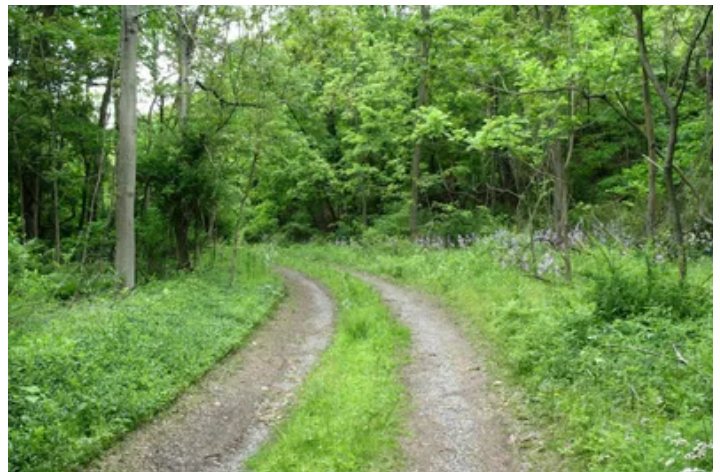


**The Mountain Property**  
Mackey Avenue  
Lock Haven, PA 17745

**\$629,000**  
279.460± Acres  
Clinton County





**The Mountain Property**  
**Lock Haven, PA / Clinton County**

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**SUMMARY**

**Address**

Mackey Avenue

**City, State Zip**

Lock Haven, PA 17745

**County**

Clinton County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

41.120400 / -77.429300

**Bedrooms / Bathrooms**

1 / --

**Acreage**

279.460

**Price**

\$629,000

**Property Website**

<https://www.landleader.com/property/the-mountain-property-clinton-pennsylvania/31359>



## The Mountain Property Lock Haven, PA / Clinton County

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### **PROPERTY DESCRIPTION**

Pennsylvania wooded acres with timber, trails, cabin and stream for sale. The Mountain Property is located in the southern part of Clinton County on Bald Eagle Mountain. The northern portion of the property is in Castanea Township, and the southern portion is in Bald Eagle Township. The property lies just south of Lock Haven and is approximately 38 miles northwest of State College.

Travel is very accommodating with Interstate 80 being located 8 miles to the south. Lock Haven offers nearby amenities: hotels, a variety of restaurants, a museum, and the Lock Haven River Walk. Within 40 minutes of the property is the Raymond B Winter State Park and the Bald Eagle State Park. The Parks offer various recreations such as: hiking, swimming, fishing, mountain biking, snowmobiling, cross country skiing, and hunting. Also, Clinton County offers golf courses and the Clinton County Fair.

The property is nearly all wooded and stocked with hardwood timber. The last timber harvest was over 20 years ago. The stand offers diversity of smaller diameter trees to marketable sawtimber on southern portion. A Timber Inventory was conducted by a forestry firm in June of 2022. The report gives an estimated 198,467 board feet (Scribner scale) of sawlogs. Pulpwood was not calculated in the inventory and would add additional value to the timber. The primary species are Chestnut Oak, Black and Red Oak. The remaining species are White Oak, Soft Maple, Scarlet Oak, Birch, and Hickory.

This property has excellent access. The Seller recently had a dozer build a truck road along the eastern boundary, turning westward to a point on the west boundary of the Bald Eagle State Forest. There is also a section of improved road that travels to the southeast and crosses Harveys Run. A joining landowner does have a right of way for use on the road. There are many former logging trails that can be reestablished for logging or reopened for recreational hiking and ATV use. There is a small garage just after entering the property near a parking area. An added feature to this land offer; the Seller will be conveying all oil and gas rights he owns. There is electric and public water available at Mackey Avenue. Presently there is no public sewage to service the property. There is a sewage tap at Mackey and Grape Street, just south of the entrance to the property. There is the possibility to tap in, buyer will be responsible and bear expense for right-a-way, installation, and tap in fees. Castanea Township may be contacted for more information. The property is zoned under Castanea Township laws as Woodland /Conservation District. A portion of the zoning laws is attached under Disclosures with the listing information on Timberland Realty website. The complete Castanea Township law code can be viewed by visiting <https://www.clintoncountypa.gov/home/showpublisheddocument/4656/63783557...>

The Mountain Property offers a diversified use for the investor and the adventurous. The land is growing timber, but also a unique opportunity to be developed into a hunting and recreation honey spot. There are areas to open up and create a view near the 1000-foot elevation facing Lock Haven. A cabin is located on the south facing side of the mountain along the truck road. The cabin is a 12.5' X 24" wood structure. It consists of two rooms, the one room serving as a bunk room to sleep four. There is no electric, water, or sewage. Repair is needed in the back corner where there is a hole in the floor. There are a few small openings where food plots could be put in to encourage the whitetails regularly visit.

