

**PEAT MOSS RD., LACKAWANNA COUNTY - 300 +/- ACRES**  
0 Peat Moss RD  
Gouldsboro, PA 18424

**\$3,490,000**  
300± Acres  
Lackawanna County



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**Gouldsboro, PA / Lackawanna County**

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**SUMMARY**

**Address**

0 Peat Moss RD

**City, State Zip**

Gouldsboro, PA 18424

**County**

Lackawanna County

**Type**

Hunting Land, Lakefront, Recreational Land, Timberland

**Latitude / Longitude**

41.25872 / -75.470699

**Bedrooms / Bathrooms**

/ 0.5

**Acreage**

300

**Price**

\$3,490,000

**Property Website**

<https://www.mossoakproperties.com/property/peat-moss-rd-lackawanna-county-300-acres/lackawanna/pennsylvania/95568/>



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### **PROPERTY DESCRIPTION**

#### **300± Acres | Premier Sporting & Legacy Estate | Gouldsboro, Pennsylvania – Lackawanna County | Between Big Bass Lake & Eagle Lake Communities**

An extraordinary opportunity to acquire a truly rare recreational and investment property in the heart of Northeastern Pennsylvania. Encompassing approximately 300 ± acres across five parcels, this exceptional legacy holding offers privacy, scale, and versatility rarely found in today's market.

Thoughtfully positioned between the established Big Bass Lake and Eagle Lake communities, the property features a diverse mix of timberland, open fields, established food plots, and significant waterfront—creating an ideal setting for the serious outdoorsman, long-term investor, or family seeking a generational retreat.

With gated access, extensive internal trail systems, and multiple private water features, this property delivers unmatched recreational opportunities alongside long-term land appreciation and conservation potential.

#### **Land & Acreage Highlights:**

- 300± contiguous acres offered in five parcels
- Varied terrain including mature timber, open fields, and managed wildlife habitat
- Two private lakes and one pond, approximately 14 feet deep
- Designated waterfront parking and established camping areas
- Gated entrance on Peat Moss Road ensuring privacy and security
- Extensive internal trail network suitable for ATVs, UTVs, hiking, horseback riding, and snowmobiling
- Year-round recreational usability in all seasons

#### **Water Features & Outdoor Recreation:**

- Boat access on all water bodies
- Ideal for boating, kayaking, swimming, jet skiing, and ice fishing
- Renowned trophy fishing, including 8–9 lb. largemouth bass
- Additional fish species include:
  - Calico
  - Bluegill
  - Pickerel
  - Catfish
  - Perch
  - Shiners

#### **Hunting, Wildlife & Conservation:**

- A premier sporting property with exceptional habitat and proximity to public lands
- Outstanding populations of:
  - Whitetail deer
  - Black bear
  - Wild turkey
  - Waterfowl
- Duck hunting opportunities on private lakes and pond
- Trapping opportunities for coyote, bobcat, fisher, and beaver
- Adjacent to and minutes from State Game Lands #312 and #127, significantly expanding recreational access

#### **Structures & Improvements:**

- Cabin/office with electric, water, and septic—ideal for basecamp or management headquarters
- Two substantial outbuildings for equipment, vehicles, and storage:
  - 60' x 120' building
  - 60' x 40' building
- Well-suited for storage of ATVs, boats, tractors, hunting equipment, and maintenance tools

**Area Highlights & Accessibility:**

- Gouldsboro State Park and Gouldsboro Lake
- Big Bass Lake and Eagle Lake
- Lehigh River recreation corridor
- Tobyhanna Army Depot
- Immediate access to thousands of acres of nearby public land

**Property Overview:**

This is a rare opportunity to own a large-scale, private sporting and recreational estate in Northeastern Pennsylvania—offering hunting, fishing, boating, camping, snowmobiling, ATV riding, and water sports on one gated, self-contained property.

Equally suited as a private family compound, conservation or timber investment, or long-term legacy estate, properties of this size, quality, and location are becoming increasingly scarce.

