

Anderson Woodlands
McCloskey Road
Howard, PA 16841

\$567,000
211.500± Acres
Centre County



Anderson Woodlands
Howard, PA / Centre County

SUMMARY

Address

McCloskey Road

City, State Zip

Howard, PA 16841

County

Centre County

Type

Recreational Land, Hunting Land, Undeveloped Land, Timberland, Business Opportunity

Latitude / Longitude

41.0744 / -77.7661

Taxes (Annually)

350

Acreage

211.500

Price

\$567,000

Property Website

<https://www.landleader.com/property/anderson-woodlands-centre-pennsylvania/41723>



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PROPERTY DESCRIPTION

The Anderson Woodland Property is located in the northern part of Centre County, approximately 20 miles north of Milesburg, and 25 miles west of Lock Haven. This is a very nice rectangular shaped piece of woodland property adjoining Sproul State Forest.

The property lies on both sides of McCloskey Road, providing great access, and ideal opportunities to turn the property into a retreat with camps. Travel is very accommodating with Interstate 80 and 99 being 30 minutes to the south.

The property terrain is relatively flat along McCloskey Road, with slight slope laying to the north and south. There are a couple small open areas along the road. The small opening on the east side of the property was a shale bank where some slate rock was taken out. It may be possible to utilize some of the rock for additional road building. There are few seasonal streams that would run water in normal spring and fall conditions. Electric stops at the intersection of McCloskey Road and Genes Lane, approximately 300 feet from the eastern boundary of Anderson Woodlands.

The property is nearly all wooded and stocked with hardwood timber. It appears to have been at least 30 years since the last logging activity. The stand is well stocked with smaller diameter and pole timber for a future timber investment. The primary species are soft maple and a variety of oaks, the remaining species are cherry, hickory, and other miscellaneous species. The timber value at present is estimated to be between \$110,000 to \$120,000. There is some larger timber found in the middle of the property on the east slope. There does appear to be some gypsy moth damage and tree mortality in areas. The southern portion of the property leans heavier to white oak. The land casts a very nice display of nature with Mountain Laurel, Pennsylvania's state flower blooming throughout the understory from late spring to early summer.

Anderson Woodlands offers a diversified use for the investor and the adventurous. The land is growing timber, but also offers a potential opportunity to be developed into a family get away, off the grid camp, or recreational camp sites. Just to the south of this property is an extensive development of camp properties. Curtin Township considers McCloskey Road a private road and does not provide any road maintenance on the road. The road is currently being maintained by the private landowners who access their property by use of it. The road continues onto the State Forest, it is currently in bad condition, but does remain open for public travel.

The property appears to have hunting activity taking place on it. A couple deer stands were found, a hunting shack, and a deer feeding area. A great benefit is the State Forest bordering this property, opening thousands of additional acres to hunt and explore. There are some former logging trails open to give access throughout the northern section of the property. There are other former trails that can be opened to create hiking, horseback riding, and ATV opportunities.

The property adjoins Sproul State Forest on the north and west. The State Forest is a bonus amenity to the location of this property. Sproul State Forest covers more than 300,000 acres in western Clinton and northern Centre Counties. It provides opportunities for hunting, fishing, primitive camping, hiking, horseback riding, wildlife viewing, ATV riding, canoeing, mountain biking, and winter sports. Two designated State Forest Trails are located within the Sproul State Forest. The Chuck Keiper Trail is a 50-mile double looped system; the Donut Hole Trail is about 90 miles. Numerous other foot trails provide good hiking.

Lock Haven offers nearby amenities: hotels, a variety of restaurants, a museum, and the Lock Haven River Walk. Penn State University and Bryce Jordan Center are about 45 minutes to the south. Bald Eagle State Park is just 20 minutes to the east. Lots to do!

The Seller believes they own the oil and gas and will convey all subsurface rights they own. Centre County Tax Assessment Office assesses the property at 211.5 acres, as determined by the deed description. The deed description does contain metes and bounds, but does not close. Seller sells property "as is where is".

