

Brickell Road Farm
Fire Tower Road
Glen Campbell, PA 15742

\$399,000
103.400± Acres
Indiana County



MORE INFO ONLINE:
TimberlandRealty.net

Brickell Road Farm
Glen Campbell, PA / Indiana County

SUMMARY

Address

Fire Tower Road

City, State Zip

Glen Campbell, PA 15742

County

Indiana County

Type

Recreational Land, Hunting Land, Timberland, Farms, Residential Property, Horse Property

Latitude / Longitude

40.85577 / -78.85577

Dwelling Square Feet

1446

Bedrooms / Bathrooms

3 / 1.5

Acreage

103.400

Price

\$399,000

Property Website

<https://www.landleader.com/property/brickell-road-farm-indiana-pennsylvania/45152>



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PROPERTY DESCRIPTION

This property checks all the boxes: Very Private, Camp, Fields, Timber, Stream, and Shed. The Brickell Road Farm property is a gem located in northern Indiana County, Pennsylvania. It offers multiple multi-faceted uses: hunter's paradise, farmette, homestead, raise cattle, stable horses, build your new dream home, or just keep it as the unique family camp it has been used for the last 58 years. The family has come to refer to the property as "The Farm".

The property is located approximately 20 minutes southeast of Punxsutawney.

Travel is convenient with Route 286 and Route 219 ten minutes away. Interstate 80 is less than an hour to the north. The property is accessed at the southern end from Fire Tower Road. The Seller's deed references a 20 foot right away. The private road is lined with woods on both sides to create a corridor for quietness. The property also has road frontage on the northern side along Brickell Road.

This nicely rectangular shaped property offers a mix of open land with wooded acreage. The areas are estimated as follows: Open area - 32 acres, Brush/Thicket - 8 acres, and the balance in timberland. There is a seasonal stream that meanders from east to west through the mid-section of the property, along with multiple wet weather springs feeding into the stream. The property lays relatively level with some slight slope. The property is assessed as 85 acres. A registered surveyor conducted a survey on November 13, 1991, the survey revealed actual acreage to be 103.4 acres. The survey map can be viewed on Timberland Realty website.

The property comes with potential of reaping present timber revenue, and future timber investment. The timber was last harvested in 2006. A Timber Appraisal was conducted in September, 2023, with an estimated 365,069 board feet, with a value of \$119,973.00. There are trees in the 18"-24" diameter class that could be considered for a present harvest. There are some former logging roads that can be used as walking trails, or utilized for ATV and horseback riding.

The house has been used as a camp. It has all utilities. The original part of the house has a kitchen, half bath, and one bedroom on first floor. There is a basement under the original house with a toilet and shower. The upstairs has two bedrooms. The original house is estimated to have been built in 1880. The addition on the back is estimated to have been built in the 1970's. It is built on a cement slab.

The kitchen is equipped with refrigerator, electric stove, microwave, kitchen sink, and a good old fashioned coal stove. The coal stove has been used within last couple years.

The addition is used as a large sitting room (17'X22'). This room is great place to stoke up the wood stove and sit back and watch the whitetails out the windows. All the furniture and appliances are included in the sale. The Seller will be removing personal items, some dishes, tools, and other miscellaneous items. A very nice porch stretches across the front of the house for a relaxing setting to watch wildlife in the lower field. To the north is a nice view of rolling hills.

A new steel roof was installed on the main house in August of 2023. The steel roofs on the addition and porch were replaced at an earlier date. The old roof did have some leakage problems before replacement. The Seller had the ceiling replaced in the hall and one upstairs bedroom where leakage occurred. The hot water tank needs repaired before use. There has been some water seepage in the basement. The Seller is planning on repairing the gutter on back of house to help alleviate the problem.

The water supply comes from two wells that feed into a holding tank. One well is located in the basement, the second on the south side of the house. A below ground cistern is located beside the outside well and serves as a reservoir for both wells. Sewage is provided by an on-lot system.

This property certainly could be a honey hole for the avid hunter. Plenty of open area for developing food plots. There is good water source and a nice thick area on the eastern side to provide for bedding.

If you are looking for a secluded farmette, this could be the right property for you. You can clear the fields and bring back the grass for pasture. There is a 26' X 36' shed that has been used for equipment storage. The shed could be converted into a barn to keep animals. Equipment, miscellaneous tools, and various items will be removed.

The wooded section behind the house is mostly pine. It appears the pine was planted as part of the reclamation from early strip mining. There was some strip mining that took place in the open area north of the house. All areas are back in vegetation.



