

Tantalizing Telic Run
Telic Run Road
Youngsville, PA 16371

\$284,900
142.490± Acres
Warren County



Tantalizing Telic Run
Youngsville, PA / Warren County

SUMMARY

Address

Telic Run Road

City, State Zip

Youngsville, PA 16371

County

Warren County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

41.8941 / -79.3545

Taxes (Annually)

1278

Acreage

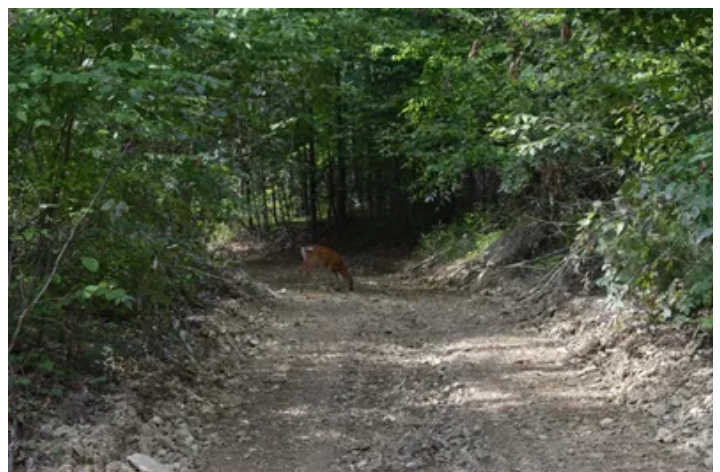
142.490

Price

\$284,900

Property Website

<https://www.landleader.com/property/tantalizing-telic-run-warren-pennsylvania/47863>



PROPERTY DESCRIPTION

This almost completely wooded property is ideally suited for deer, bear and turkey hunting with multiple elevated box blinds and numerous locations for stands at some of the "funnel" points where the game trails are obvious and in high use. The owner has begun shaping food plot locations with a successful winter rye planting on one of the food plots. The next owner can complete the process which will provide an alternative food source in quiet, sheltered locations within the tract. Tilling and planting next season will pay big dividends here.

The property has excellent access throughout with fantastic truck roads and former logging roads where it is easy to hike or use ATV's. The truck roads are the result of former oil lease activity on the property. There remain old oil wells, storage tanks and well jacks on the property that are inoperative. The oil and gas rights are not owned and do not transfer.

The property has direct road frontage on Telic Run Road with great access from here and the property also benefits from two (2) other right of ways that access the property from further north on Telic Run Road and from the north end of the tract from Hazeltine Road. Both right of ways have been used for logging in the past. Both are in good shape and add another dimension for the hunters to "play the wind" on a given day to access their stands. The Hazeltine Road access is gated and locked.

There is plenty of room for home, camp or multiple campers given the quality of access here. There is a nice open plateau a short distance from Telic Run with a nice localized view of the adjacent hills making a great secluded spot for a camp or home. In addition, the property is only about 7 miles from the Allegheny River for canoeing, kayaking and fishing. Also, Matthews Run at the end of Telic Run Road is a naturally reproducing trout stream which also may be stocked on occasion adding some great fishing opportunities within a short walk.

