POTTER & MCKEAN COUNTY - 389 KIM HILL RD, ROULETTE - 290 +/- ACRES
389 Kim Hill Rd
Roulette, PA 16746

$1,499,000
290± Acres
Potter County







MOSSY OAK PROPERTIES
Pennsylvania Land Professionals
America's Land Specialist

MORE INFO ONLINE:

https://palandpro.com/

SUMMARY

Address
389 Kim Hill Rd

City, State Zip
Roulette, PA 16746

County
Potter County

Type
Hunting Land, Single Family, Timberland, Recreational Land

Latitude / Longitude
41.777126 / -78.197091

Dwelling Square Feet
1,452

Bedrooms / Bathrooms
3 / 2

Acreage
290

Price
$1,499,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

389 Kim Hill Rd, Roulette, PA

Welcome to Thunder Mountain Lodge! This secluded and highly versatile 290± acre estate delivers exceptional privacy, diverse habitat, scenic mountain views, and outstanding whitetail hunting in Pennsylvania's Northern Tier. The property spans Potter County with approximately 48 acres in McKean County, enhancing habitat diversity and expanding hunting opportunities across varied terrain.

Access is via a private 1/2 -mile driveway, with a portion secured by a deeded right-of-way, ensuring reliable legal entry while maintaining a true end-of-the-road, secluded setting.

The log home was built in 2000 and expanded in 2022, offering a warm, custom lodge feel with vaulted ceilings, rich wood finishes, and an open-concept layout. The home includes 2 bedrooms and 2 bathrooms on the main level, a loft bedroom upstairs, and a basement bunk room for additional sleeping space. The kitchen serves as the centerpiece of the home, featuring a spacious layout, quality cabinetry, generous counter space, and seamless flow into the living and dining areas-ideal for entertaining after a day outdoors. The basement also includes storage closets and built-in shelving, providing excellent organization for gear and seasonal equipment.

Comfort and reliability are well supported with multiple heat sources (wood stove, propane, and mini-split heating/cooling systems) along with a Generac whole-home generator for backup power.

Outbuildings include a detached 2-car heated garage and a 40' x 40' pole barn, offering abundant space for equipment, vehicles, and recreational storage, along with a storage/wood shed for additional utility.

Property Highlights

- 290± total acres of private recreational land
- Located in Potter County with ~48± acres in McKean County
- Private 1/2 -mile driveway with deeded right-of-way access
- Exceptional seclusion in an end-of-the-road setting
- Majority of oil, gas, and mineral rights convey

Home Features

- Log home built in 2000 with 2022 addition
- Custom lodge-style interior with vaulted, open-concept design
- 2 bedrooms, 2 bathrooms (main level)
- Loft bedroom upstairs
- Basement bunk room
- Well-appointed kitchen with open flow to living and dining areas
- Basement storage closets and built-in shelving

Wood stove, propane heat, and mini-split systems

Generac whole-home generator

Outbuildings

2-car heated detached garage

40' x 40' pole barn

Storage / wood shed

Land, Trails & Habitat

5+ miles of established internal trail system

Excellent access throughout the entire property

Multiple established food plot locations

Strong mix of mature timber, cover, and rolling terrain

Ongoing timber management supporting long-term habitat and value

Whitetail, Turkey & Bear Hunting

A proven big game property with exceptional diversity. Mountain Thunder Lodge has a strong history of producing quality whitetails, with multiple 125"- 150" class bucks harvested in recent years. Numerous mature whitetail sheds have been recovered across the property, confirming consistent deer activity and strong year-round habitat use.

In addition to trophy whitetails, the property offers outstanding opportunities for wild turkey and black bear hunting, with both species regularly utilizing the diverse mix of timber, cover, and food sources throughout the acreage. The combination of established food plots, extensive trail access, and varied terrain creates an ideal setup for multiple hunting pursuits across all seasons.

Whether you're seeking a turnkey hunting property, private mountain retreat, family getaway, or full-time residence, Mountain Thunder Lodge offers a rare combination of acreage, improvements, scenic views, and proven hunting success.

