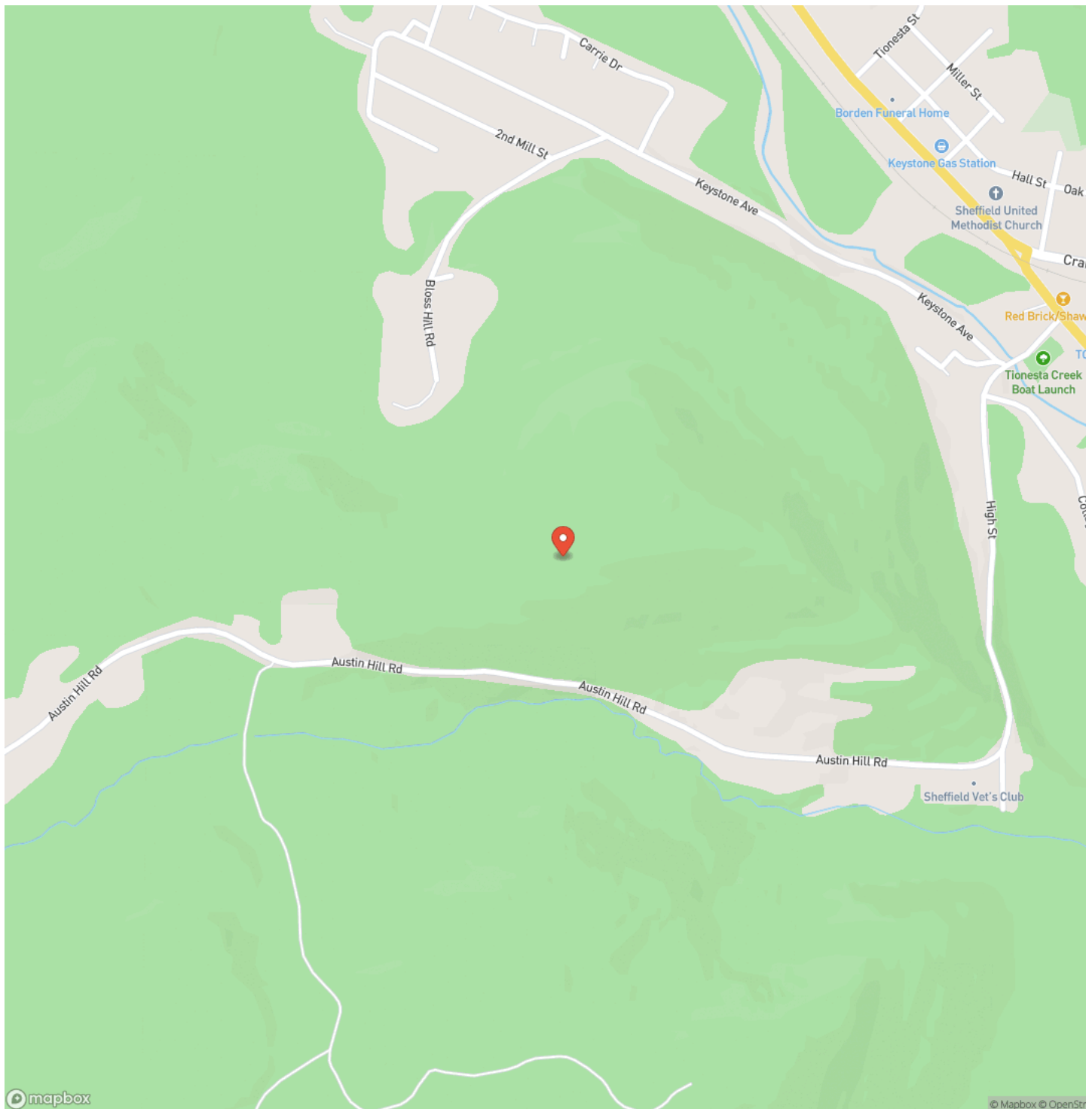
A recent survey and a 2013 timber inventory show over 330,000 board feet (Doyle scale) of standing timber, predominantly cherry, red oak, and soft maple — adding long-term value.