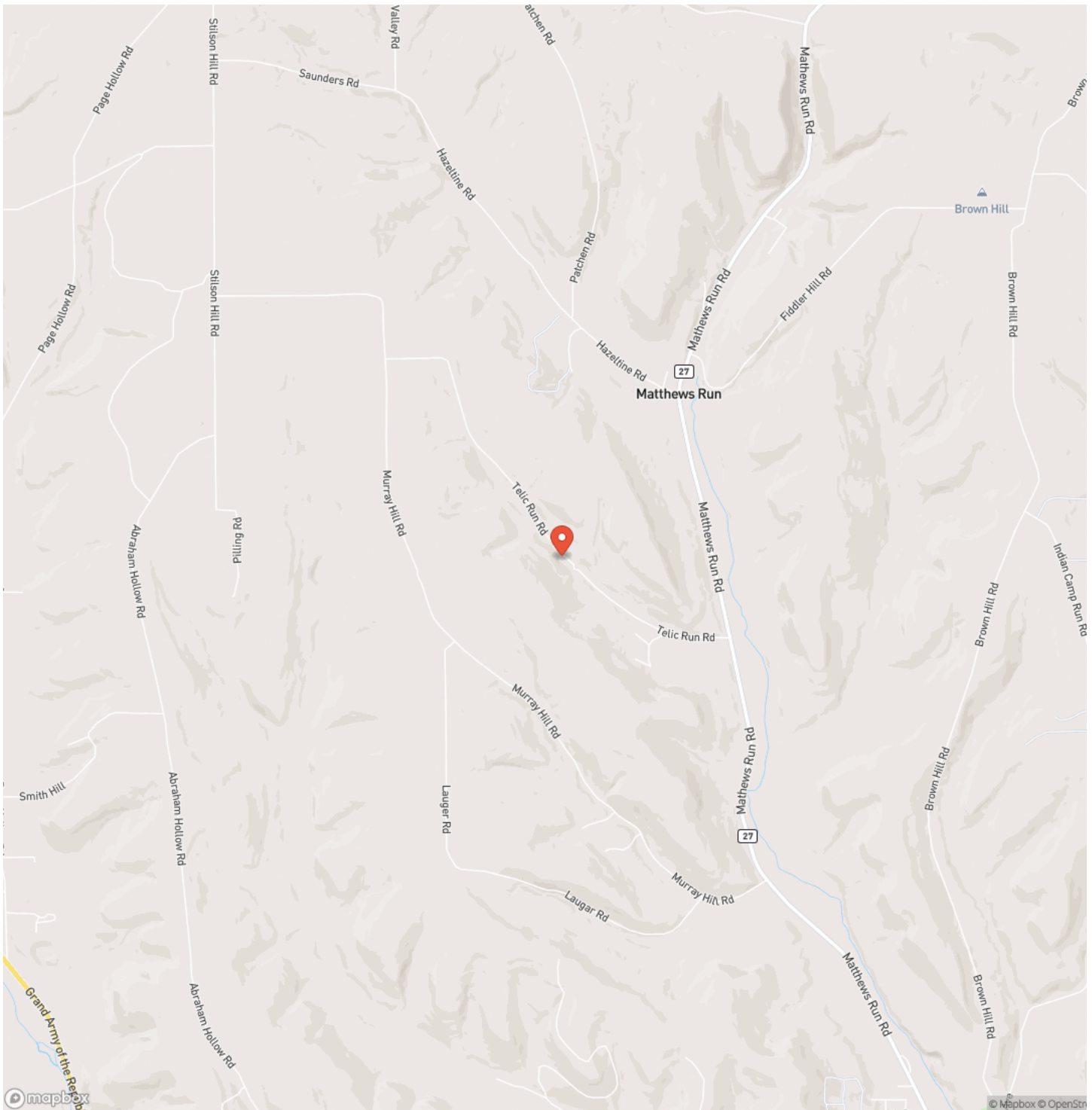
All timber rights transfer. Oil, gas and mineral rights are not owned and do not transfer.

The property has approximately 110 feet of road frontage on Telic Run Road and electric is available on the property.

