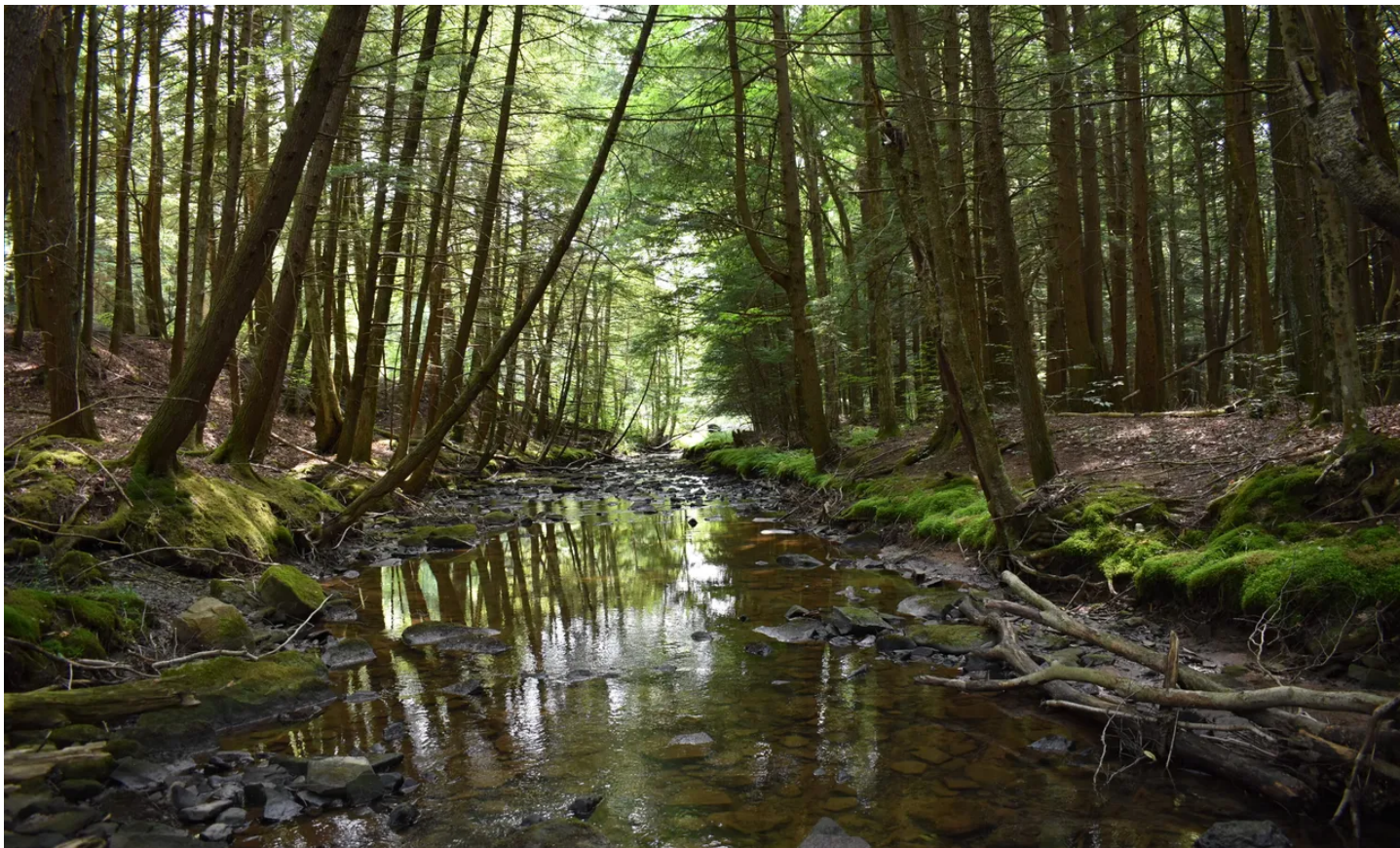


Pine Creek Paradise
Seldom Seen Road
Grand Valley, PA 16420

\$298,000
66.750± Acres
Warren County



MORE INFO ONLINE:
TimberlandRealty.net

Pine Creek Paradise
Grand Valley, PA / Warren County

SUMMARY

Address

Seldom Seen Road

City, State Zip

Grand Valley, PA 16420

County

Warren County

Type

Recreational Land, Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

41.6746 / -79.5174

Taxes (Annually)

281

Acreage

66.750

Price

\$298,000

Property Website

<https://www.landleader.com/property/pine-creek-paradise-warren-pennsylvania/61298>



MORE INFO ONLINE:

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Pine Creek Paradise Grand Valley, PA / Warren County

PROPERTY DESCRIPTION

This is the tale of two properties; the east side which is hardwood dominated by hard maple, soft maple, cherry and more, and the west side that is dominated by gorgeous mature hemlock that shroud and protect Pine Creek, a stocked trout stream, as it flows through the property. There is significant timber value on the property and no recent harvesting has been done.

