

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

\$1,499,000
290± Acres
Potter County



POTTER & MCKEAN COUNTY - 389 KIM HILL RD, ROULETTE - 290 +/- ACRES
Roulette, PA / Potter County

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

1452

Bedrooms / Bathrooms

3 / 2

Acreage

290

Price

\$1,499,000

Property Website

<https://www.mossyoakproperties.com/property/potter-mckean-county-389-kim-hill-rd-roulette-290-acres-potter-pennsylvania/115168/>



POTTER & MCKEAN COUNTY - 389 KIM HILL RD, ROULETTE - 290 +/- ACRES

Roulette, PA / Potter County

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.

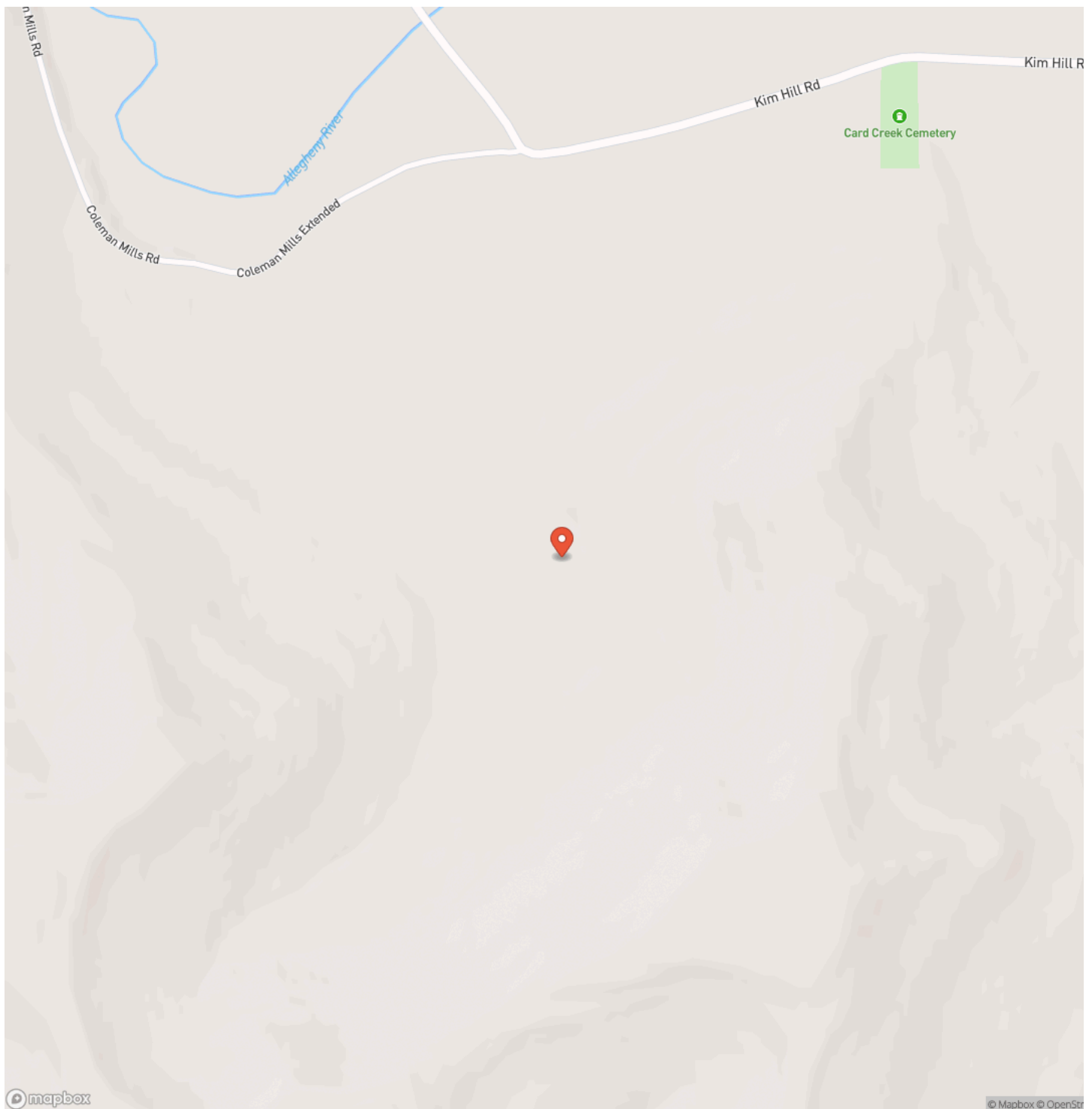
**** BEFORE SCHEDULE A SHOWING - PROOF OF FUNDS OR PREAPPROVAL LETTER ARE REQUIRED BY SELLER ****

