

Salmon Creek
State Route 66
Marienville, PA 16239

\$815,000
137.890± Acres
Forest County



Salmon Creek
Marienville, PA / Forest County

SUMMARY

Address

State Route 66

City, State Zip

Marienville, PA 16239

County

Forest County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

41.4571 / -79.1474

Taxes (Annually)

752

Acreage

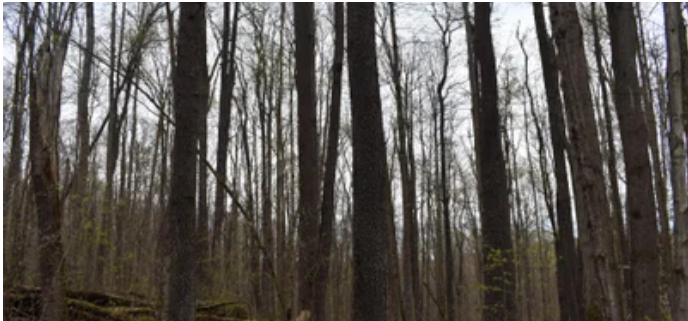
137.890

Price

\$815,000

Property Website

<https://www.landleader.com/property/salmon-creek-forest-pennsylvania/36960>



PROPERTY DESCRIPTION

Pennsylvania timberland with trout stream trails and adjoins National Forest for sale. The property is completely wooded and has been managed for timber production for decades. It is dominated by black cherry and soft maple with hard maple being a valuable component as well. A timber inventory conducted by FORECON, Inc. in April of 2022 shows more than 900,000 board feet of timber here making this an excellent long-term income-producing property.

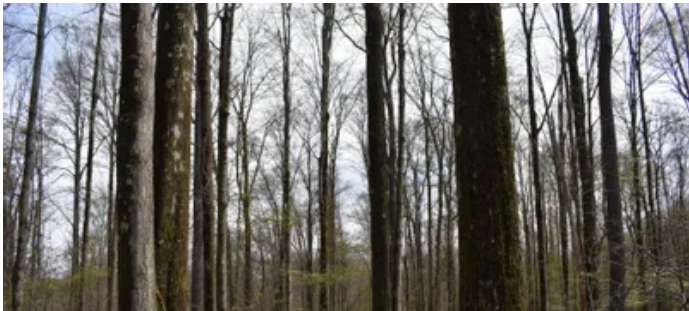
In addition, the property shows excellent recreational opportunities evidenced by the deer and turkey sign here as well as providing tremendous fishing on Salmon Creek. There is about 1,800 feet of Salmon Creek completely within this property. The Creek is well known for its catches of brook, brown and rainbow trout.

An excellent internal trail system exists here, ideal for hiking, hunting and ATV'ing. The main trail leads all the way to Salmon Creek. The easy terrain features make it ideal for all forms of recreation and as a great place for your future home or camp.

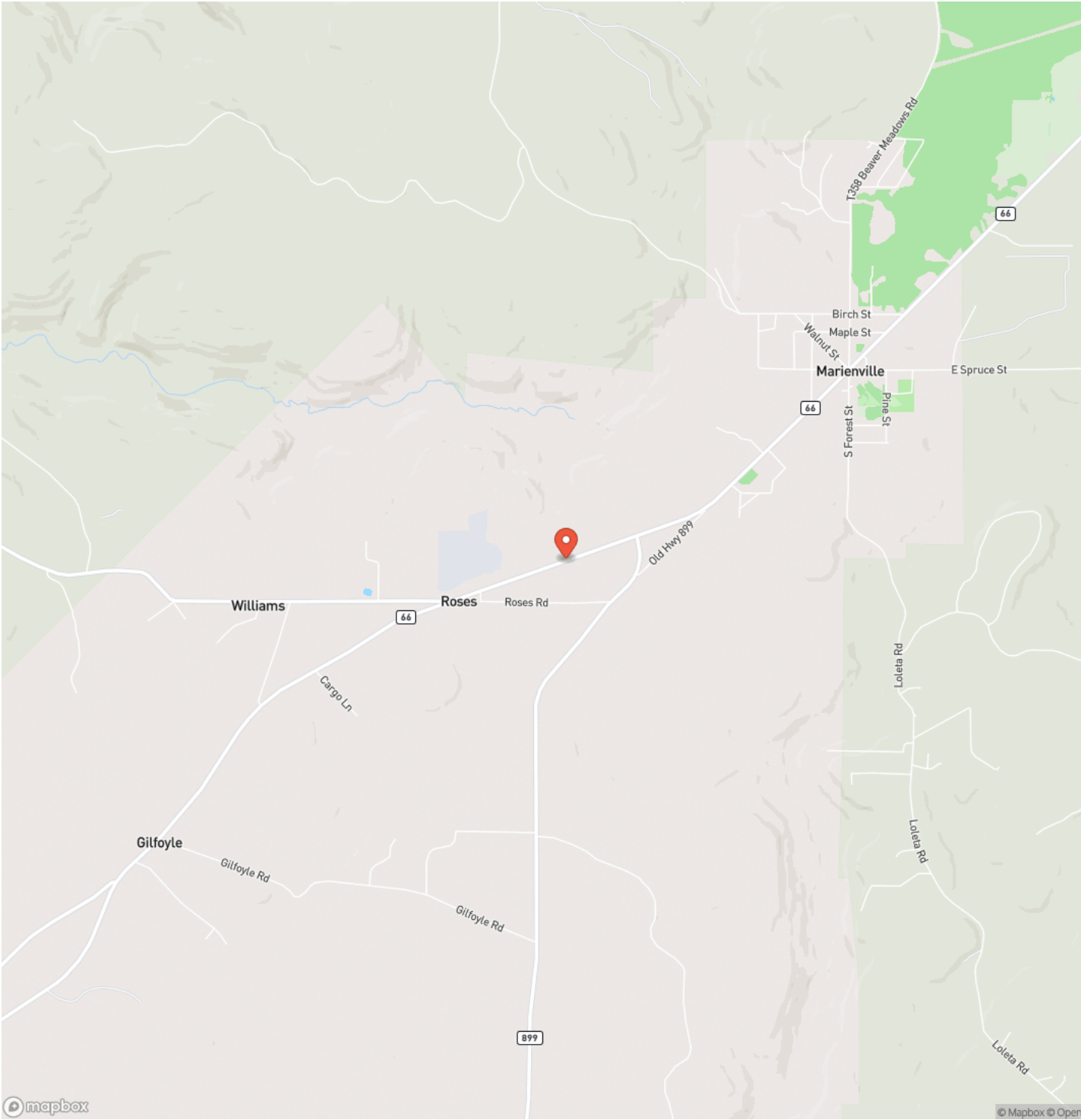
The property also benefits from having direct adjacency to the Allegheny National Forest providing thousands of additional acres to hike, hunt and play on. Cooks Forest is also within about an 8 mile drive of this location. The area rails to trails paved bike trail is just 1,600 feet west of the property and extends for 20 miles.

