

**Grasser Rd., Bedford County - 70 ± Acres**  
457 Grasser Rd  
Manns Choice, PA 15550

**\$499,000**  
70± Acres  
Bedford County



**Grasser Rd., Bedford County - 70 ± Acres**  
**Manns Choice, PA / Bedford County**

**SUMMARY**

**Address**

457 Grasser Rd null

**City, State Zip**

Manns Choice, PA 15550

**County**

Bedford County

**Type**

Hunting Land, Recreational Land, Residential Property,  
Timberland, Single Family

**Latitude / Longitude**

39.968021 / -78.759577

**Taxes (Annually)**

\$2,193

**Dwelling Square Feet**

774

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

70

**Price**

\$499,000

**Property Website**

<https://www.mossoakproperties.com/property/grasser-rd-bedford-county-70-acres/bedford/pennsylvania/110892/>



## Grasser Rd., Bedford County - 70 ± Acres Manns Choice, PA / Bedford County

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### **PROPERTY DESCRIPTION**

#### **70 ± Acres Secluded Mountain Retreat with Historic Log Cabin, Pond & Outstanding Hunting**

Discover the ultimate private getaway on 70 ± wooded acres in western Bedford County. Surrounded by mature timber, abundant wildlife, and large neighboring tracts of privately owned land, this exceptional property offers a rare combination of seclusion, recreation, and rustic charm.

At the center of the property sits a charming circa-1870 log cabin featuring approximately 774 square feet of living space. Rich in character, the cabin includes a cozy living room anchored by a wood stove, a second-floor bunkroom, and a frame addition with a kitchen and full bath. Oil heat, hot water, and supplemental wood-stove heating provide comfort throughout the seasons.

Outdoor enthusiasts will appreciate the oversized one-car garage and utility shed, providing ample storage for ATVs, hunting gear, tools, and recreational equipment. A beautiful half-acre pond with a dock offers opportunities for fishing, swimming, and relaxing while enjoying the peaceful natural surroundings.

The property's location adjacent to a private hunting club and expansive private acreage creates exceptional wildlife habitat and excellent deer hunting potential. With marketable timber, varied terrain, and endless recreational opportunities, this property is ideally suited for hunters, anglers, nature lovers, and anyone seeking a private mountain retreat.

#### **Property Highlights:**

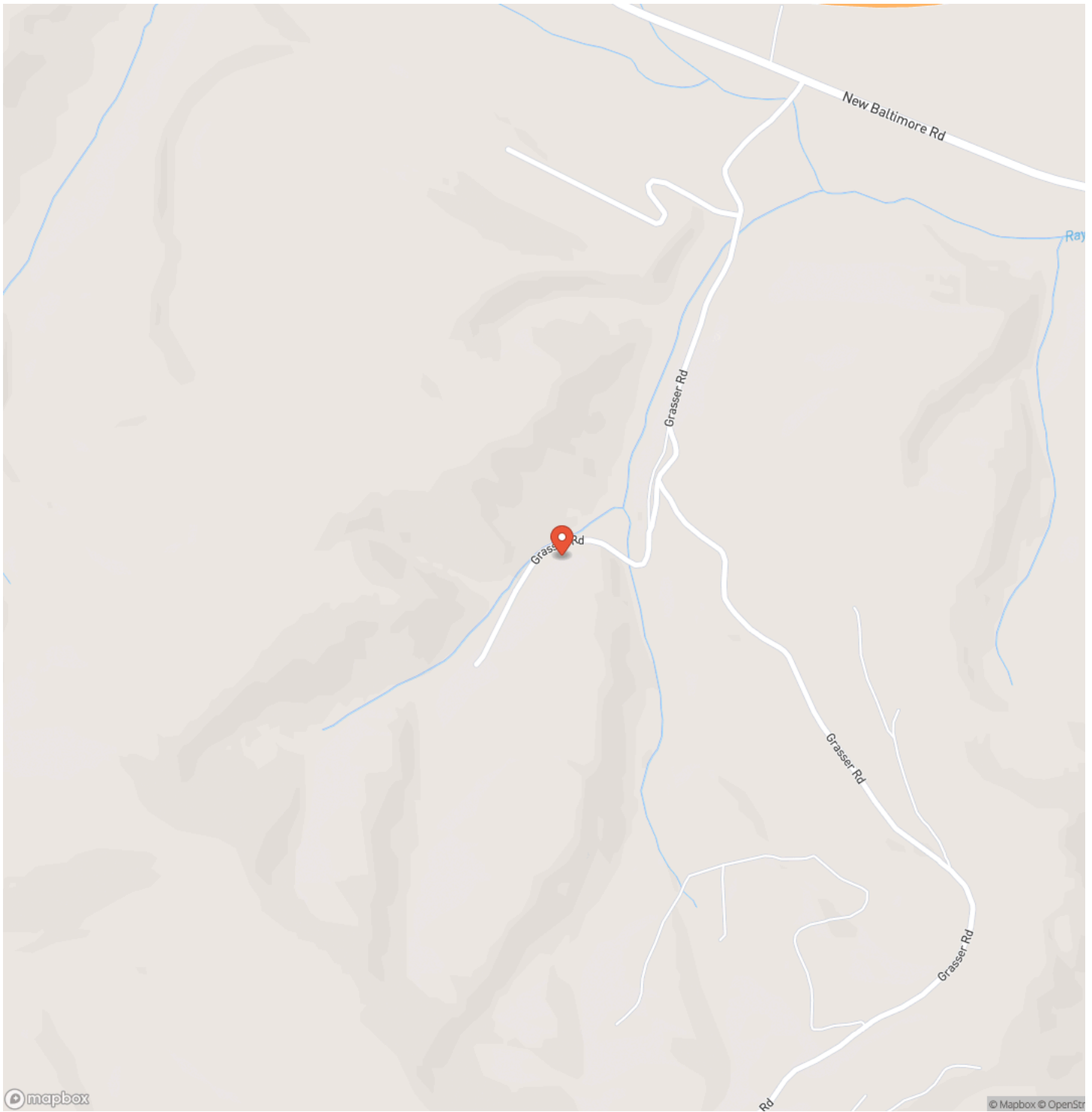
- 70 ± wooded acres - split between Bedford and Somerset Counties
- Historic circa-1870 log cabin (approximately 774 sq. ft.)
- Second-floor bunkroom
- Kitchen and full bath
- Oil heat with supplemental wood-stove heating
- Oversized one-car garage and utility shed
- New 30' x 20' metal pole building
- Scenic half-acre pond with dock
- Excellent deer hunting and wildlife habitat
- Marketable timber
- Adjacent to private hunting club and large private landholdings
- Exceptional privacy and recreational opportunities
- Annual taxes of \$2,200