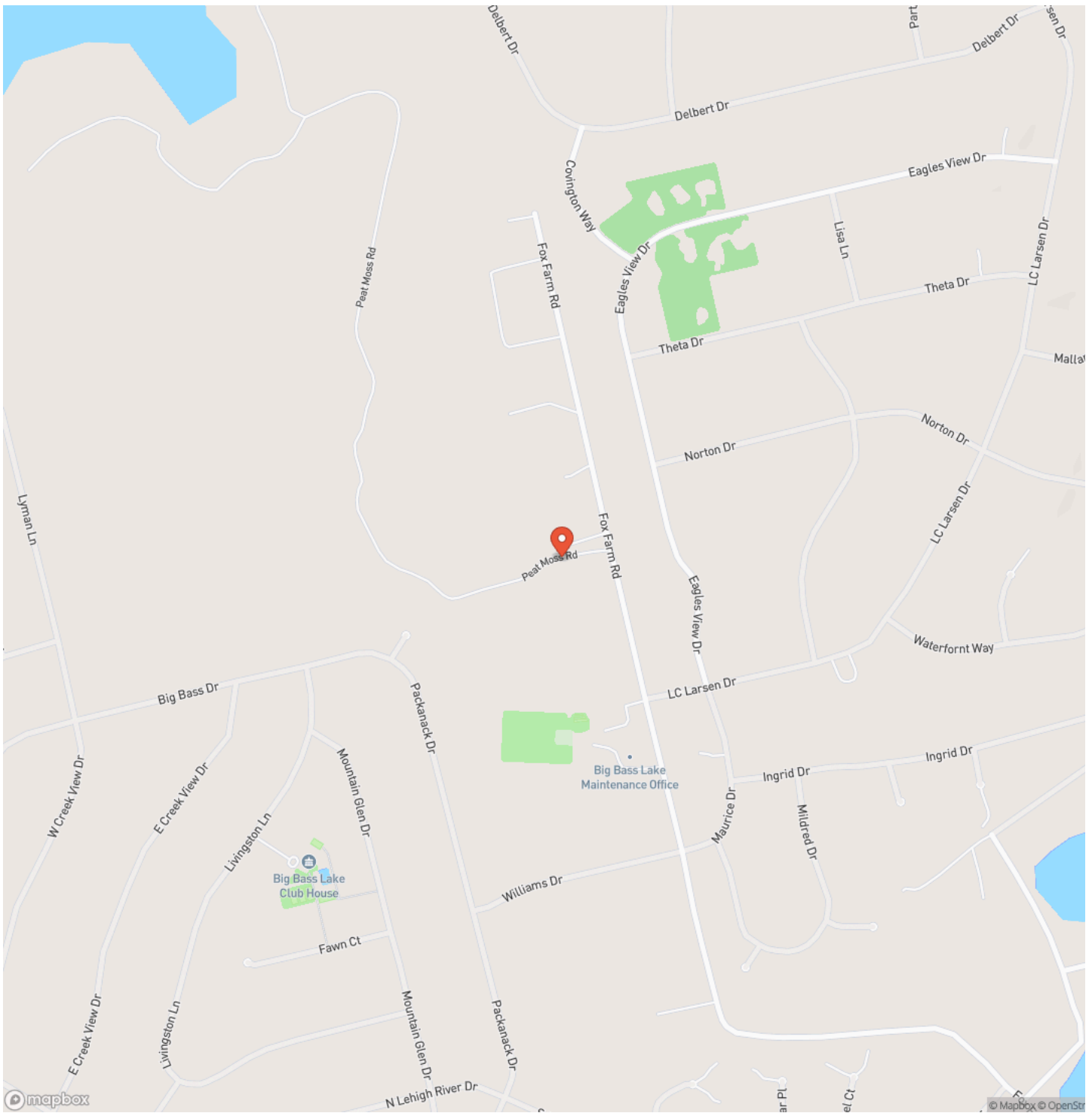
***\*Shown by appointment only***

***\*\*Proof of funds or pre-approval letter is required by sellers before scheduling a showing***

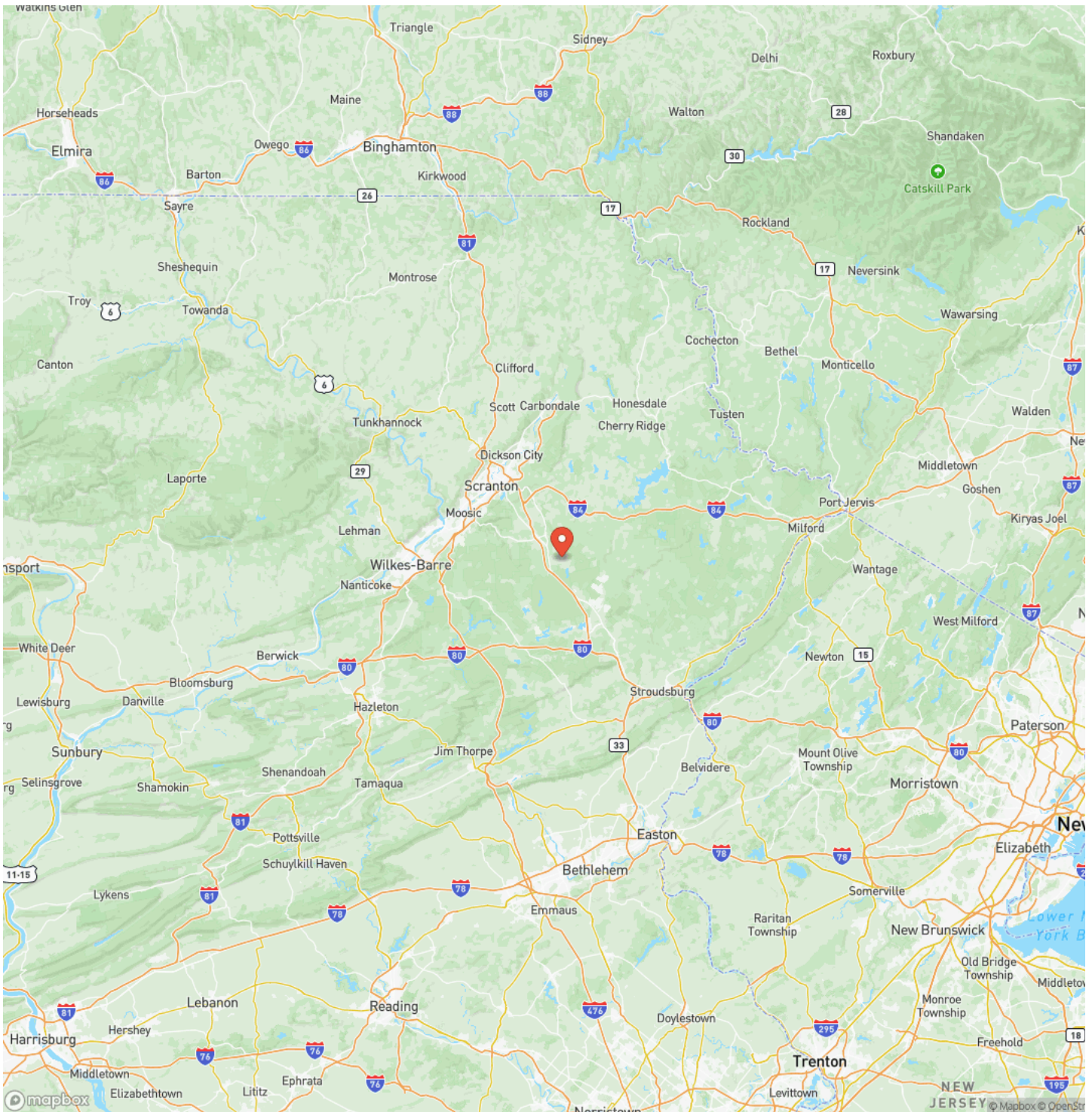
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## Locator Map



## 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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