

**Sullivan's Sanctuary**  
5468 Mason Hill Road  
Driftwood, PA 15832

**\$280,000**  
79± Acres  
Cameron County



**MORE INFO ONLINE:**  
**[TimberlandRealty.net](http://TimberlandRealty.net)**

**Sullivan's Sanctuary**  
**Driftwood, PA / Cameron County**

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**SUMMARY**

**Address**

5468 Mason Hill Road

**City, State Zip**

Driftwood, PA 15832

**County**

Cameron County

**Type**

Undeveloped Land, Timberland, Hunting Land

**Latitude / Longitude**

41.3728 / -78.2015

**Acreage**

79

**Price**

\$280,000

**Property Website**

<https://www.landleader.com/property/sullivan-s-sanctuary-cameron-pennsylvania/44154>



**PROPERTY DESCRIPTION**

The property is almost entirely forested with 70 acres in forest and the balance in open or transition areas as well as the electric powerline that runs through the property on both sides of the road. The forest is comprised of soft maple, white oak, red oak, black cherry, chestnut oak, hickory, hemlock and white pine. A timber inspection conducted by FORECON, Inc. in June, 2022 shows a well-stocked small sawtimber stand with roughly 377,914 boardfeet of timber, Doyle Log Rule. Adding one year of growth brings the volume to about 394,611 boardfeet. Timber was last harvested here in 2001. The forest has recovered nicely and could be thinned if desired or continue to grow creating a terrific long-term timberland investment.

This mix of mast producing species and age classes creates ideal habitat for deer, turkey, bear and even elk that roam throughout this part of the County. Deer hunting is solid and their evidence is abundant with trails, rubs and scrapes throughout the property.

Former logging roads exist throughout the property providing access for hunting, hiking, ATV'ing and more. The property also directly adjoins thousands of acres of PA State Forest, providing additional opportunities for hunting, hiking and other forms of recreation. There is an old, small cemetery on the north side of Mason Hill Road that the property surrounds and is not part of this property. There is a driveway to the cemetery and it is visited annually.

Also on the north side of the road, there is a gravel driveway on the eastern side that runs from Mason Hill Road to the Victor Frederick property. This is a permanent right of way access for Frederick's, their heirs or assigns, for access to their property. This is also a mutual use right of way meaning the owner of this property, their heirs and assigns may use it at will.

The sellers will transfer all oil, gas, mineral and timber rights owned by them. There was a history of oil leasing in this area long ago. The sellers do not know of any leases affecting the property and have no direct knowledge whether they actually own all of the oil & gas rights but will transfer what is owned by them. There are no oil or gas wells on the property currently. The property is located at 5468 Mason Hill Road and has approximately 1,770 feet of road frontage on both sides of the road. Electric is available along the frontage.

