

**BAER FAMILY FARM - IMLERTOWN RD., BEDFORD
COUNTY - 476 +/- ACRES**
4059 Imlertown Rd
Bedford, PA 15522

\$4,200,000
476± Acres
Bedford County



BAER FAMILY FARM - IMLERTOWN RD., BEDFORD COUNTY - 476 +/- ACRES
Bedford, PA / Bedford County

SUMMARY

Address

4059 Imlertown Rd

City, State Zip

Bedford, PA 15522

County

Bedford County

Type

Farms, Timberland, Horse Property, Hunting Land

Latitude / Longitude

40.119718 / -78.458862

Bedrooms / Bathrooms

4 / 2

Acreage

476

Price

\$4,200,000

Property Website

<https://www.mossyoakproperties.com/property/baer-family-farm-implertown-rd-bedford-county-476-acres-bedford-pennsylvania/85982/>



BAER FAMILY FARM - IMLERTOWN RD., BEDFORD COUNTY - 476 +/- ACRES

Bedford, PA / Bedford County

PROPERTY DESCRIPTION

Baer Family Farm – 476 +/- Acres of Prime Bedford County Farmland

For the first time since 1957, the historic Baer Family Farm is available for sale. Located in scenic Bedford County along Imlertown Road, this expansive 476 +/- acre property offers a rare combination of agricultural productivity, natural beauty, and investment potential. The land features a well-balanced mix of tillable acreage, rolling pastures currently supporting cattle, two tranquil ponds, a couple streams, and mature hardwood forests that haven't been timbered in over 50 years—offering significant marketable timber value. The property conveys with full Oil, Gas, and Mineral (OGM) rights and is enrolled in Clean and Green for tax savings.

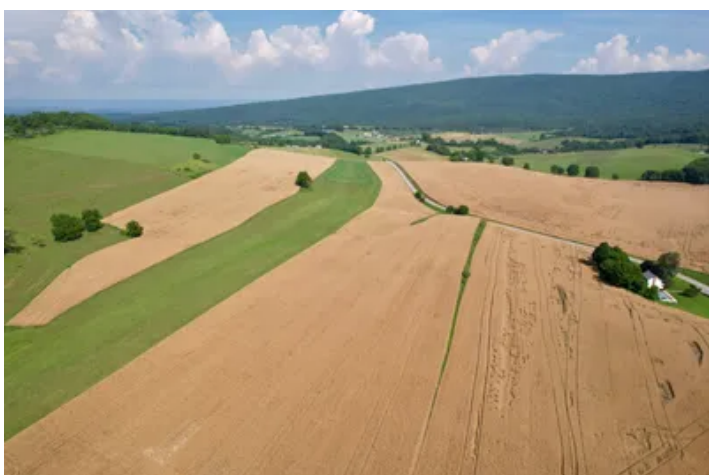
Property Highlights:

- Total Acreage: 476± acres
- 2 Homes:
 - Main home: 4 bed / 2 bath
 - Second home: 3 bed / 2 bath
- Land Features:
 - Mix of tillable acreage, fenced pastures, and wooded land
 - Two ponds and several natural streams throughout
 - Excellent habitat for deer, turkey, and other wildlife
- Timber:
 - Mature hardwoods, last selectively harvested over 50 years ago
 - Substantial marketable timber value
- OGM Rights: All Oil, Gas, and Mineral rights convey
- Clean & Green enrolled – Low property taxes
- Outbuildings: Equipment and hay storage buildings on-site
- Currently in operation as a working cattle and crop farm