Access on the east is by way of a well developed gravel road that is drivable from front to back. The hardwoods are a combination of mature maple and cherry and a young lush growth of trees in the pole-small sawtimber stage that will create value for years to come. There is no developed access on the west side, though it is easy walking. The dense hemlock forest is shady and cool and a great place to sit above the creek and relax.

Pine Creek is a stocked trout stream. The State does have well marked walk-in only access points at the west end of the property on both sides of the road. The public does have the right to fish the stream bed but not to occupy any other part of the property.

There are multiple excellent potential sites for a camp or second home here. There is no electric nearby so plan on an off-grid set up with solar, propane, a generator or a combination thereof.

There is abundant deer sign throughout the property as well as turkey. This is bear country too, so you might just encounter one during the season with a little luck!

There is a gas well on the property. The seller does not own the oil and gas rights so they do not transfer. The timber rights will transfer.

The property has approximately 1,760 feet of road frontage on both sides of Seldom Seen Road and electric is not available at the road front.

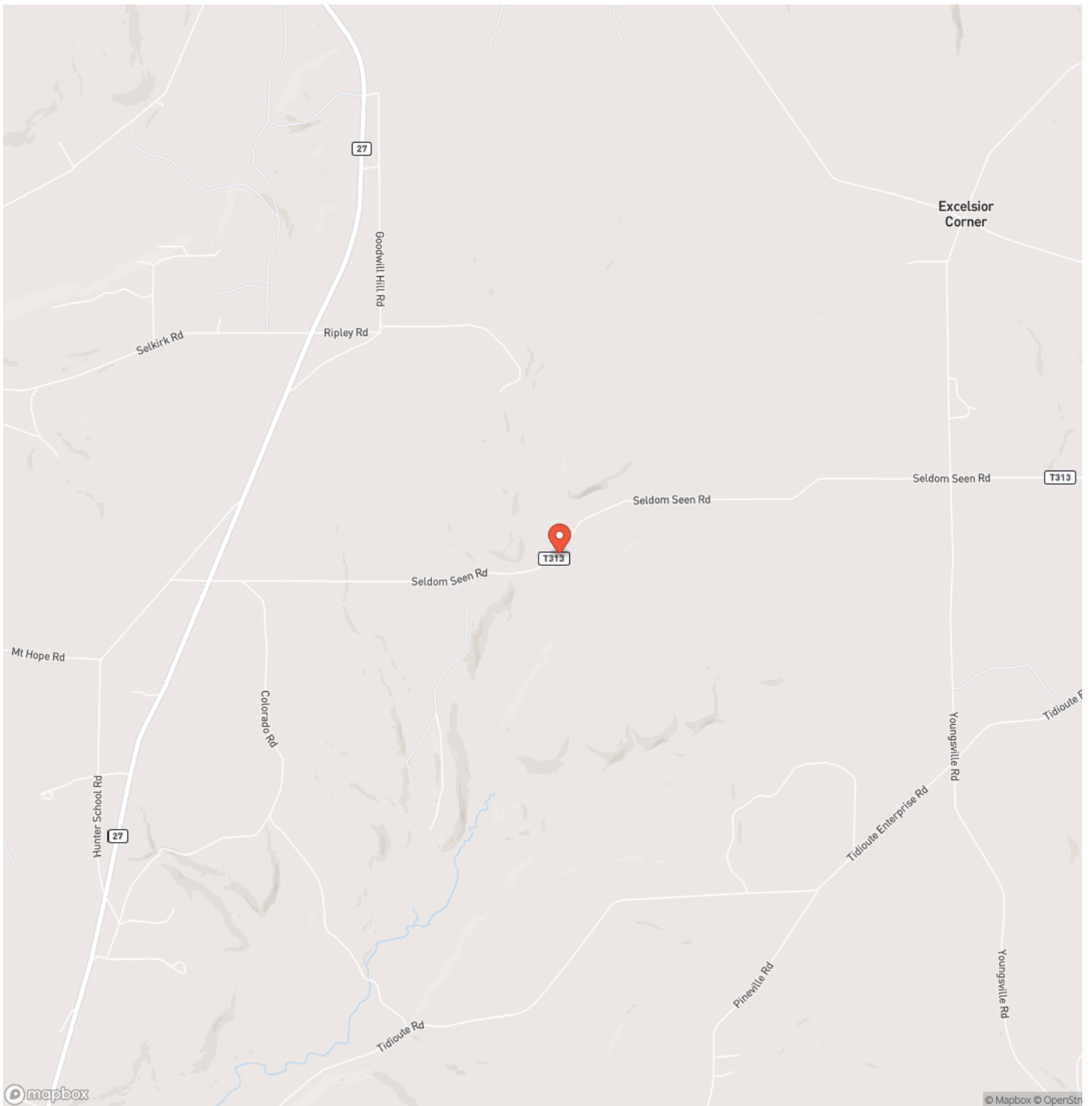
If a quiet, secluded spot is what you are seeking with good hunting and fishing right out your door, then take a look at this property. It might be just what you are looking for!