This is a beautiful piece of woodland waiting for the outdoorsy, entrepreneur, or investor.

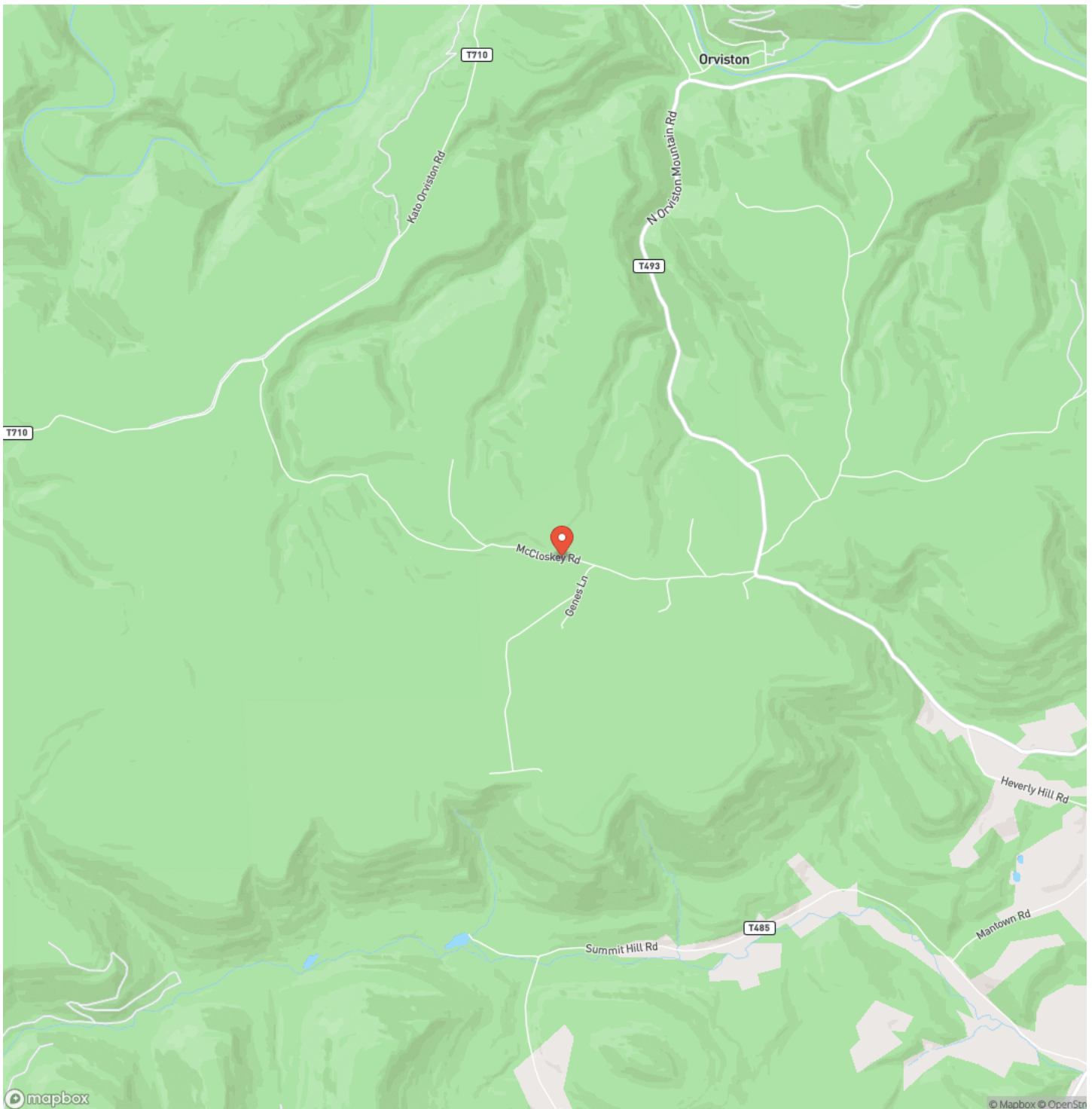
Anderson Woodlands – You got to love the wild!



