

Mark's Meadow
150 Lloyds Road
Cherry Tree, PA 15724

\$109,000
18.200± Acres
Cambria County



Mark's Meadow
Cherry Tree, PA / Cambria County

SUMMARY

Address

150 Lloyds Road

City, State Zip

Cherry Tree, PA 15724

County

Cambria County

Type

Farms, Undeveloped Land, Horse Property

Latitude / Longitude

40.723 / -78.7577

Taxes (Annually)

260

Acreage

18.200

Price

\$109,000

Property Website

<https://www.landleader.com/property/mark-s-meadow-cambria-pennsylvania/53403>



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PROPERTY DESCRIPTION

Mark's Meadow is a 18.2 acre rectangular piece of land located in the country setting of northern Cambria County. The property is located approximately 5 miles north of Northern Cambria. Travel is convenient with Route 219 to the west and Route 36 to the east, both within 5 miles from the property.

The area is rural with some small farms, scattered residential properties, and some wooded parcels. The southeastern section of the property offers a nice level area with slight slope for a potential building site. The rolling acres to the north adds some rich character to the land, with the bonus of a view to the north and northeast.

The property could be developed into a small farm for homesteading, a great place to raise your own beef and grow vegetables for the table. Other possibilities include a second home retreat and horse property. The property is primarily open ground that has been mainly used for agriculture purposes. It has been well maintained and cultivated for crop production.

Along with the 18.2 acres of land, the Seller is conveying 31 acres of coal rights he owns. There is a producing gas well on the property. The oil and gas rights were previously reserved and are not owned by the Seller. There is an option of purchasing the oil and gas rights for the 18.2 acres from the present owner. If the new buyer purchases the oil and gas rights, it will be the buyer's prerogative to explore obtaining free house gas from the Operator. There is an existing gas line crossing the property; there may also be an option to purchase gas from the Operator. Contact the Agent for more information.

The location of Mark's Meadow is great for some recreational amenities. Cambrian Hills Golf Course is 5 minutes away. Prince Gallitzin State Park, which contains Glendale Lake is 30 minutes away. Glendale Lake covers 1635 acres. The Park offers boating, fishing, hiking, swimming, and bicycling. Rock Run Recreation Park is about 20 minutes away. This is a park with 120 miles of trails for ATV's and UTV's. Within 30 minutes is Ghost Town Bike Trail. For big acreage hunting, State Game Land 108 is within 30 minutes. Within 15 minutes is Chest Creek, a stocked trout stream, along with Beaver Run and Susquehanna River, wild trout streams.

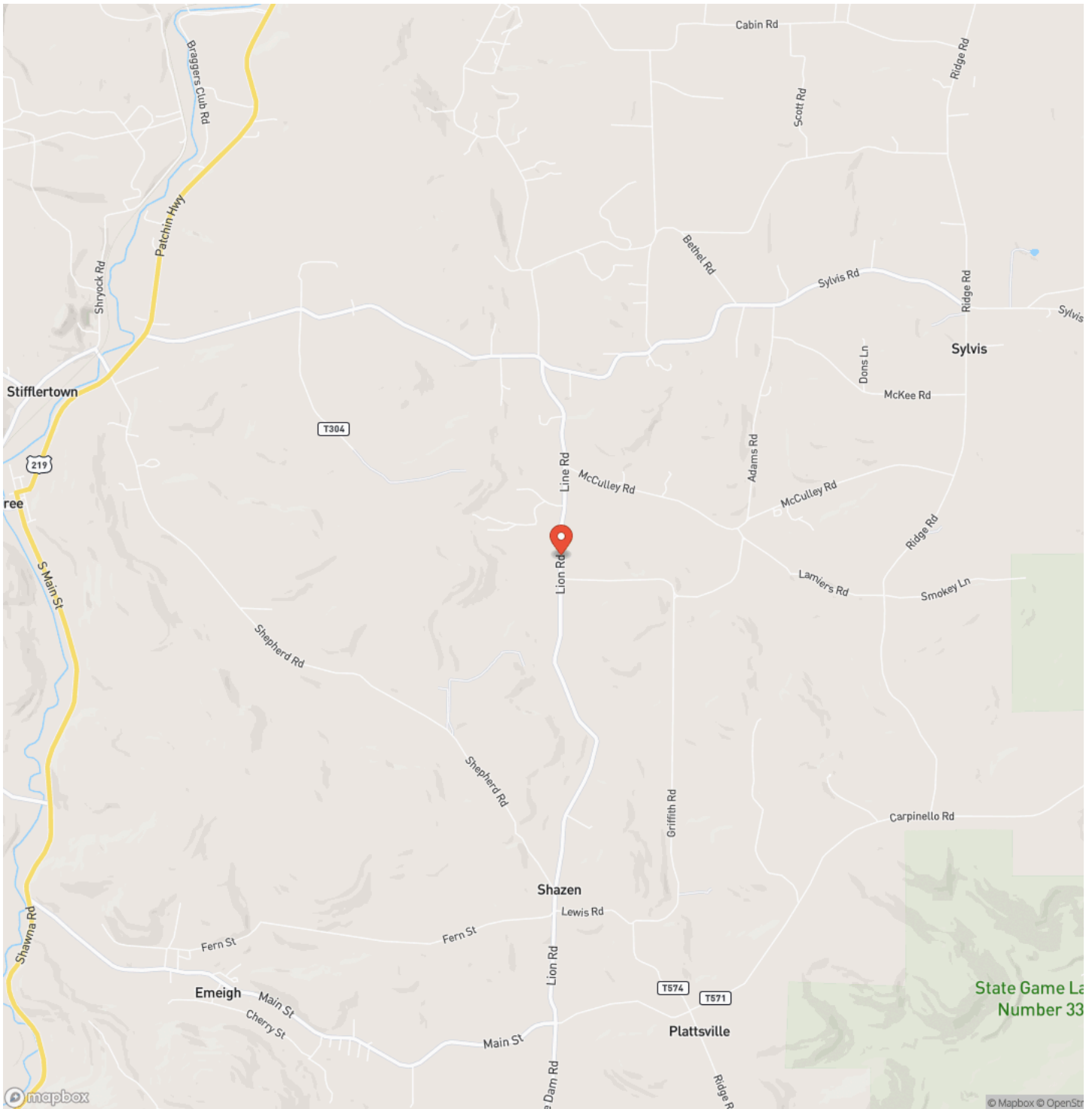
The Seller is selling the property "as is where is".

