

## 5,224 Acres – Clearfield County



This property currently has two owners and is comprised of several parcels totaling 5,224 acres located in

Clearfield County, Pennsylvania; approximately five miles from the village of Shawville. The main parcel includes a beautiful large lodge containing eight bedrooms capable of sleeping 25 people, two log cabins in excellent condition, five-stall horse barn with meat locker, riding ring, cattle barn, two stocked ponds, tennis court, skeet shooting range, and go-kart track.

It is located in central Pennsylvania, just 15 miles from I-80. It is a 55 minute drive from State College, and 1 hour, 45 minute drive from Pittsburgh. Surrounding the property are similar types of parcels. Close-by are federal and state game lands encompassing thousands of acres. This area is truly an outdoorsman's dream.



A myriad of uses and functions could be proposed for this property. It could most easily be used as a large

hunting preserve, offering many acres of wood land and 40 strategically placed deer pens and tree stands. The entire property is inundated with wildlife, particularly deer and turkey. Since the buildings can comfortably accommodate 50 people, it could also be used to entertain clients on a company retreat. Similarly, religious retreats and sports camps could make use of this property as is, or it could be divided into smaller tracts.

A few other insights about this property - The current owners installed over six miles of city water lines to supply the land with fresh water. The property currently produces between \$15,000 and \$40,000 a month in coal royalties. This property is to be sold for \$5.3 million. Bank financing is available for qualified buyers.