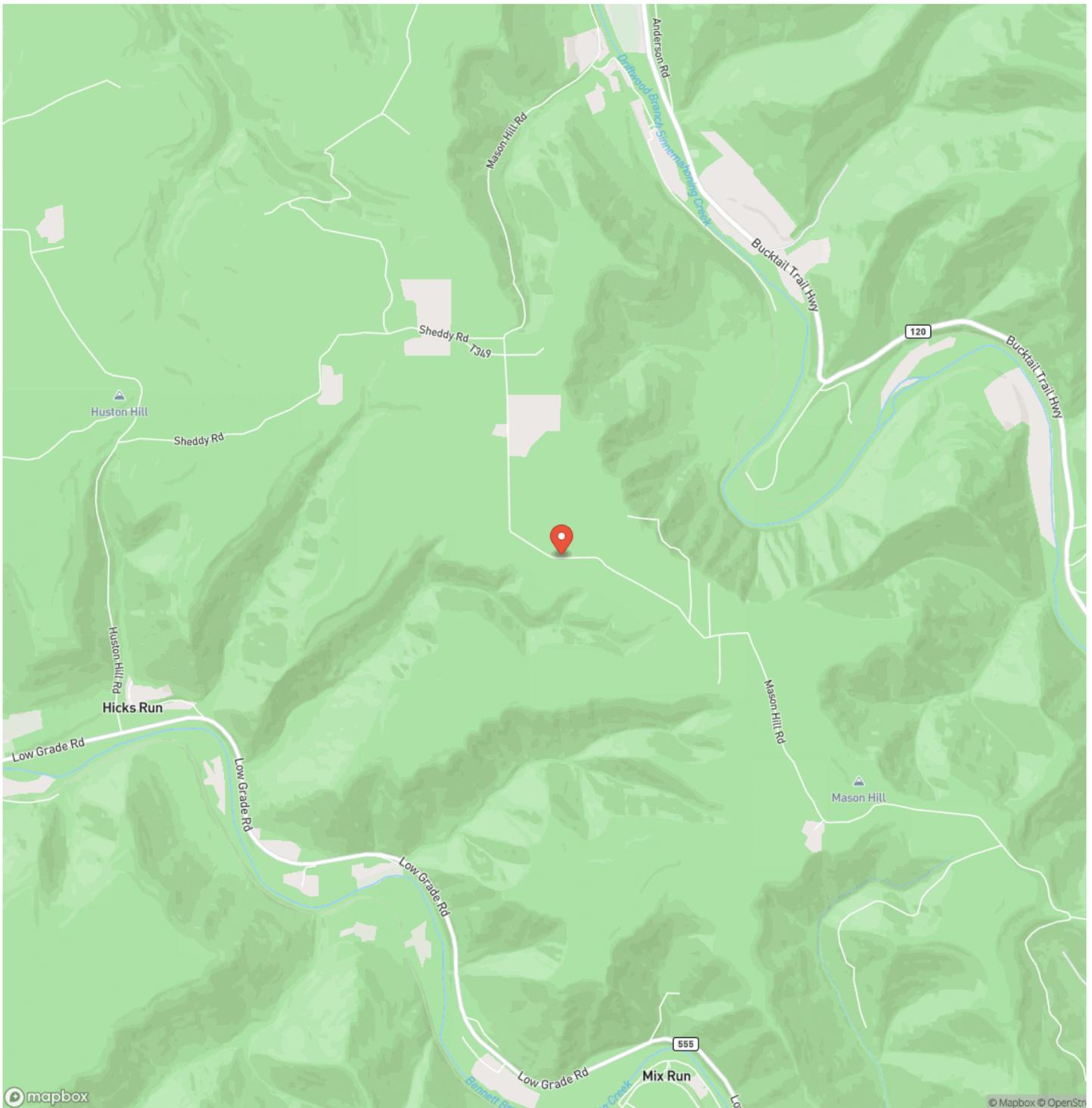


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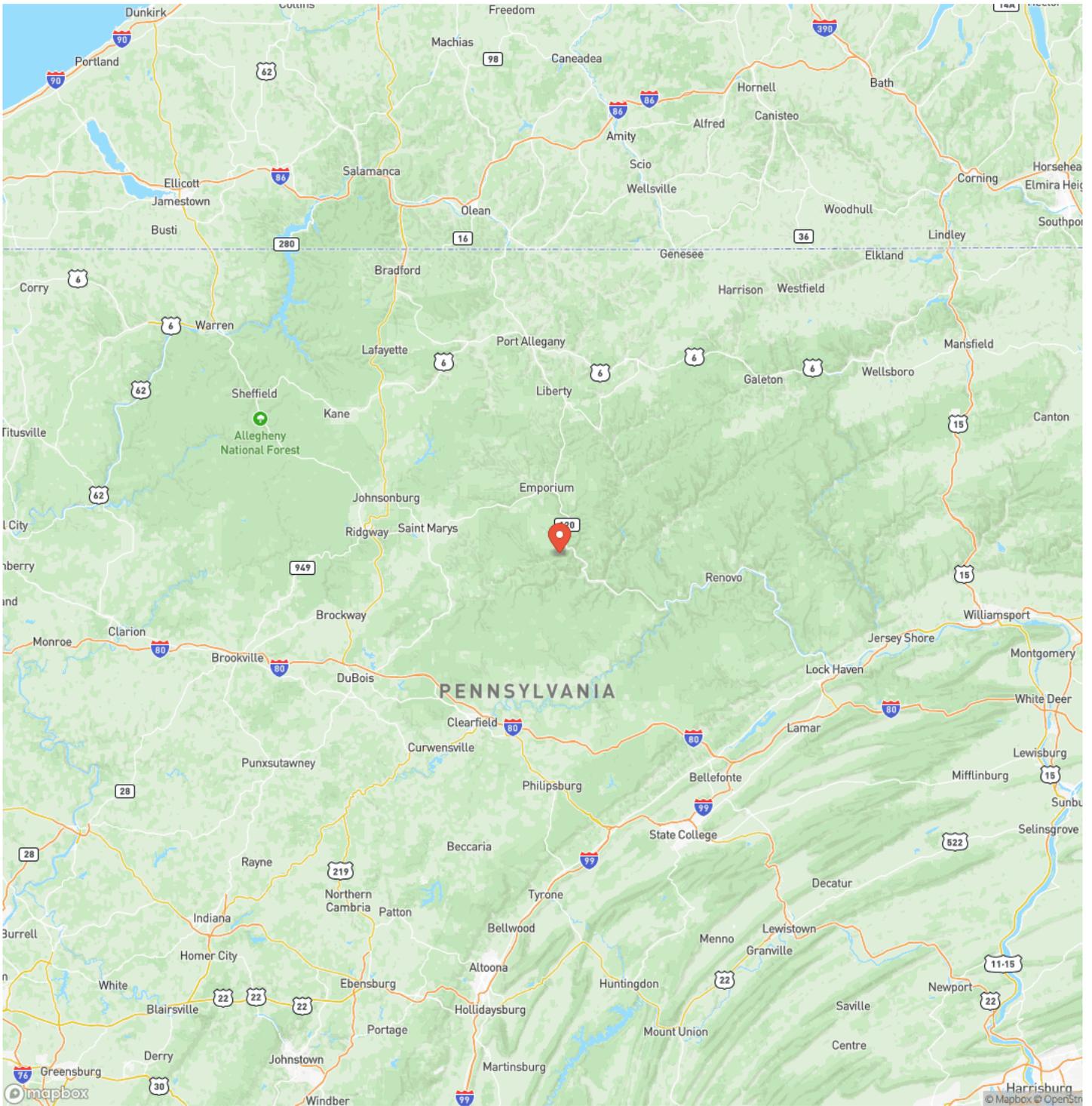
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