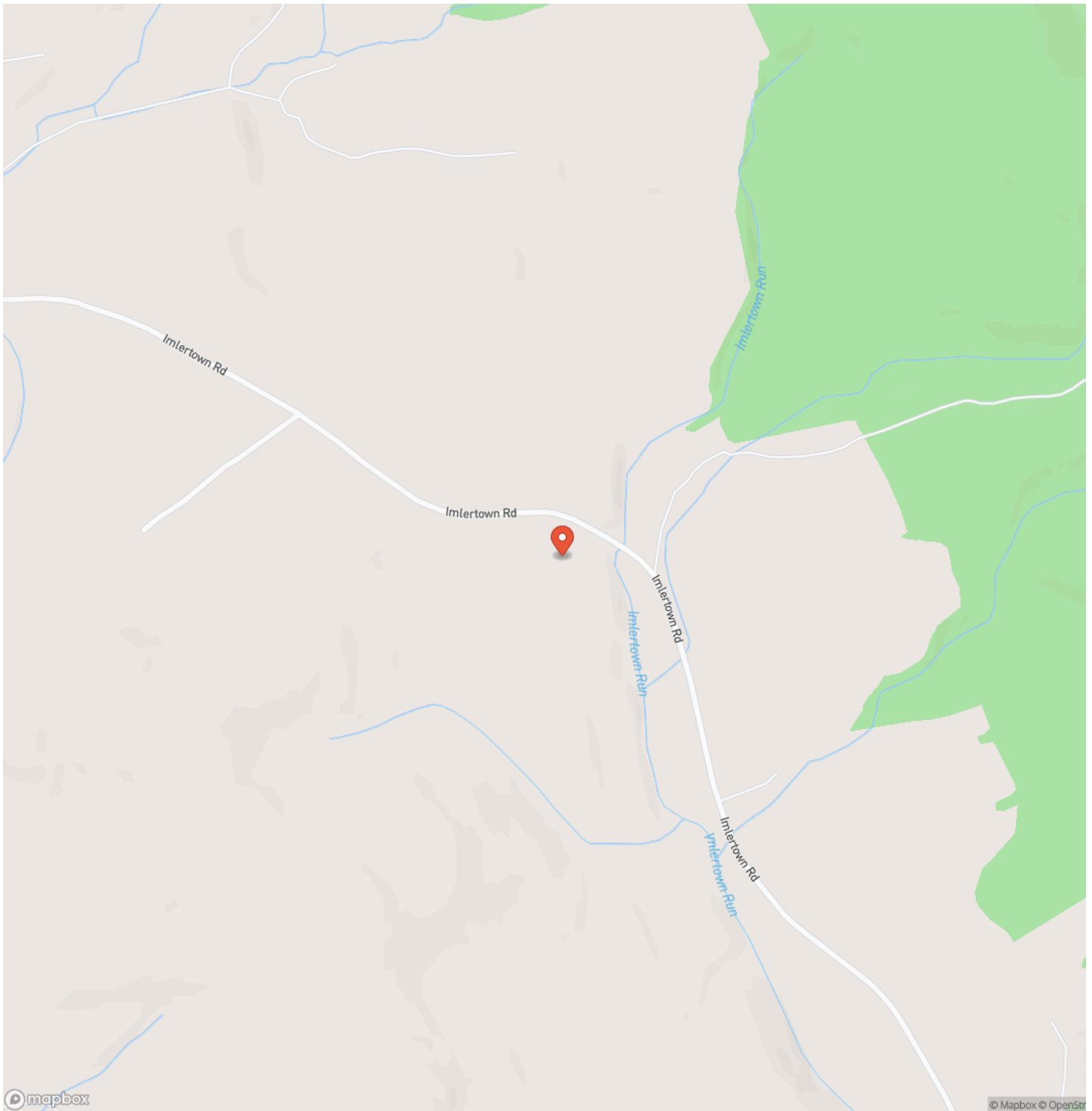
This is a true multi-use property with unlimited potential—ideal for farming, hunting, timber, investment, or even building your dream rural estate. The mix of open ground and mature timber makes it perfect for those looking to balance income-generating land with natural beauty and privacy.

Located just minutes from Bedford, PA and within reach of major highways, Baer Family Farm is a rare find with unmatched versatility, history, and potential. Contact Mossy Oak Properties today for a private tour.