** BEFORE SHEDULING A SHOWING - PROOF OF FUNDS OR PREAPPROVAL LETTER ARE REQUIRED BY SELLER **

** LISTING AGENT WILL BE PRESENT FOR ALL SHOWINGS **





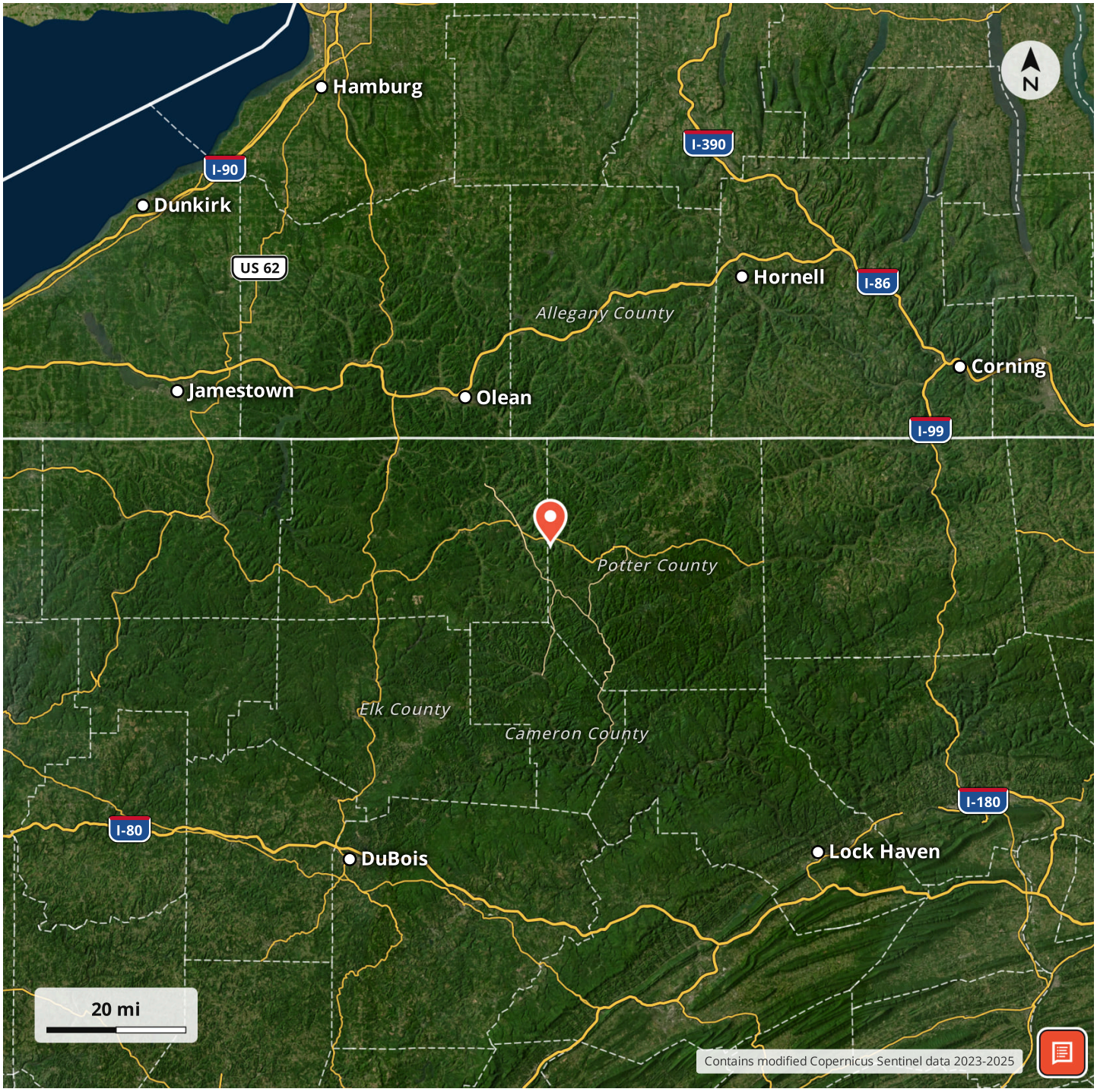




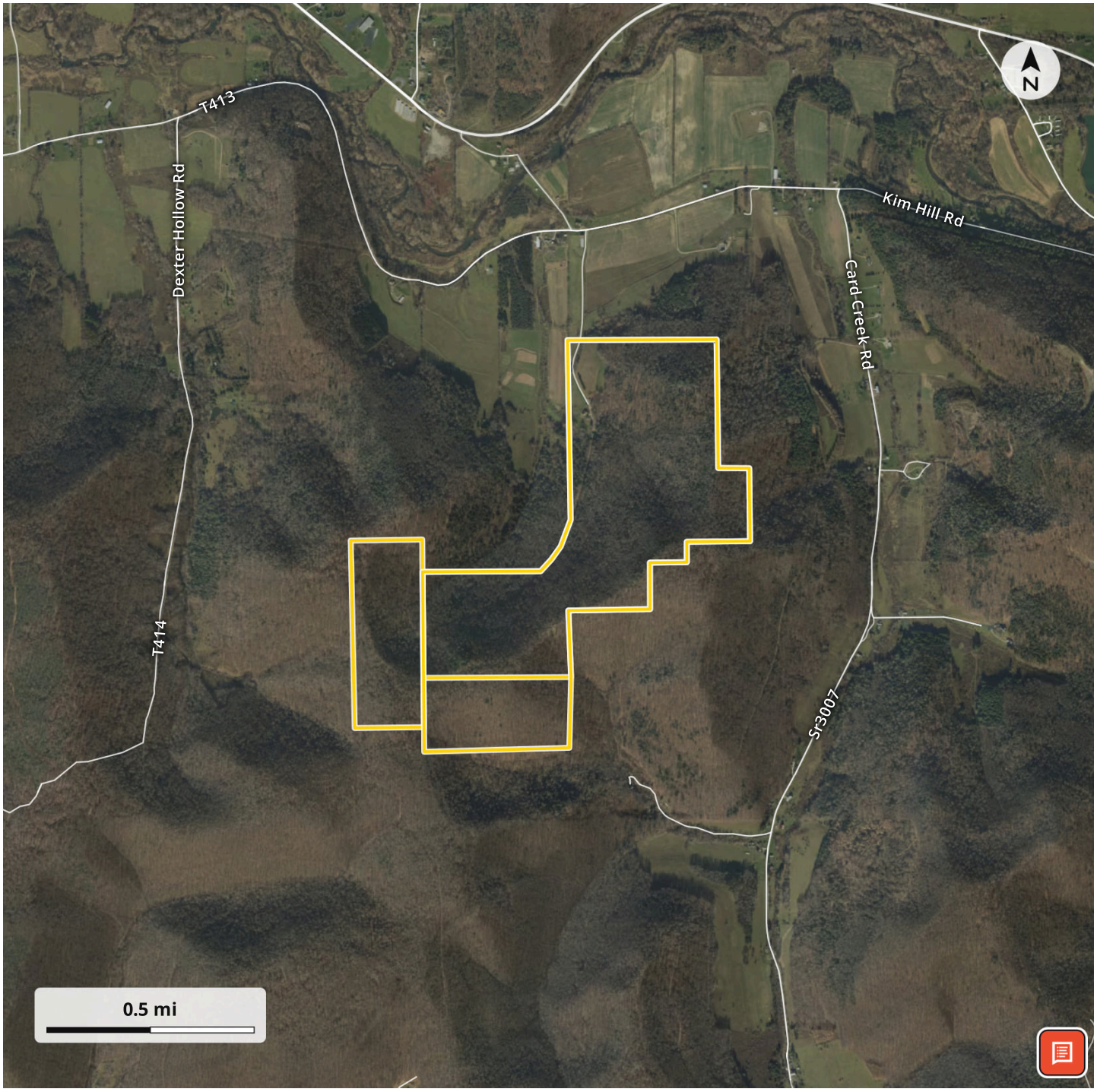




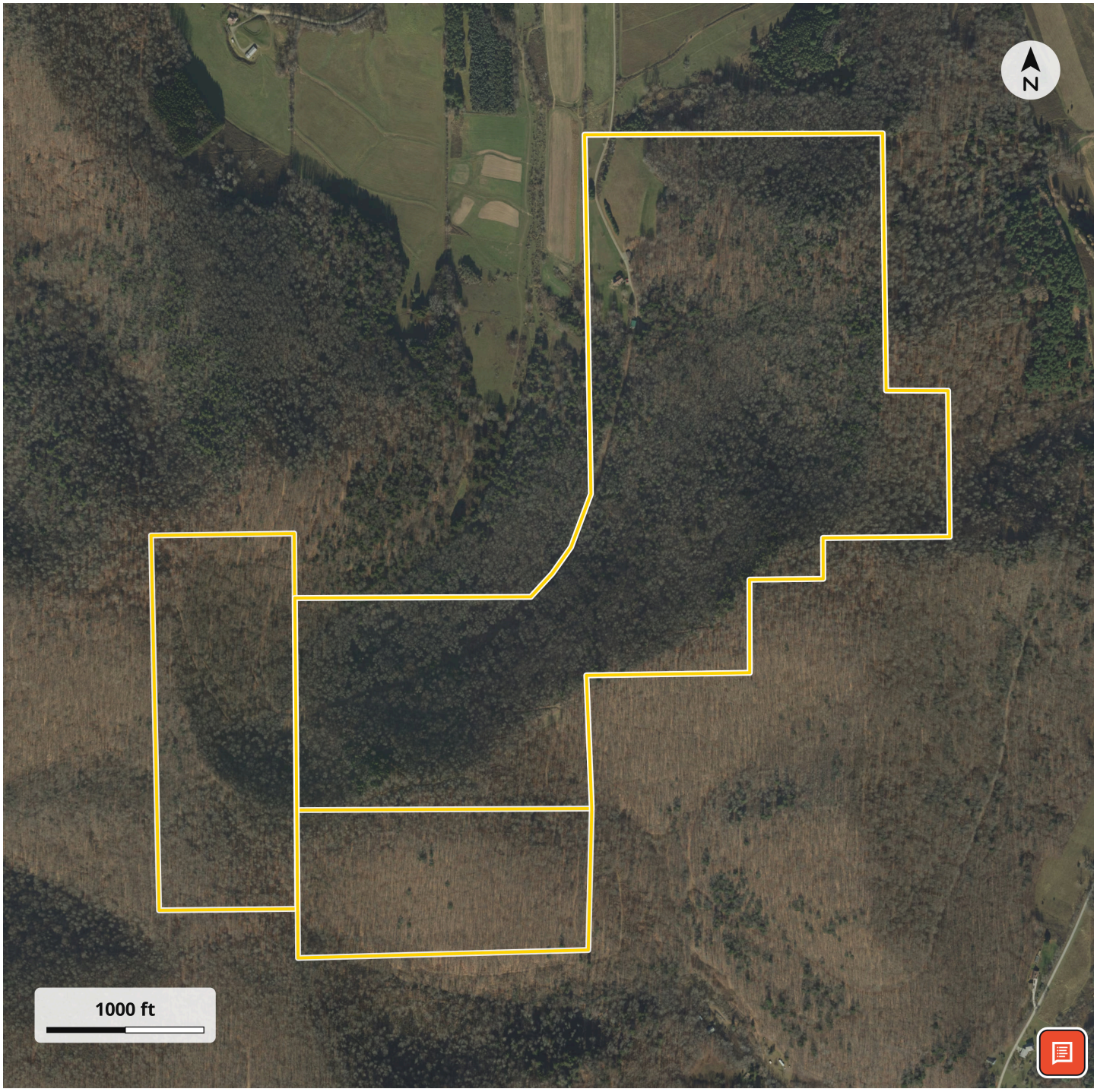
Regional Map



Locator Map


T413
Dexter Hollow Rd
Kim Hill Rd
Card Creek Rd
T414
Sr3007
N
0.5 mi

Aerial Map



LISTING REPRESENTATIVE

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