Mark's Meadow – Make it your mark.

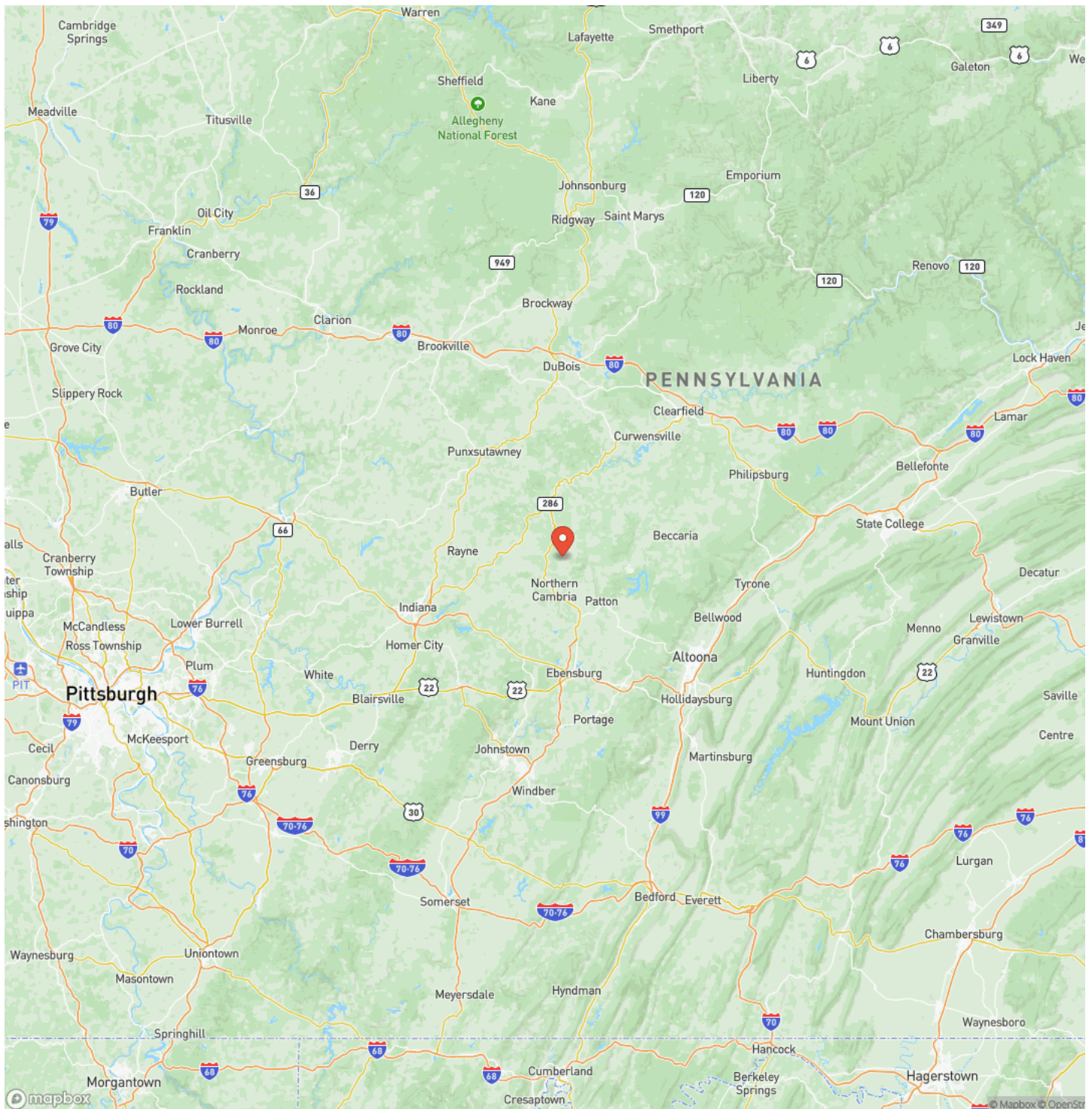
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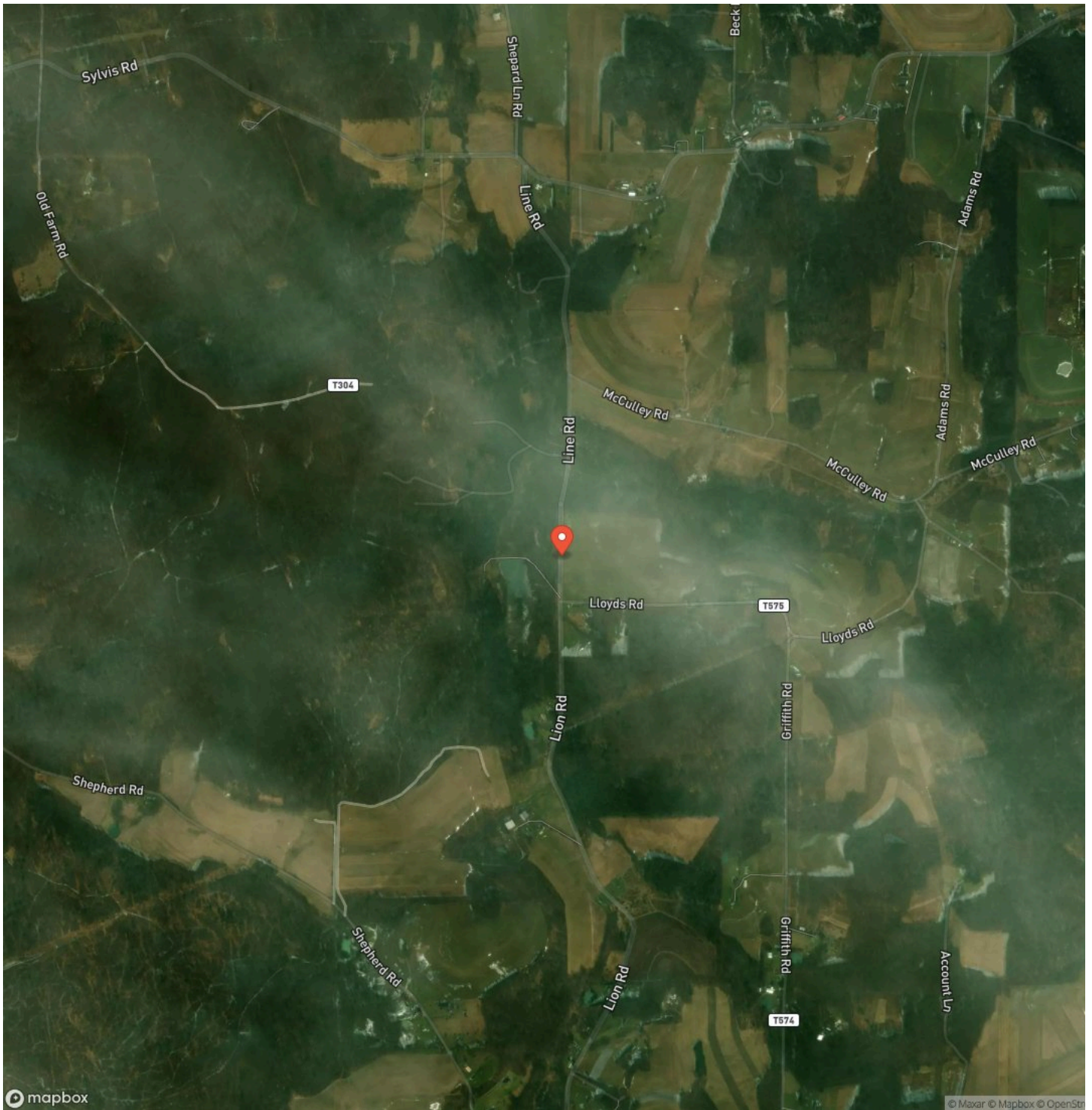
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ron Westover

Mobile

(724) 422-5525

Email

rwestover@timberlandrealty.net

Address

366 Moyer Road

City / State / Zip

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 run across the width of the page. There are no margins, text, or other markings on the paper.



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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.

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