

**TWIN LAKES RD., CAMBRIA COUNTY - 6 +/- ACRES**  
104 Twin Lakes Rd  
Portage, PA 15946

**\$229,000**  
6± Acres  
Cambria County



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**Portage, PA / Cambria County**

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**SUMMARY**

**Address**

104 Twin Lakes Rd

**City, State Zip**

Portage, PA 15946

**County**

Cambria County

**Type**

Residential Property, Single Family

**Latitude / Longitude**

40.410664 / -78.659694

**Dwelling Square Feet**

2200

**Bedrooms / Bathrooms**

3 / 1.5

**Acreage**

6

**Price**

\$229,000

**Property Website**

<https://www.mossyoakproperties.com/property/twin-lakes-rd-cambria-county-6-acres-cambria-pennsylvania/81384/>



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### **PROPERTY DESCRIPTION**

#### **6 +/- Acres Bordering the Little Conemaugh River – Portage, PA**

Located in scenic Portage Township, this 6 +/- acre property offers a unique opportunity for outdoor enthusiasts, investors, or those who are handy with a fixer upper. Spanning two parcels and bordering the Little Conemaugh River, this property provides beautiful natural views and direct water access, ideal for fishing, kayaking, or simply enjoying the peaceful surroundings.

The property includes a house that has not been lived in for over 15 years and is being sold as-is. It's a true fixer-upper with strong potential— a propane forced air furnace for heat, a crawl space foundation, electric service to the house, and public sewer already in place. Public water has been run to the yard but is not yet connected to the home.

Also included on the property is a spacious 3-bay garage and a shed, offering ample storage or workspace.

Outdoor recreation abounds, with State Game Lands 198 just minutes away - perfect for hunting, hiking, and exploring. Plus, you're only about 2 hours from Penn State, Pittsburgh, and Lake Raystown, making this a great central location for a variety of adventures.

#### ***Features of the Property Include:***

- 6 +/- acres in two parcels - Parcel # [048-065477](#) (5.7 +/- acres) and Parcel # [048-119450](#) (0.3 +/- acres)
- Borders the Little Conemaugh River
- Fixer-upper home sold as-is
- 3-bay garage and shed included
- Public sewer and electric to the house
- Public water available at the yard
- Heated by propane forced air
- Close to State Game Lands 198
- Approximately 2 hours to Pittsburgh, Penn State, and Lake Raystown

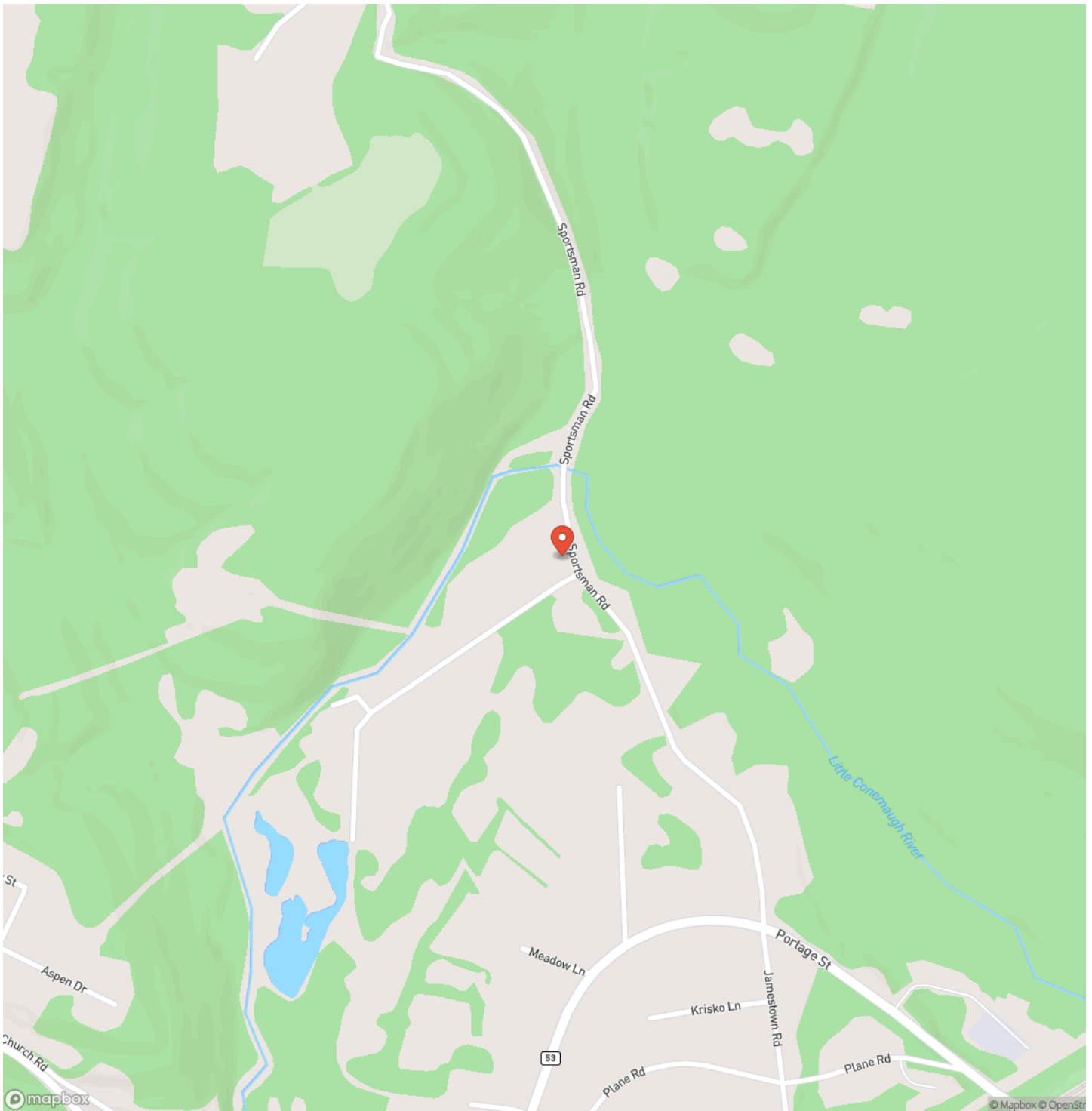
Whether you're looking to restore a homestead, build an investment property, or invest in riverfront acreage, this property is full of promise!

