

16897 Route 120 Emporium, PA.
16897 Route 120
Emporium, PA 15834

\$699,000
100± Acres
Cameron County



**16897 Route 120 Emporium, PA.
Emporium, PA / Cameron County**

SUMMARY

Address

16897 Route 120

City, State Zip

Emporium, PA 15834

County

Cameron County

Type

Residential Property

Latitude / Longitude

41.494458 / -78.201513

Dwelling Square Feet

1,700

Bedrooms / Bathrooms

4 / 1.5

Acreage

100

Price

\$699,000

Property Website

www.mossyoakproperties.com



PROPERTY DESCRIPTION

16897 Route 120 - Emporium, PA

Nestled in the picturesque countryside of Portage Township in Cameron County, **16897 Route 120, Emporium, PA** offers a rare opportunity to own a charming country home surrounded by approximately **100 acres of wooded ground**. Located just outside Emporium, this property combines privacy, natural beauty, timber value, hunting and recreational opportunities, and the peaceful setting that comes with owning a large tract of land.

The approximately **1,700-square-foot stone exterior home** features **4 bedrooms and 1 full bath**, providing plenty of space for a full-time residence, hunting camp, or weekend getaway. The home is heated by **oil heat and a wood burner**, offering multiple heating options and the comfort of a cozy country retreat.

The property also features an **attached garage**, along with a **detached garage and lean-to for additional storage**, giving the new owner plenty of room for vehicles, equipment, recreational gear, and outdoor necessities.

One of the property's most appealing features is its setting. The land sits between the **Driftwood Branch of Sinnemahoning Creek and Elk State Forest**, creating a private and scenic environment with abundant opportunities for outdoor recreation. Each season offers something different, but fall may quickly become a favorite as the surrounding hardwoods transform into brilliant colors-something you can enjoy right from the comfort of your living room.

The approximately **100 acres are predominantly wooded** and consist of red **oak, white oak, maple, and cherry**, providing potential long-term timber value for the new owner. The property has access throughout, and **Britton Hill Road divides the acreage**, providing convenient access to different portions of the property.

The sale includes **four parcels**, with **one parcel enrolled in Clean and Green**. **Oil, gas and mineral interests (OGMs) are negotiable with the sale**, offering an additional opportunity for the prospective buyer.