BAER FAMILY FARM - IMLERTOWN RD., BEDFORD COUNTY - 476 +/- ACRES
Bedford, PA / Bedford County

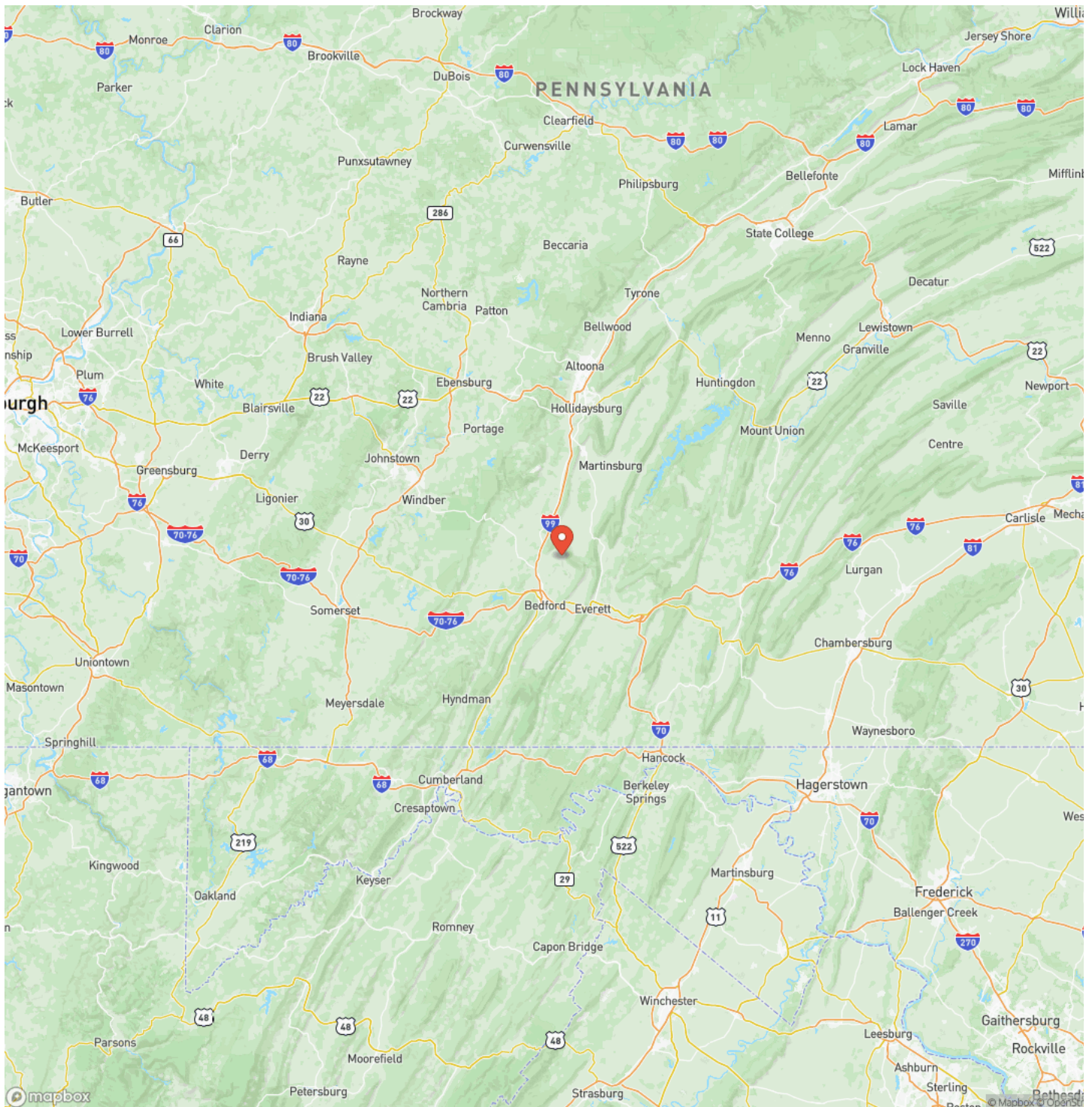


Locator Map



BAER FAMILY FARM - IMLERTOWN RD., BEDFORD COUNTY - 476 +/- ACRES
Bedford, PA / Bedford County

Locator Map



Satellite Map



BAER FAMILY FARM - IMLERTOWN RD., BEDFORD COUNTY - 476 +/- ACRES
Bedford, PA / Bedford County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Hershner

Mobile

(717) 891-0933

Office

(717) 870-0180

Email

chershner@mossyoakproperties.com

Address

511 Skyline Drive

City / State / Zip

NOTES

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.

[illegible]

MORE INFO ONLINE:
mossyoakproperties.com

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