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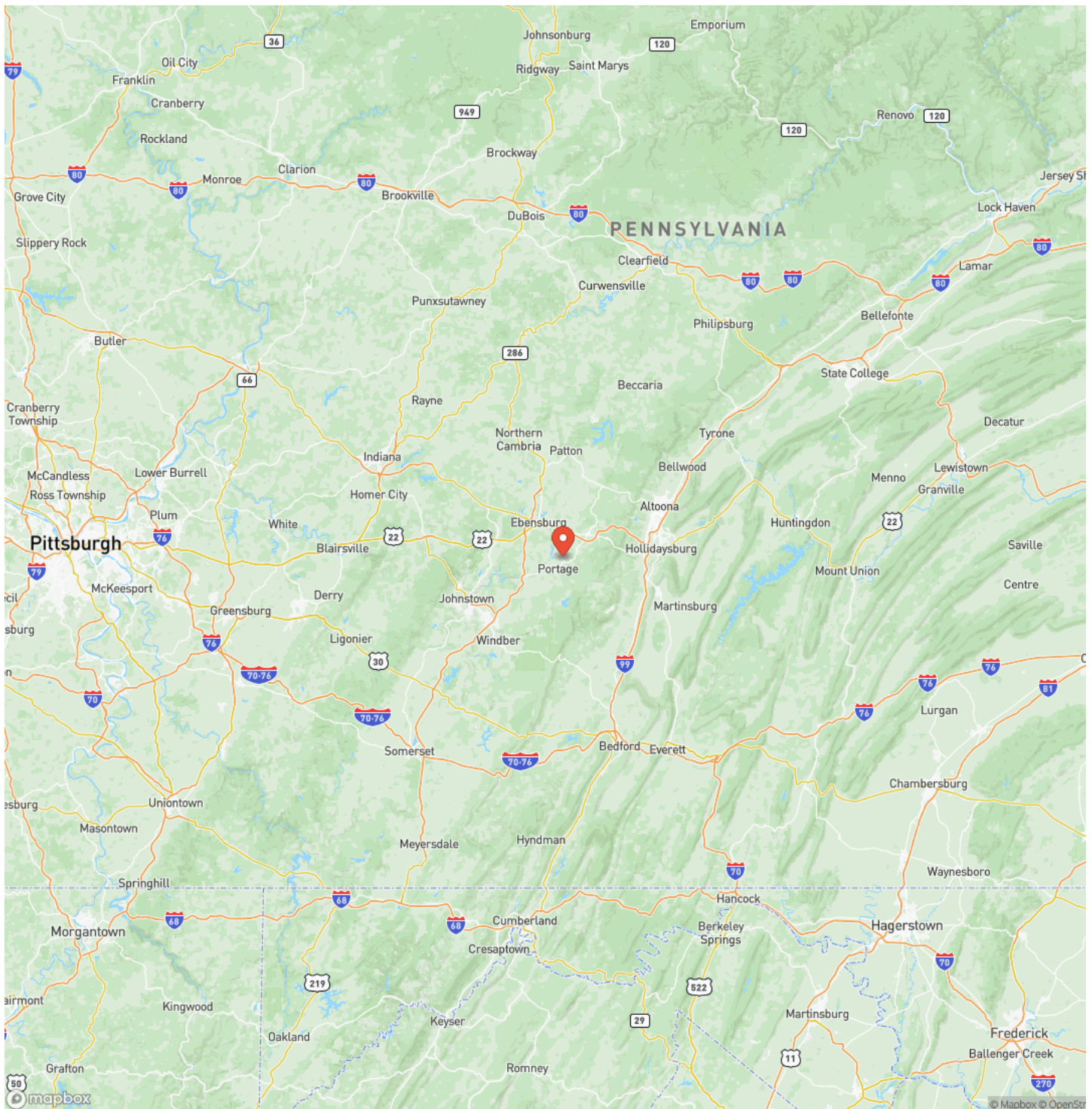
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## Locator Map



## Locator Map



## Satellite Map



TWIN LAKES RD., CAMBRIA COUNTY - 6 +/- ACRES  
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LISTING REPRESENTATIVE  
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NOTES

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## **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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**Mossy Oak Properties Pennsylvania Land Professionals**

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