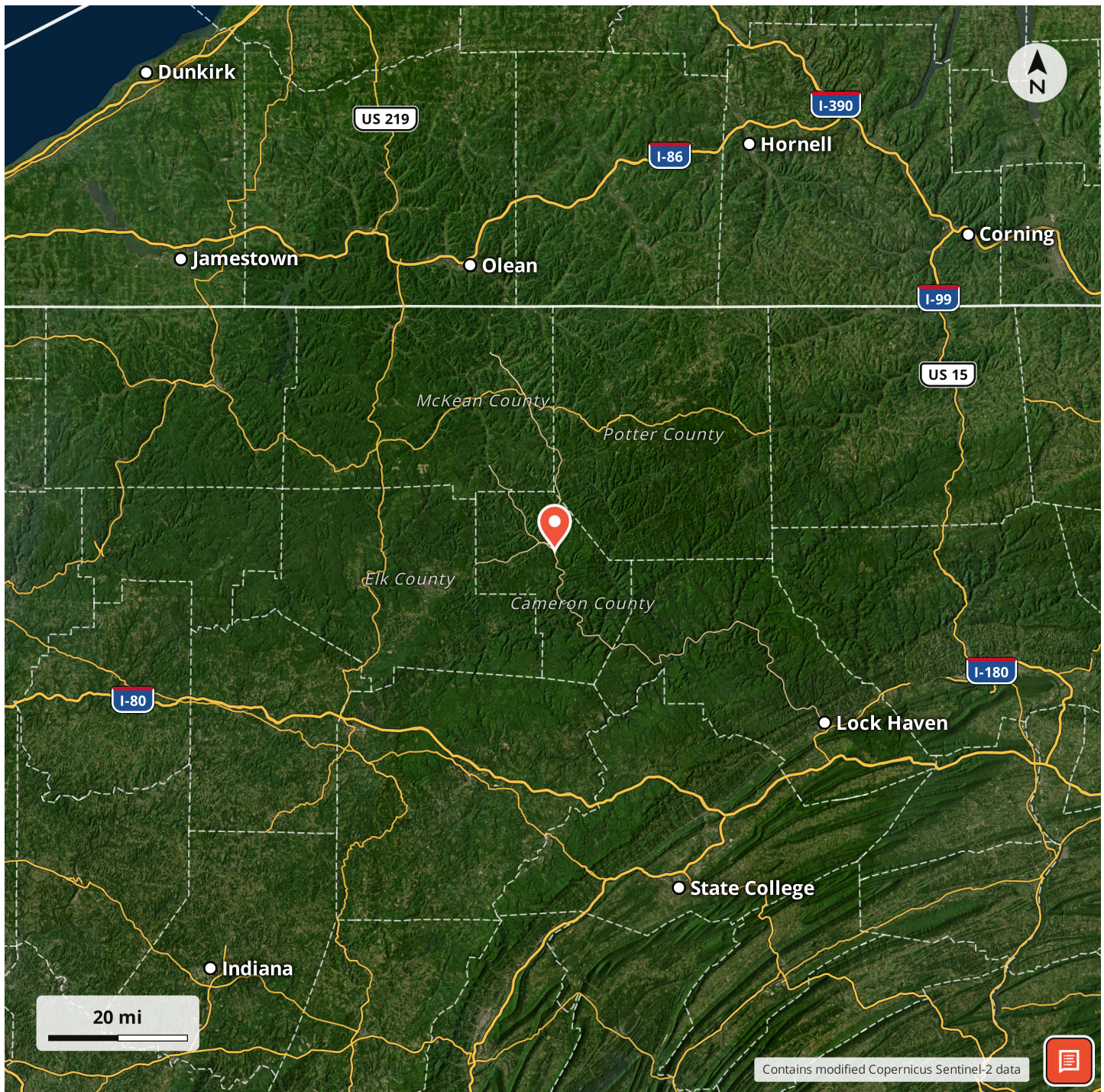
Property Highlights

- Approximately **100 acres**
- Approximately **1,700 sq. ft. home**
- **4 bedrooms**
- **1 full bath**
- Charming **stone exterior**
- Oil heat and wood burner
- Attached garage
- Detached garage with lean-to for additional storage
- Predominantly wooded acreage
- Red oak, white oak, maple and cherry timber
- Potential timber value
- Britton Hill Road divides the acreage
- Borders/sits between the Driftwood Branch of Sinnemahoning Creek and Elk State Forest
- Excellent hunting and recreational opportunities
- Four parcels included in the sale
- One parcel enrolled in Clean and Green
- **OGMs negotiable**

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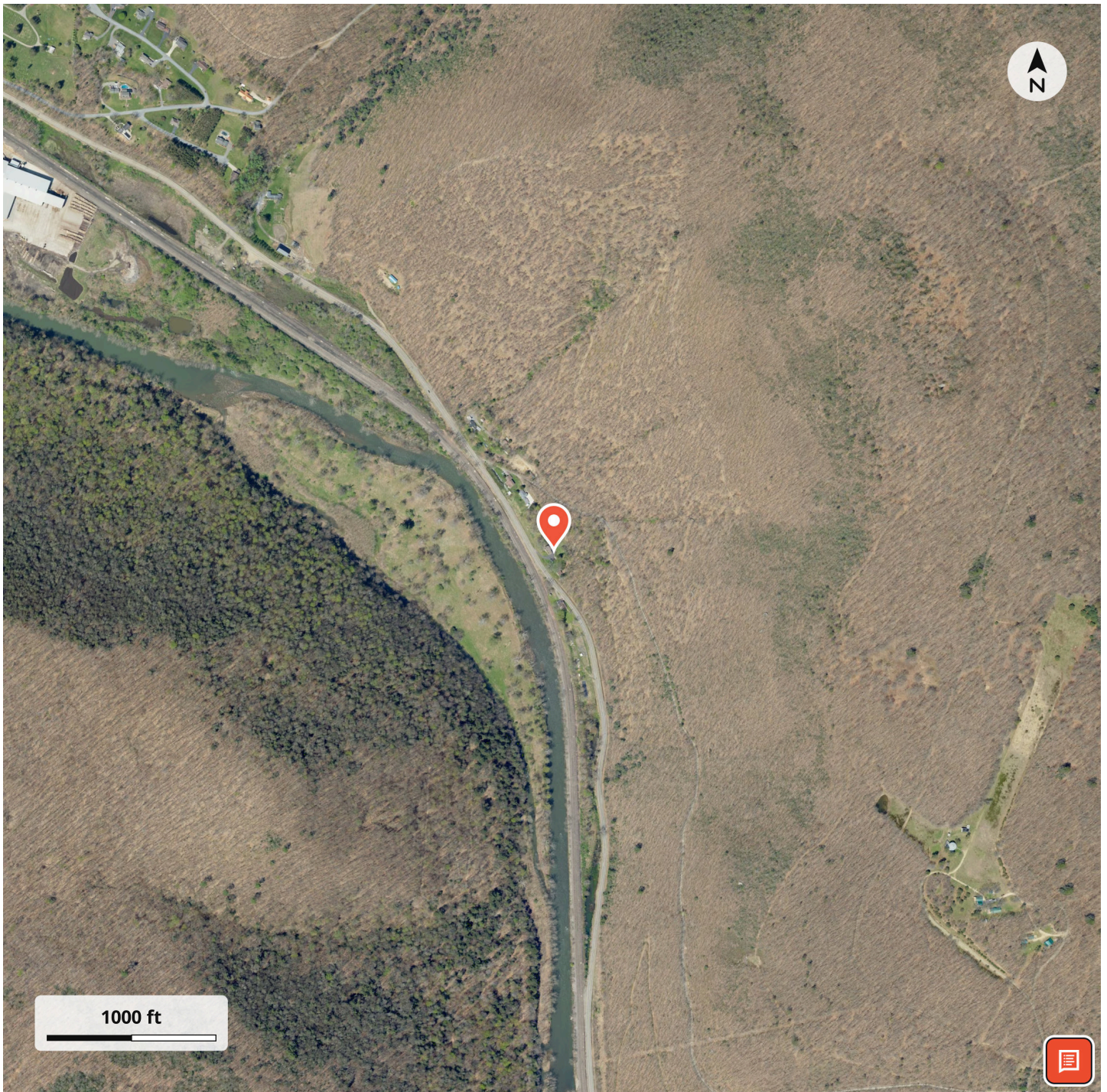
Regional Map



Locator Map



Aerial Map



**16897 Route 120 Emporium, PA.
Emporium, PA / Cameron County**

LISTING REPRESENTATIVE

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NOTES



MORE INFO ONLINE:

<https://palandpro.com/>

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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.

Mossy Oak Properties Pennsylvania Land Professionals

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