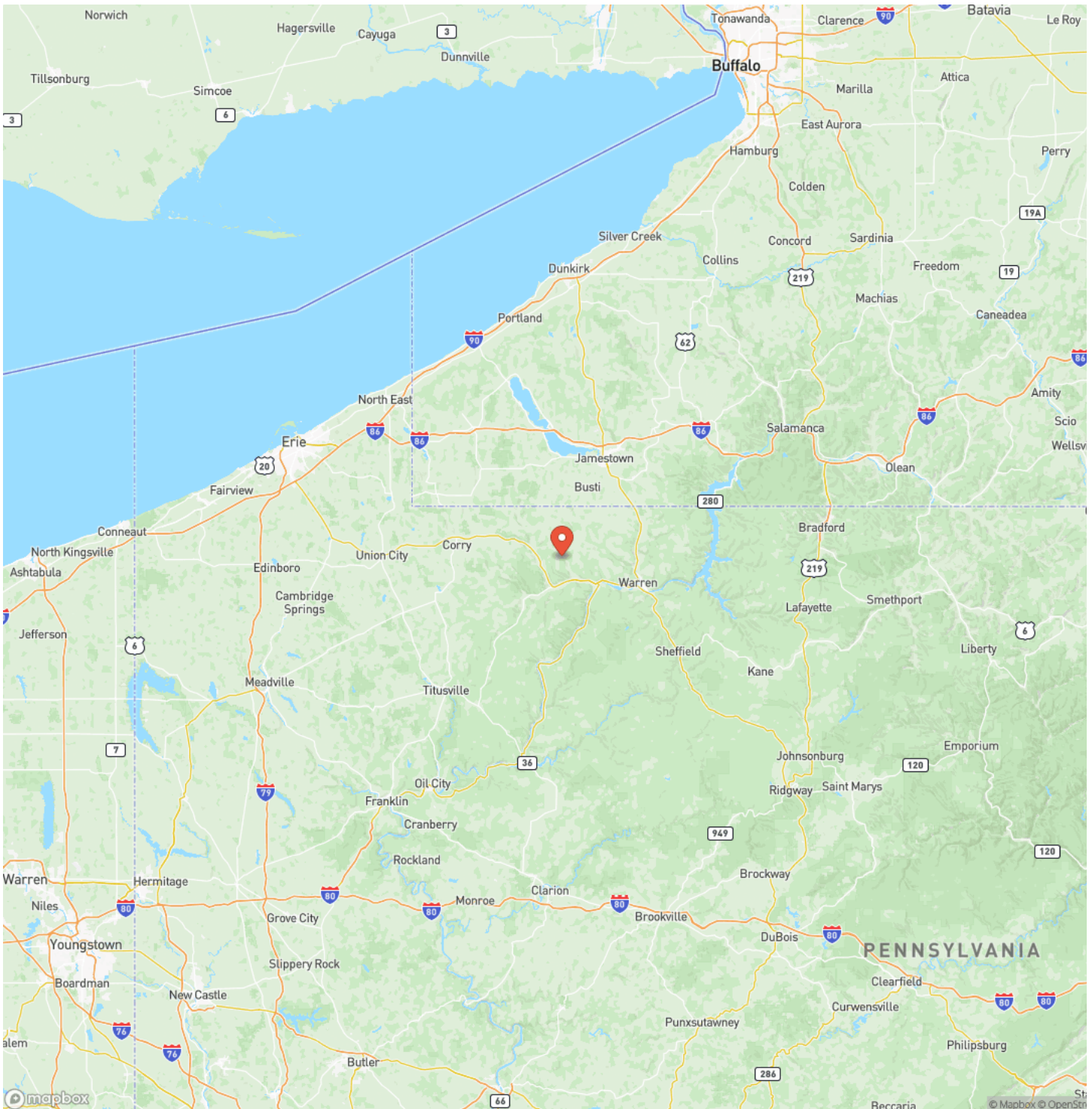
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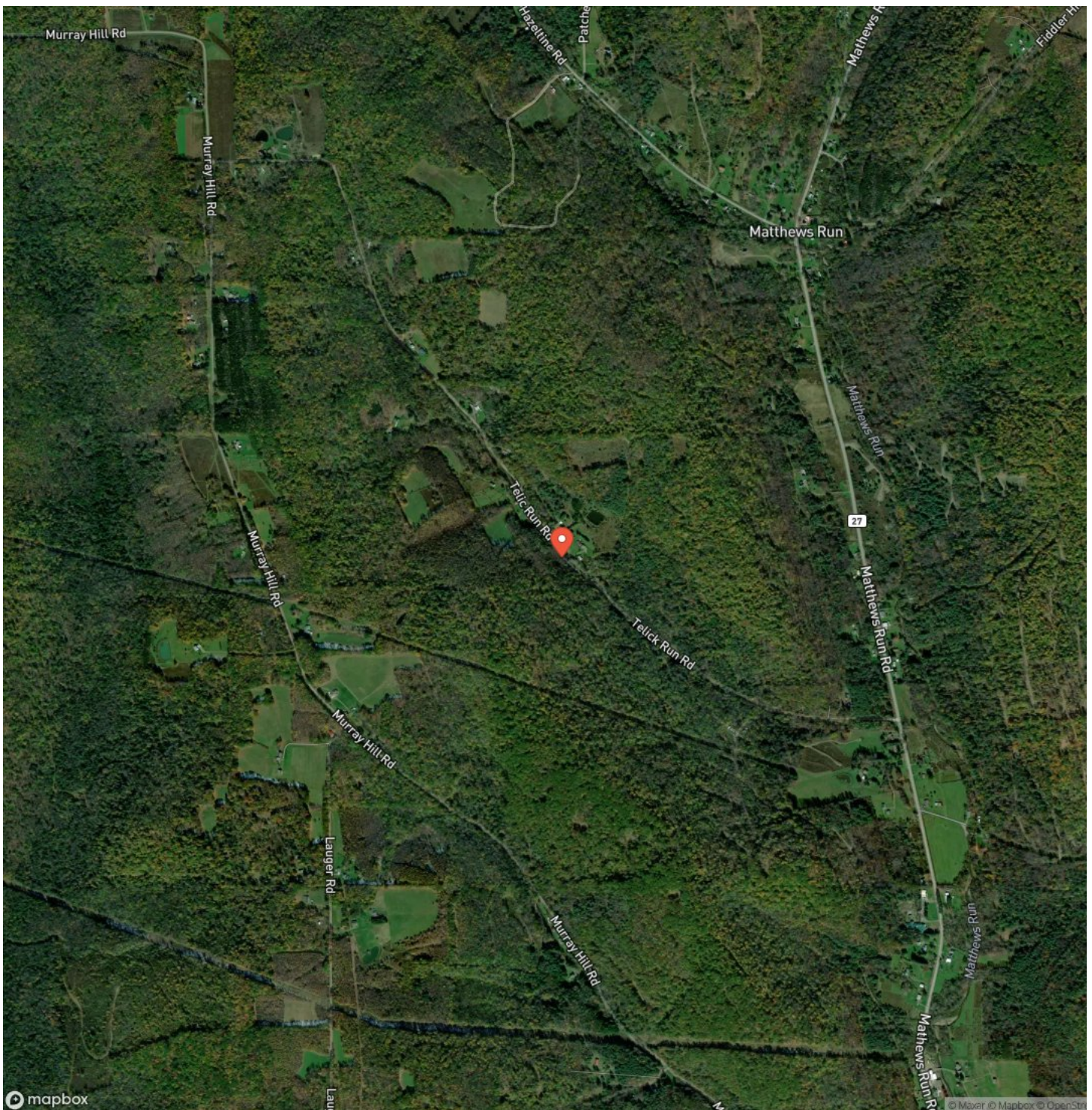
Locator Map



Locator Map



Satellite Map



Tantalizing Telic Run

Youngsville, PA / Warren County

LISTING REPRESENTATIVE

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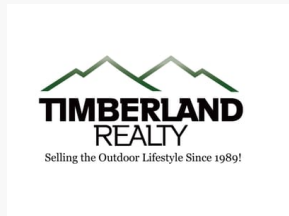
Falconer, NY 14733

NOTES

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MORE INFO ONLINE:

TimberlandRealty.net

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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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