Property Highlights:

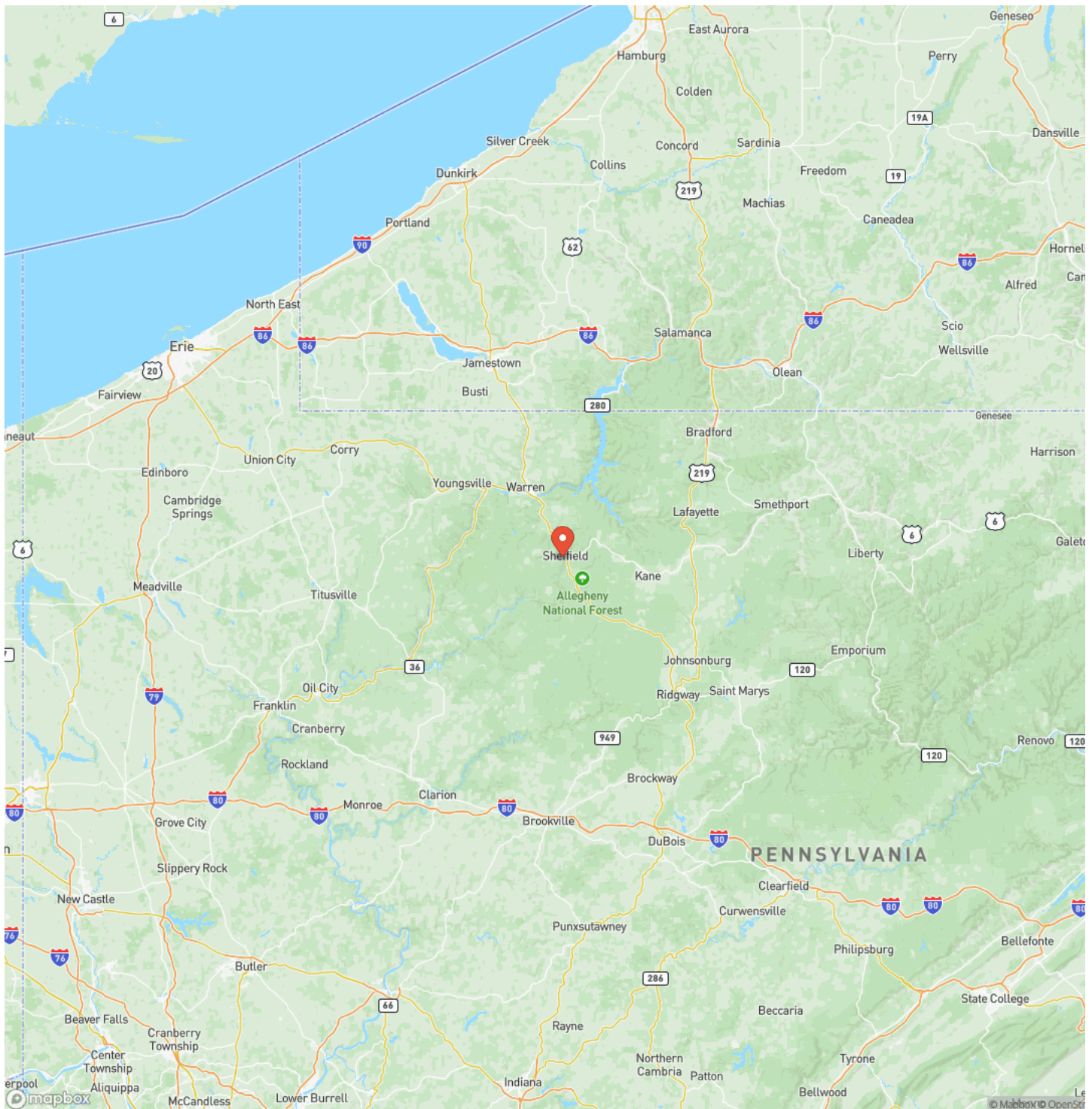
- 162 +/- acres across two parcels
- Internal road system throughout property
- Borders Allegheny National Forest (via Forest Service Road 527)
- Enrolled in Clean and Green program
- Primarily wooded with valuable hardwoods
- Ideal for hunting, recreation, home, or camp
- Approximately 1 hour 45 minutes to Erie, PA
- Approximately 2 hours 30 minutes to Pittsburgh, PA