**Access Note:** The final one-third mile of access is via a private road that is not publicly maintained.

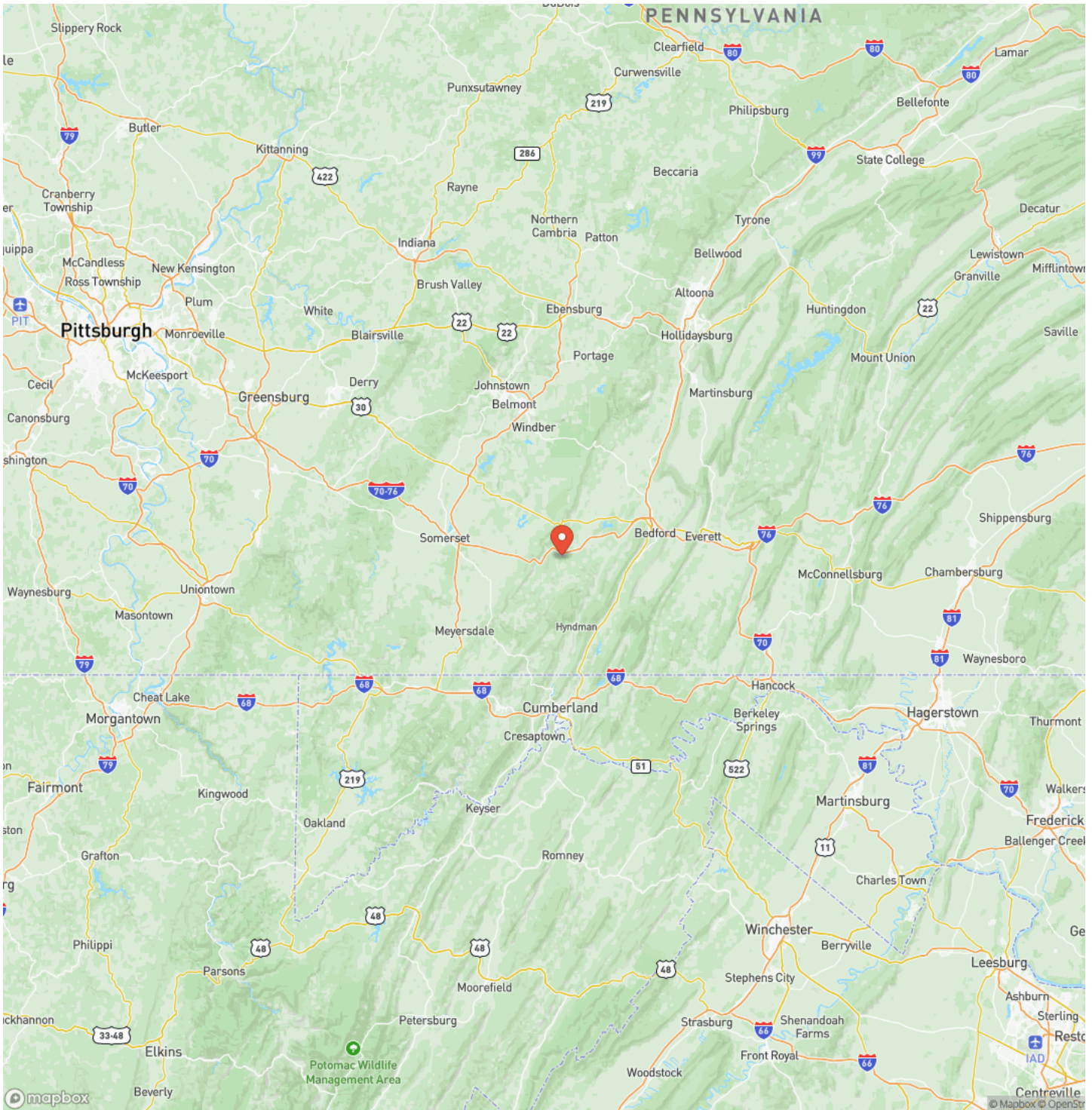
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Manns Choice, PA / Bedford County



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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