Pine Creek Paradise
Grand Valley, PA / Warren County



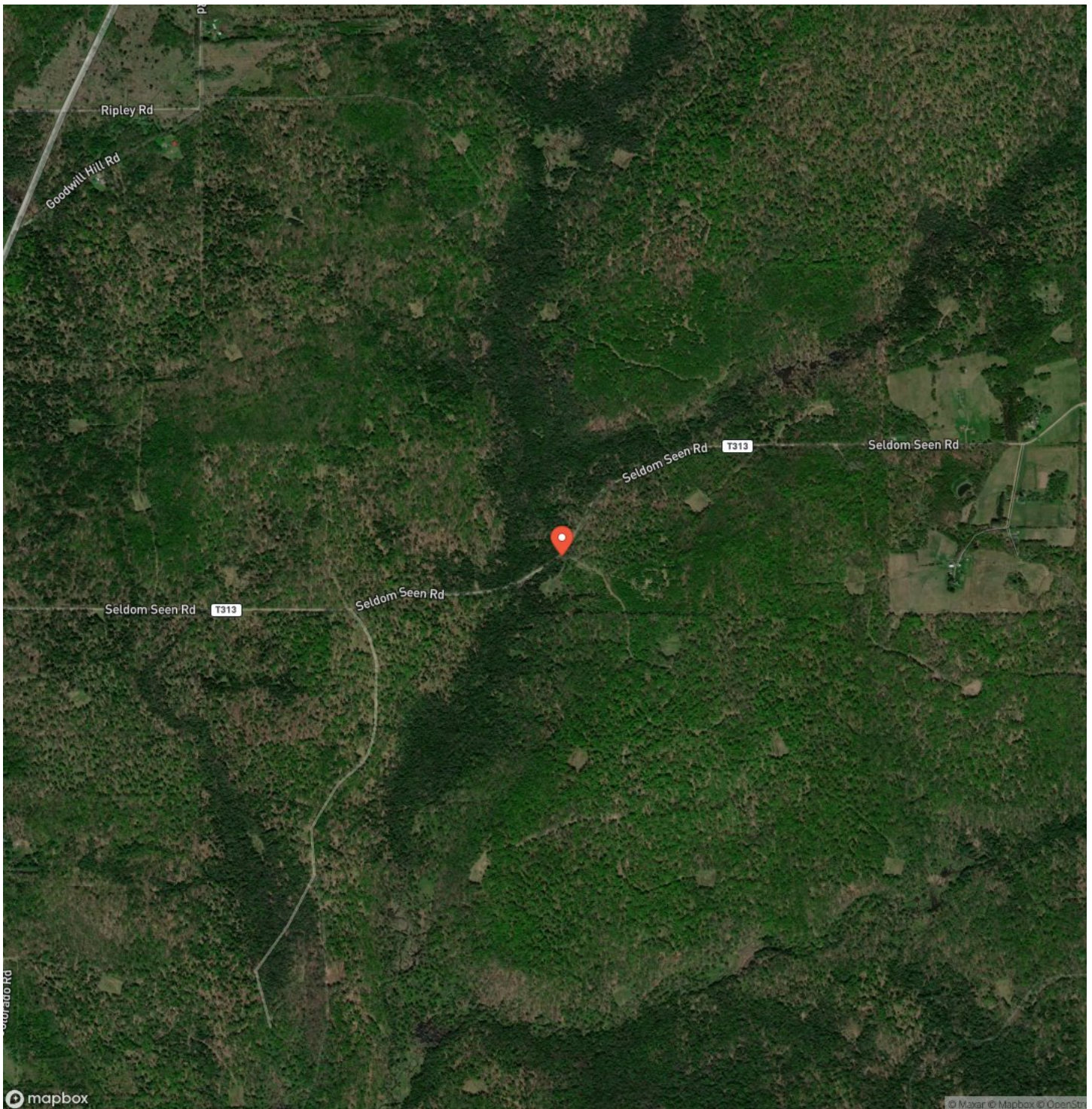
Locator Map



Locator Map



Satellite Map



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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