This is real mountain property. The high point near the center of the property is at 1700 feet elevation. The north faces Lock Haven and the south faces toward Harveys Run. The west side offers a more rugged feel of mountain ground with surface rock. The east side favors slope that is easier to walk. This property will give you unique privacy. It borders State Forest on the south, and a portion on the west. The access road is gated and located at the very northern point on Mackey Avenue. The Mountain Property - A property for mountain-minded people!





**The Mountain Property**  
**Lock Haven, PA / Clinton County**

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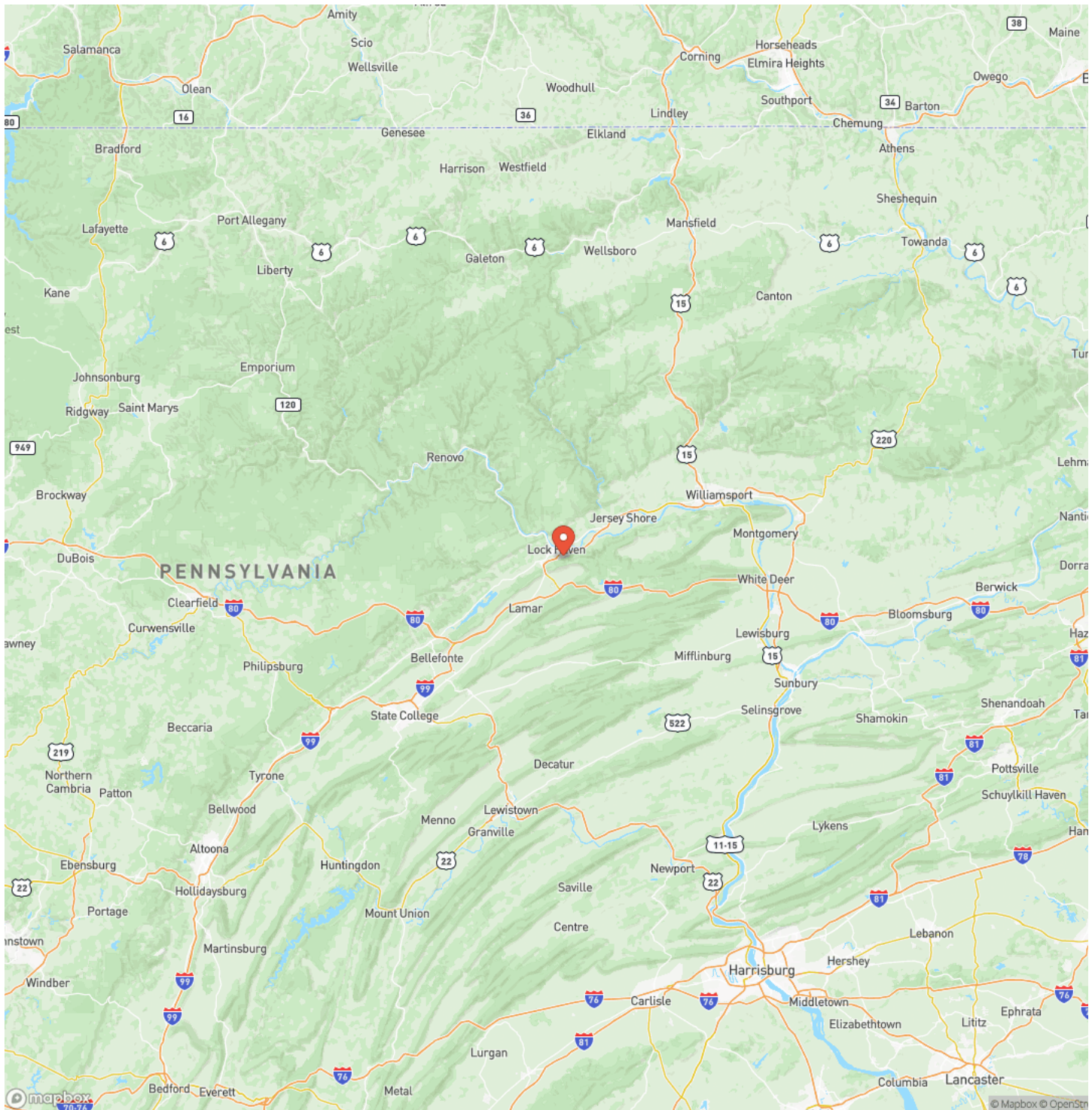