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

POTTER & MCKEAN COUNTY - 389 KIM HILL RD, ROULETTE - 290 +/- ACRES
Roulette, PA / Potter County



Locator Map



Roulette, PA / Potter County

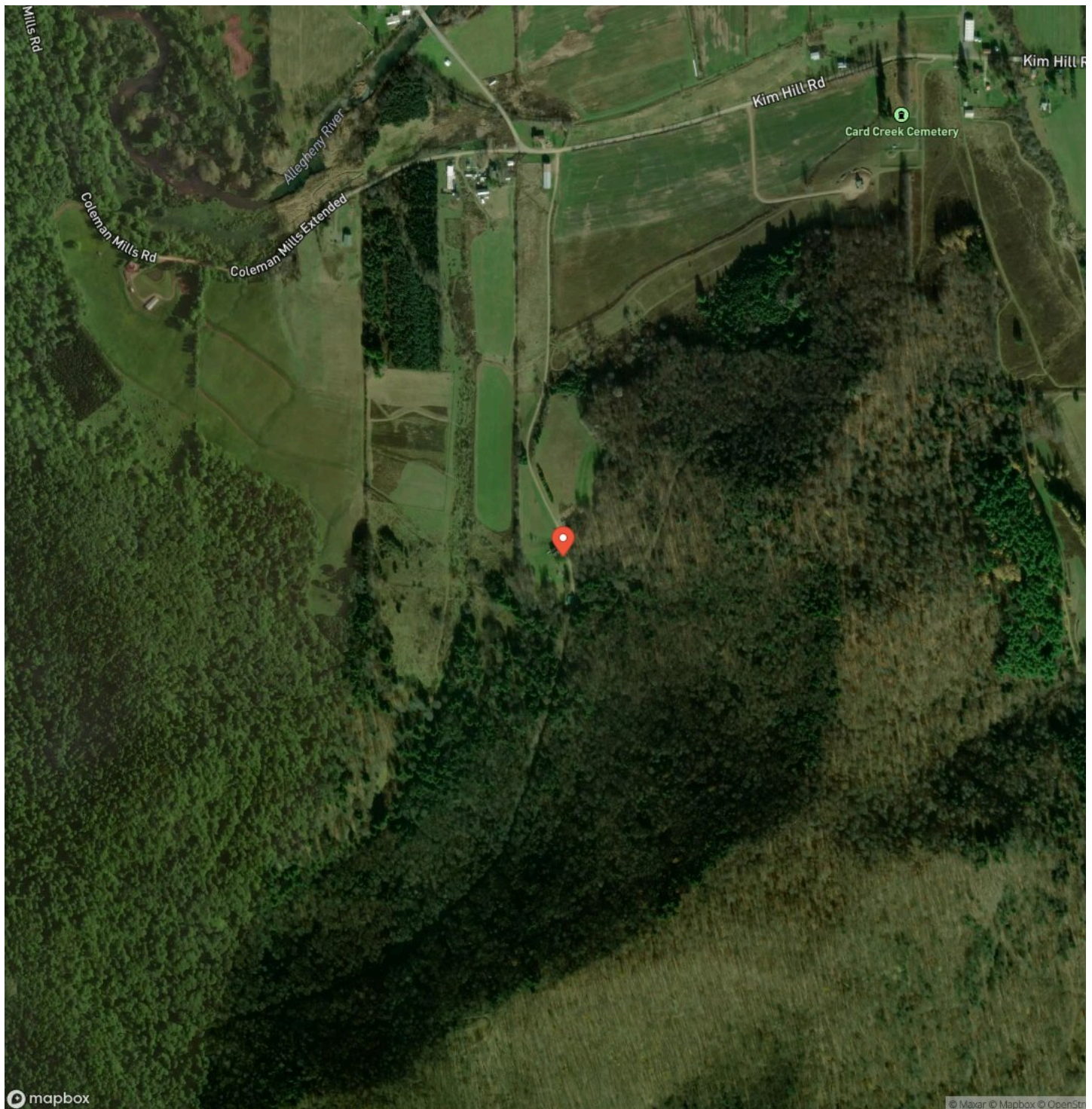
Locator Map



MORE INFO ONLINE:

<https://palandpro.com/>

Satellite Map



POTTER & MCKEAN COUNTY - 389 KIM HILL RD, ROULETTE - 290 +/- ACRES
Roulette, PA / Potter County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Hershner

Mobile

(717) 891-0933

Office

(717) 870-0180

Email

chershner@mossyoakproperties.com

Address

511 Skyline Drive

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://palandpro.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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

511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
<https://palandpro.com/>