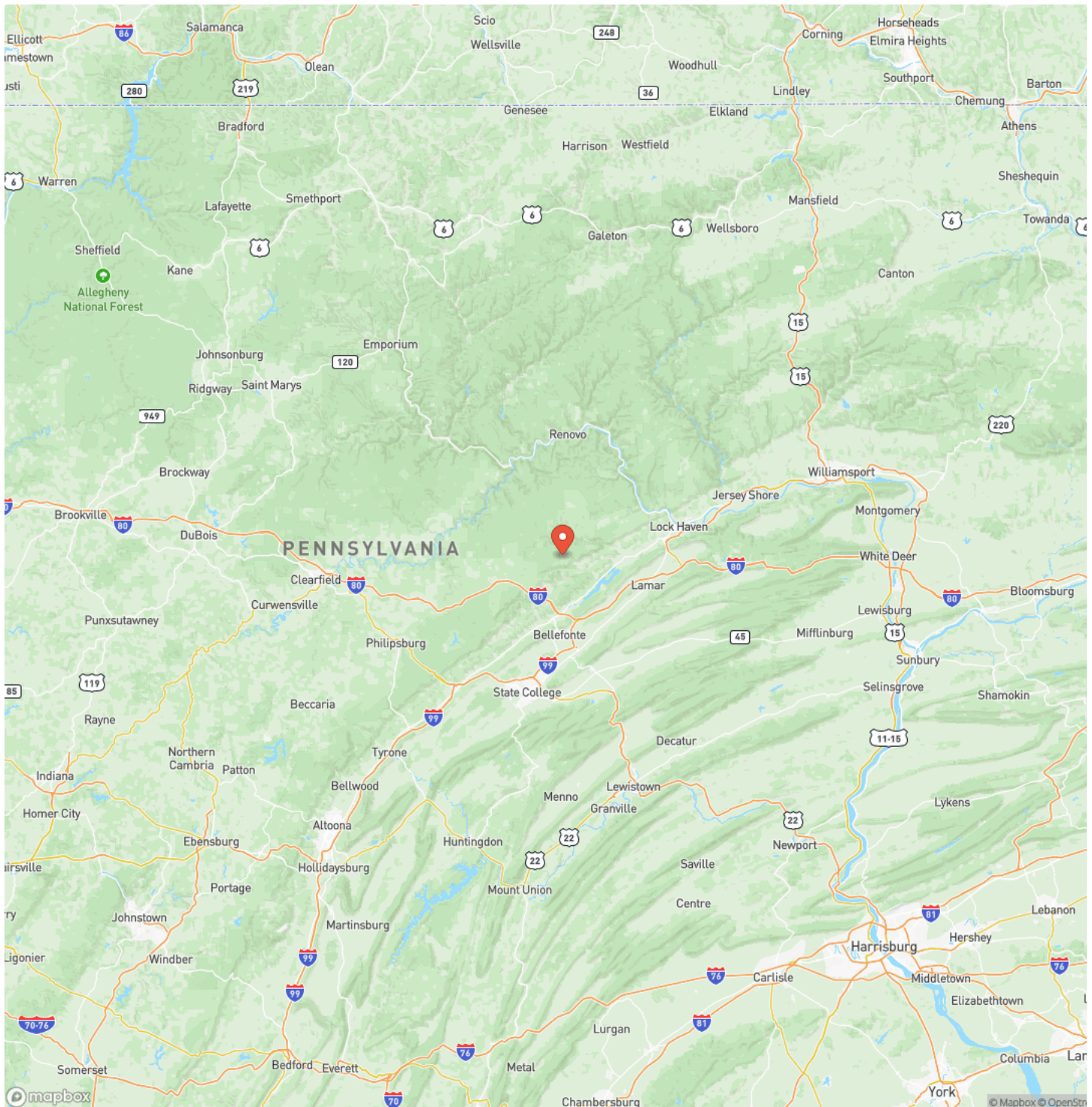
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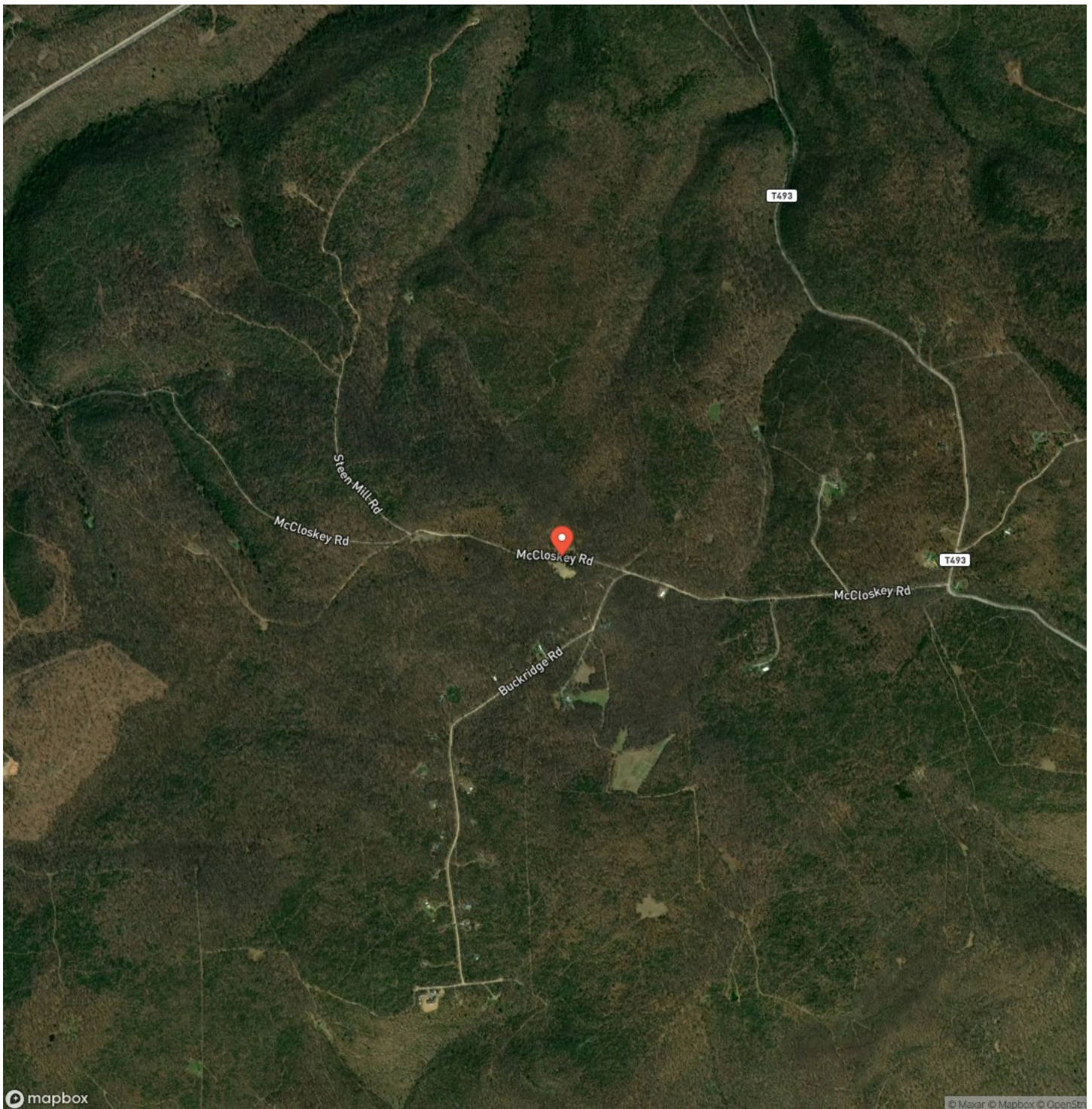
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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Cherry Tree, PA 15724

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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 relation 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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