## Locator Map



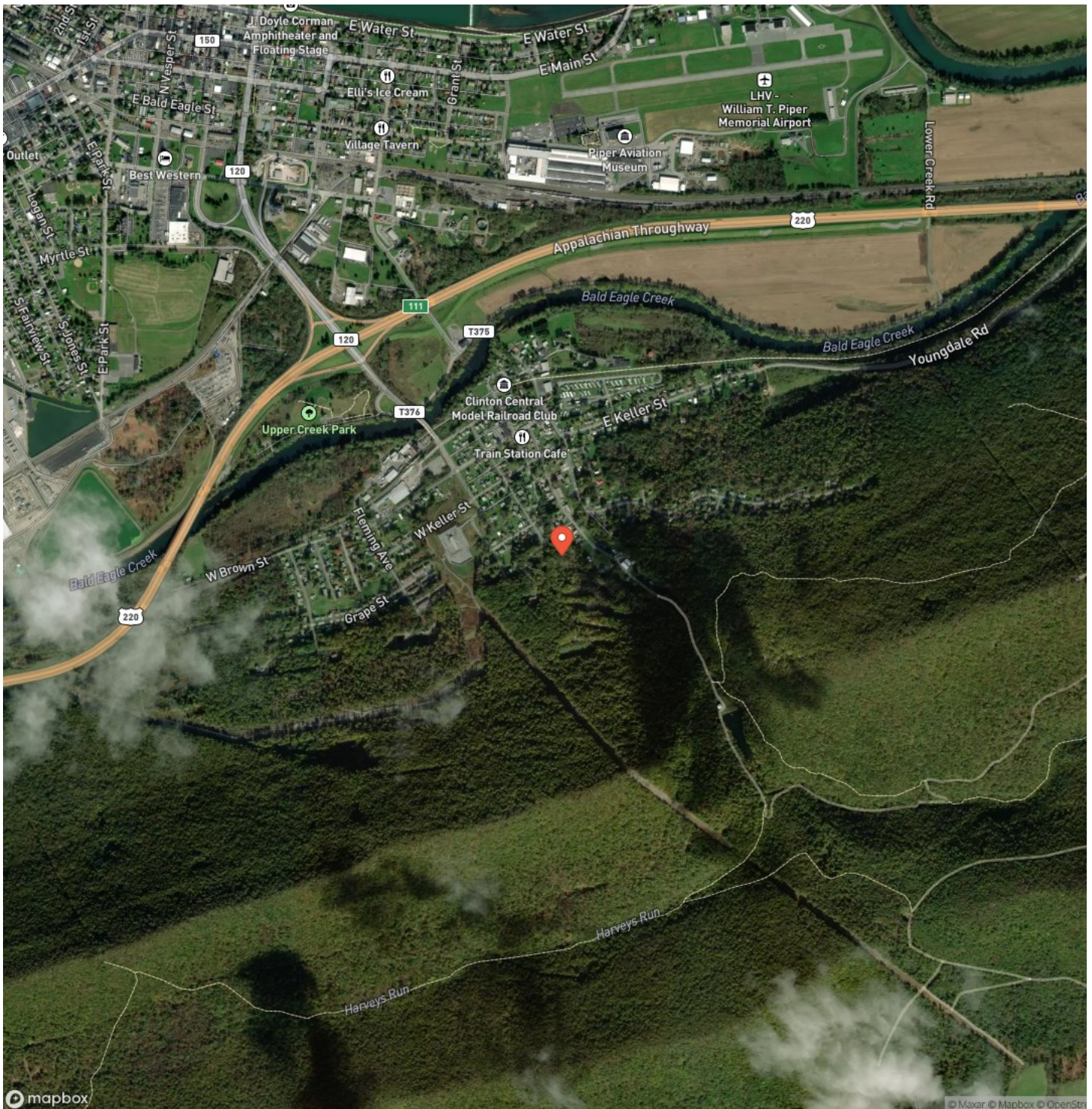


## Locator Map





## Satellite Map





## The Mountain Property

### Lock Haven, PA / Clinton County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Ron Westover

## Mobile

(724) 422-5525

## Email

[rwestover@timberlandrealty.net](mailto:rwestover@timberlandrealty.net)

**Address**

366 Moyer Road

## City / State / Zip

Cherry Tree, PA 15724

## NOTES



**MORE INFO ONLINE:**

**TimberlandRealty.net**



## 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.





## **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.





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