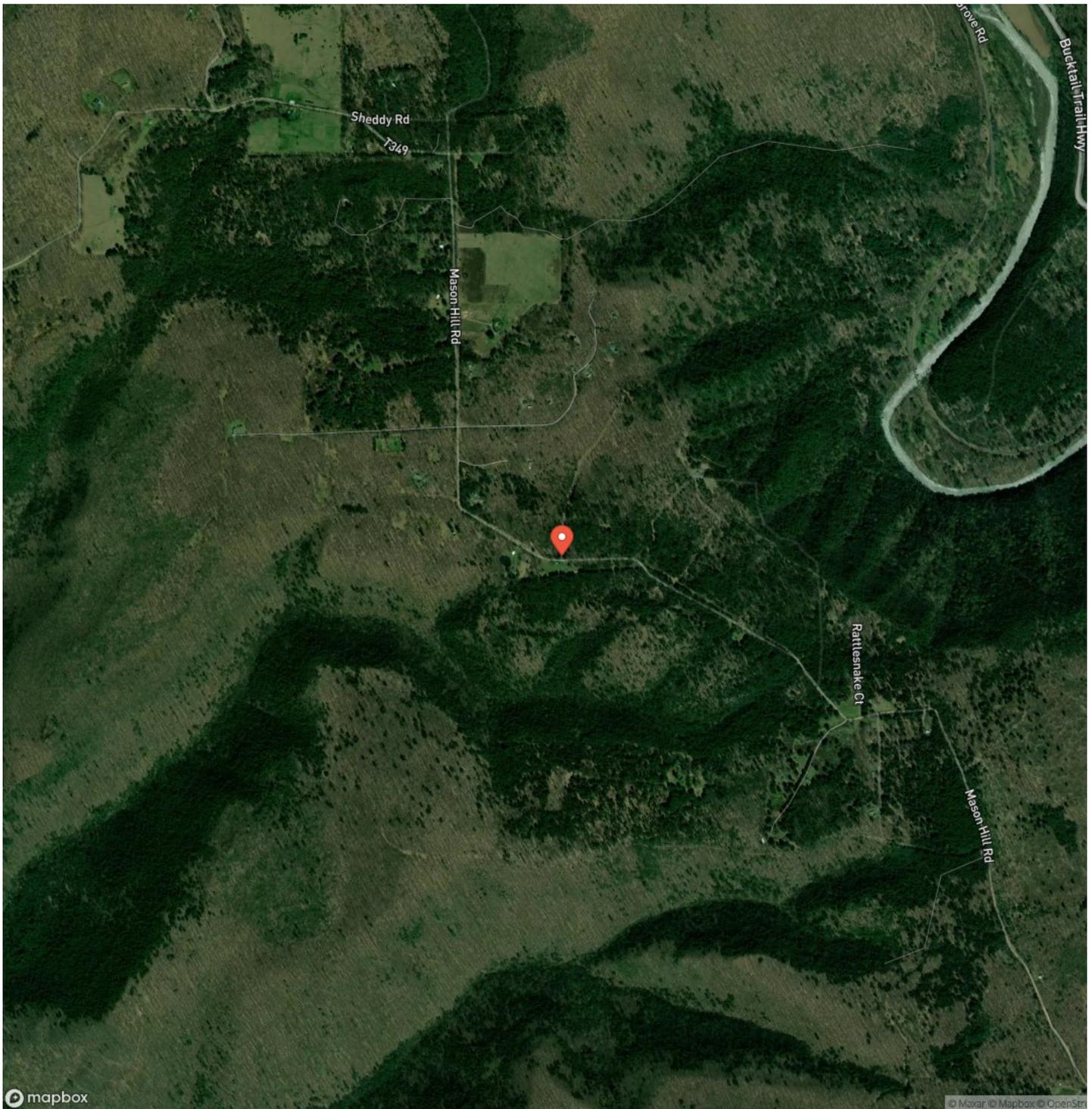
## Locator Map



# Locator Map



## Satellite Map







## **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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