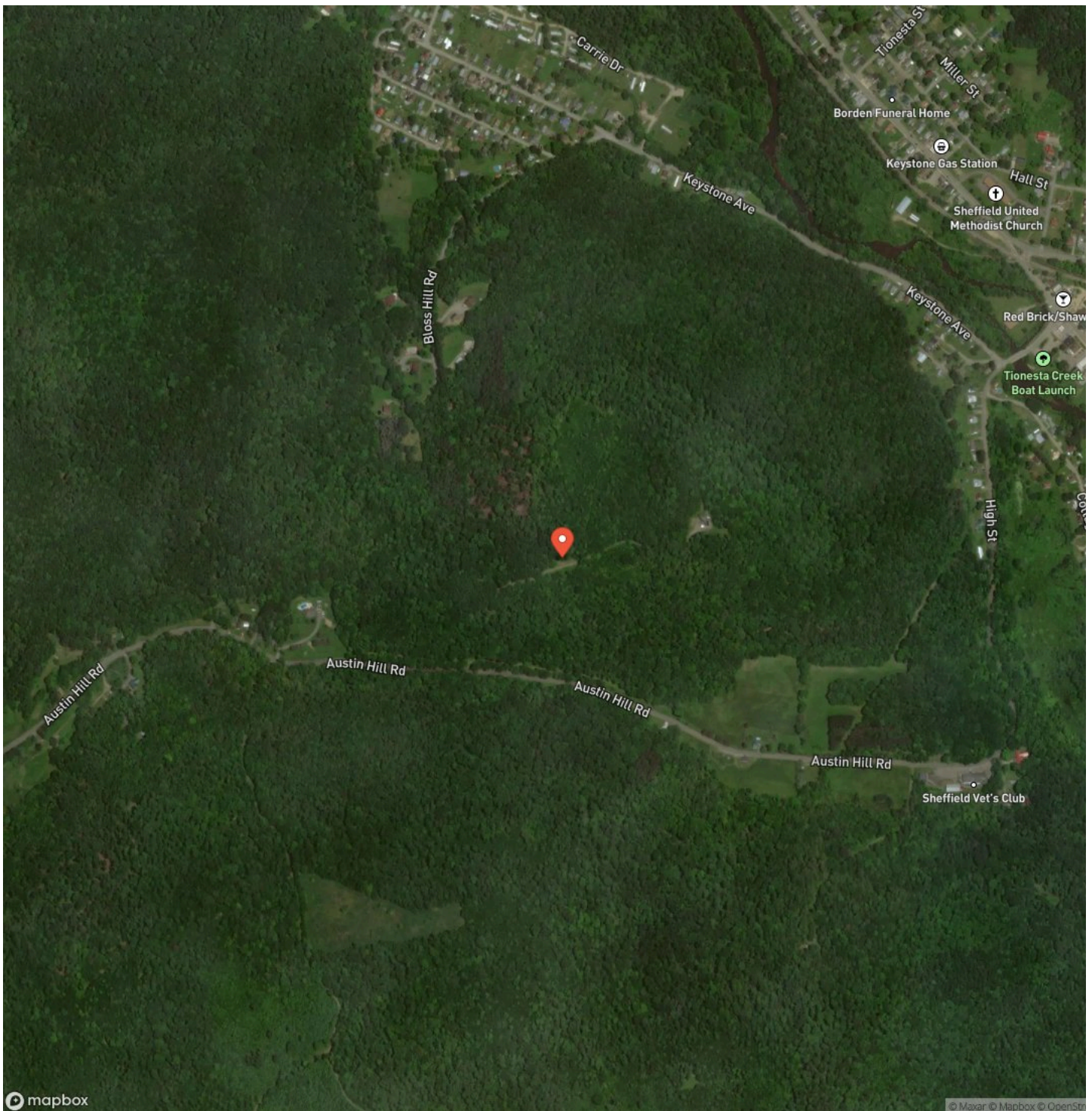
Locator Map



Locator Map



Satellite Map



**00 Austin Hill Road Sheffield, PA
Sheffield, PA / Warren County**

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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MORE INFO ONLINE:

mossyoakproperties.com

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MORE INFO ONLINE:
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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