The property has approximately 260 feet of road frontage combined in two locations on State Route 66 and electric is available at road front. The property also benefits from a right-of-way access through the Northwest sawmill yard adjacent on the west.

All timber and surface rights transfer. As this is a former Seneca Resources property, all the oil, gas, and mineral rights are previously reserved and do not transfer.



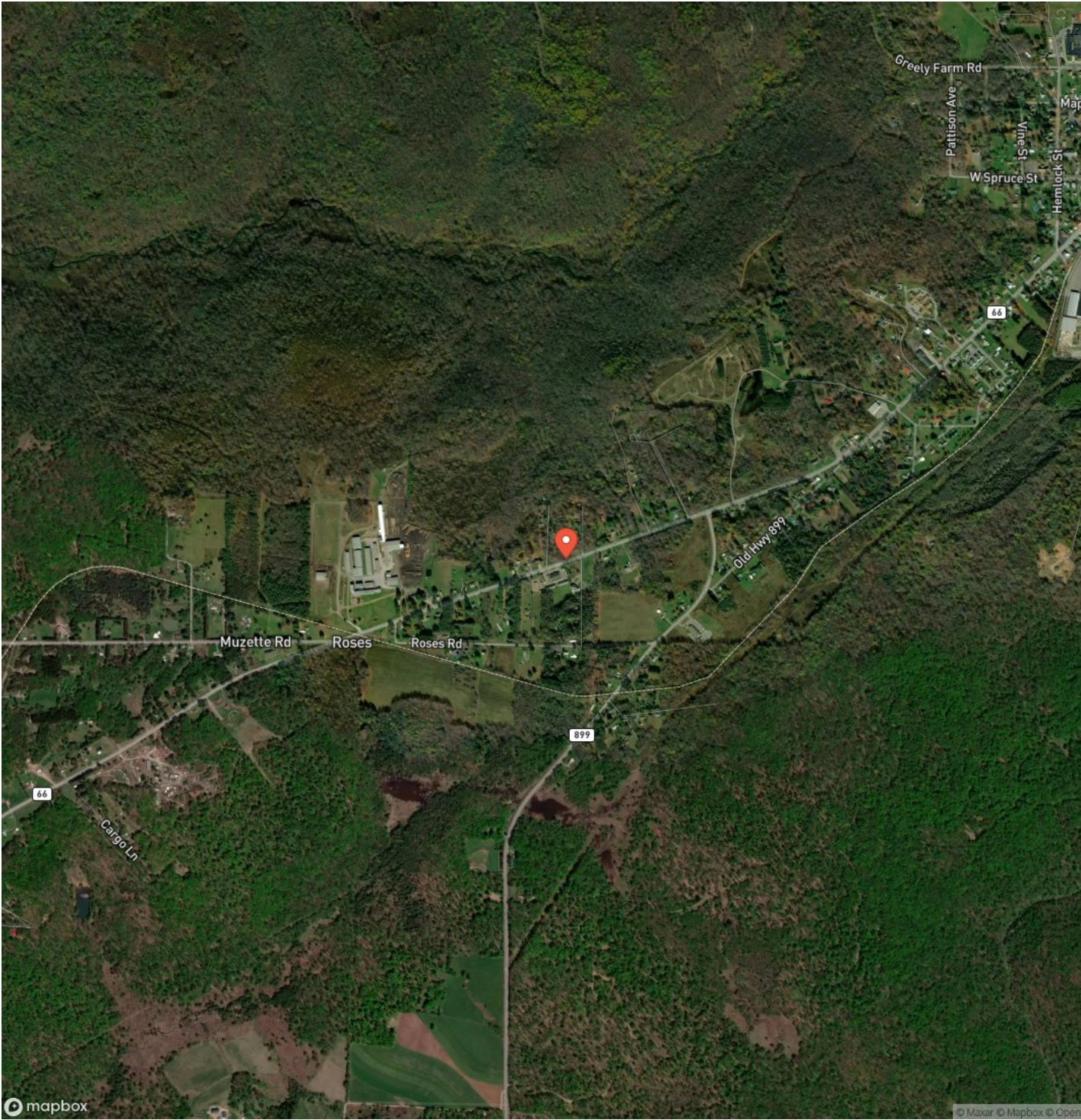
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

Falconer, NY 14733

NOTES

NOTES

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.

MORE INFO ONLINE:

TimberlandRealty.net

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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