



BEILER-CAMPBELL

REALTORS & AUCTIONEERS
FARM & LAND DIVISION

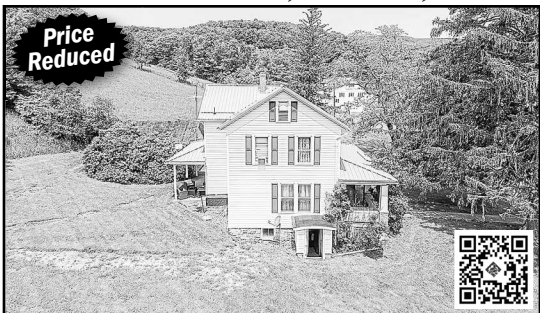
AY# 002026

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169 Acre Farm in Bedford County

List Price: ~~\$995,000~~ \$959,000

**Price
Reduced**



Welcome to a beautiful 169 acre Bedford County farm where open fields, flowing creeks, and scenic views create the perfect setting for country living, farming, and raising children. The property includes approximately 40 acres of tillable land, 10 acres of pasture, and 118 acres of woodland with excellent wildlife habitat. Gordon Creek and Barefoot Run flow through the property along with a 7-acre spring-fed pond. The top fields offer fantastic countryside views. The farm features a 4-bedroom, 2-bath two-story farmhouse with plaster crown moldings, a large well-built bank barn, and a spacious two-story shop with plenty of room for equipment, livestock, or hobbies. With approximately 7,500 feet of road frontage and a road dividing portions of the property, there may be potential for subdivision. The sale also includes an additional 87 acre parcel across Rt. 56 on a separate tract. Great hunting and recreational opportunities with convenient access less than 20 minutes from the PA Turnpike and I-99.

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