There is a small area on the southern part of the property that has been used for a pet cemetery for family pets. This cemetery holds special memories of many dogs and cats that were a part of the family over the years. It is the Seller's wish the new buyer will preserve the cemetery, and if they are pet owners, they may too may use this special little plot.

There is a gas well located on the property. The Seller does not own coal, oil, and gas rights. They were reserved by former owners, therefore not part of this sale. The access to the gas well for maintenance comes from the property bounding on the east side. The seller sells property and buildings "as is where is".

Nearby recreation: Chetremon Golf Course, Cambria Hills Golf Course, State Game Lands, Trout Streams - Prince Gallitzin State Park, and Rock Run ATV Recreational Park. Glendale Lake, which is located at Prince Gallitzin State Park covers 1635 acres. It offers boating, fishing, hiking, swimming, and bicycling. Rock Run Recreation Park contains 120 miles of trails for ATV's and UTV's.

Brickell Road Farm —We'll Keep A Light On For You!



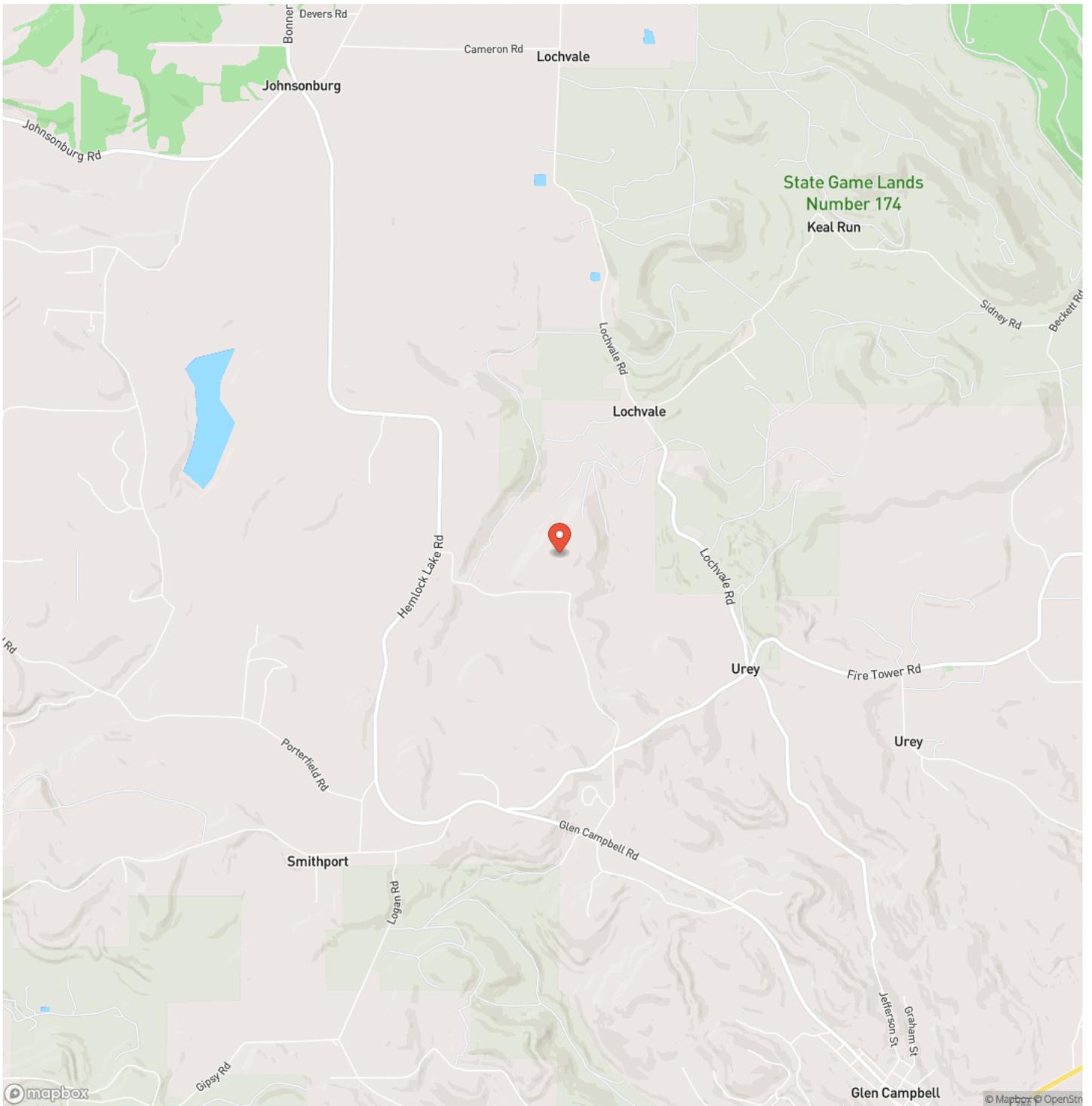
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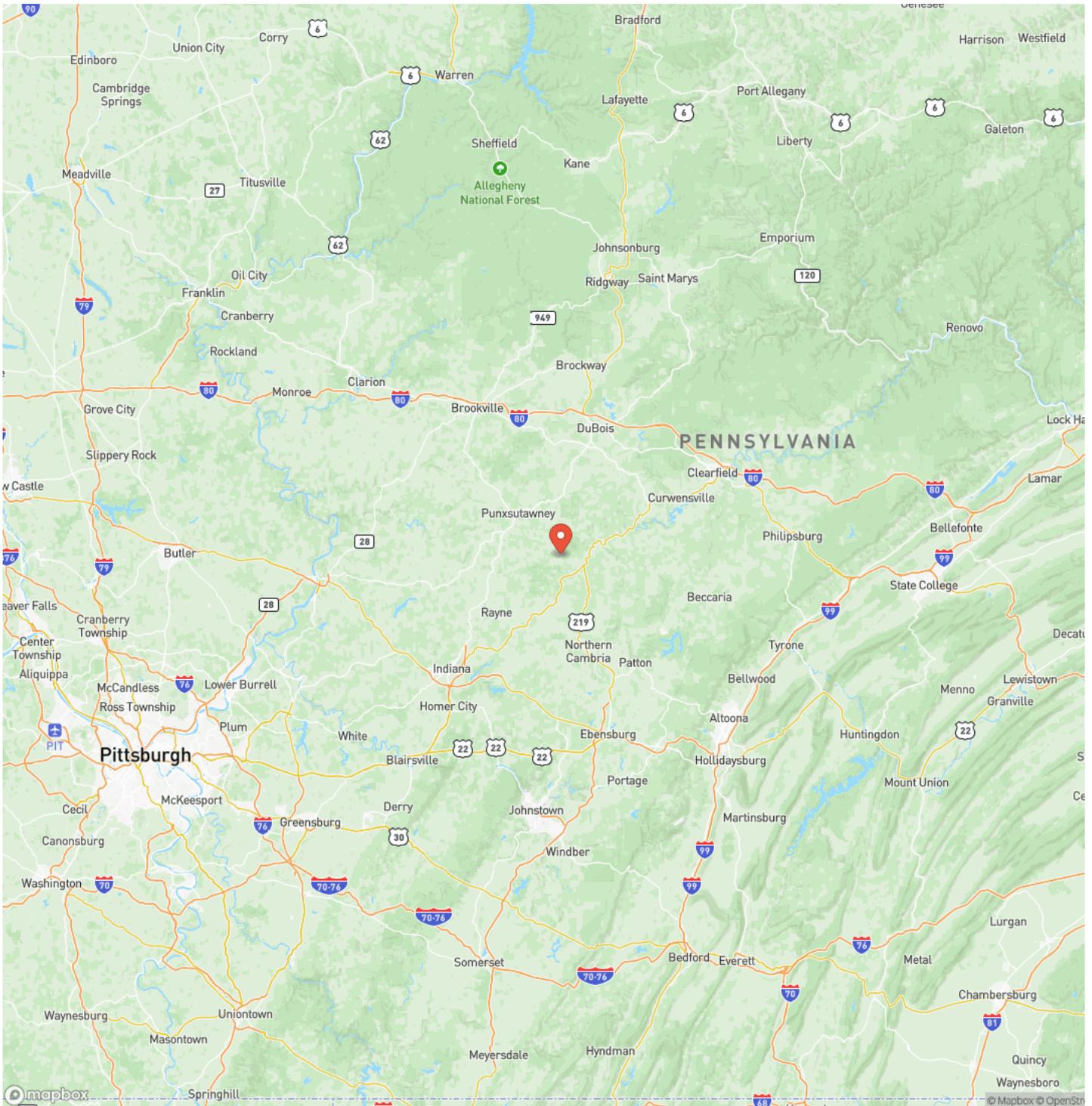
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Locator Map



Locator Map



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