

**Salmon Creek**  
State Route 66  
Marienville, PA 16239

**\$815,000**  
137.890± Acres  
Forest County



**Salmon Creek  
Marienville, PA / Forest County**

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**SUMMARY**

**Address**

State Route 66

**City, State Zip**

Marienville, PA 16239

**County**

Forest County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

41.4571 / -79.1474

**Taxes (Annually)**

752

**Acreage**

137.890

**Price**

\$815,000

**Property Website**

<https://www.landleader.com/property/salmon-creek-forest-pennsylvania/36960>



## **PROPERTY DESCRIPTION**

Pennsylvania timberland with trout stream trails and adjoins National Forest for sale. The property is completely wooded and has been managed for timber production for decades. It is dominated by black cherry and soft maple with hard maple being a valuable component as well. A timber inventory conducted by FORECON, Inc. in April of 2022 shows more than 900,000 board feet of timber here making this an excellent long-term income-producing property.

In addition, the property shows excellent recreational opportunities evidenced by the deer and turkey sign here as well as providing tremendous fishing on Salmon Creek. There is about 1,800 feet of Salmon Creek completely within this property. The Creek is well known for its catches of brook, brown and rainbow trout.

An excellent internal trail system exists here, ideal for hiking, hunting and ATV'ing. The main trail leads all the way to Salmon Creek. The easy terrain features make it ideal for all forms of recreation and as a great place for your future home or camp.

The property also benefits from having direct adjacency to the Allegheny National Forest providing thousands of additional acres to hike, hunt and play on. Cooks Forest is also within about an 8 mile drive of this location. The area rails to trails paved bike trail is just 1,600 feet west of the property and extends for 20 miles.

The property has approximately 260 feet of road frontage combined in two locations on State Route 66 and electric is available at road front. The property also benefits from a right-of-way access through the Northwest sawmill yard adjacent on the west.

All timber and surface rights transfer. As this is a former Seneca Resources property, all the oil, gas, and mineral rights are previously reserved and do not transfer.

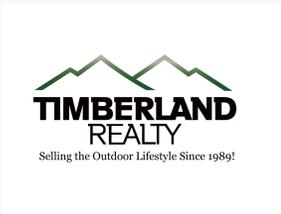
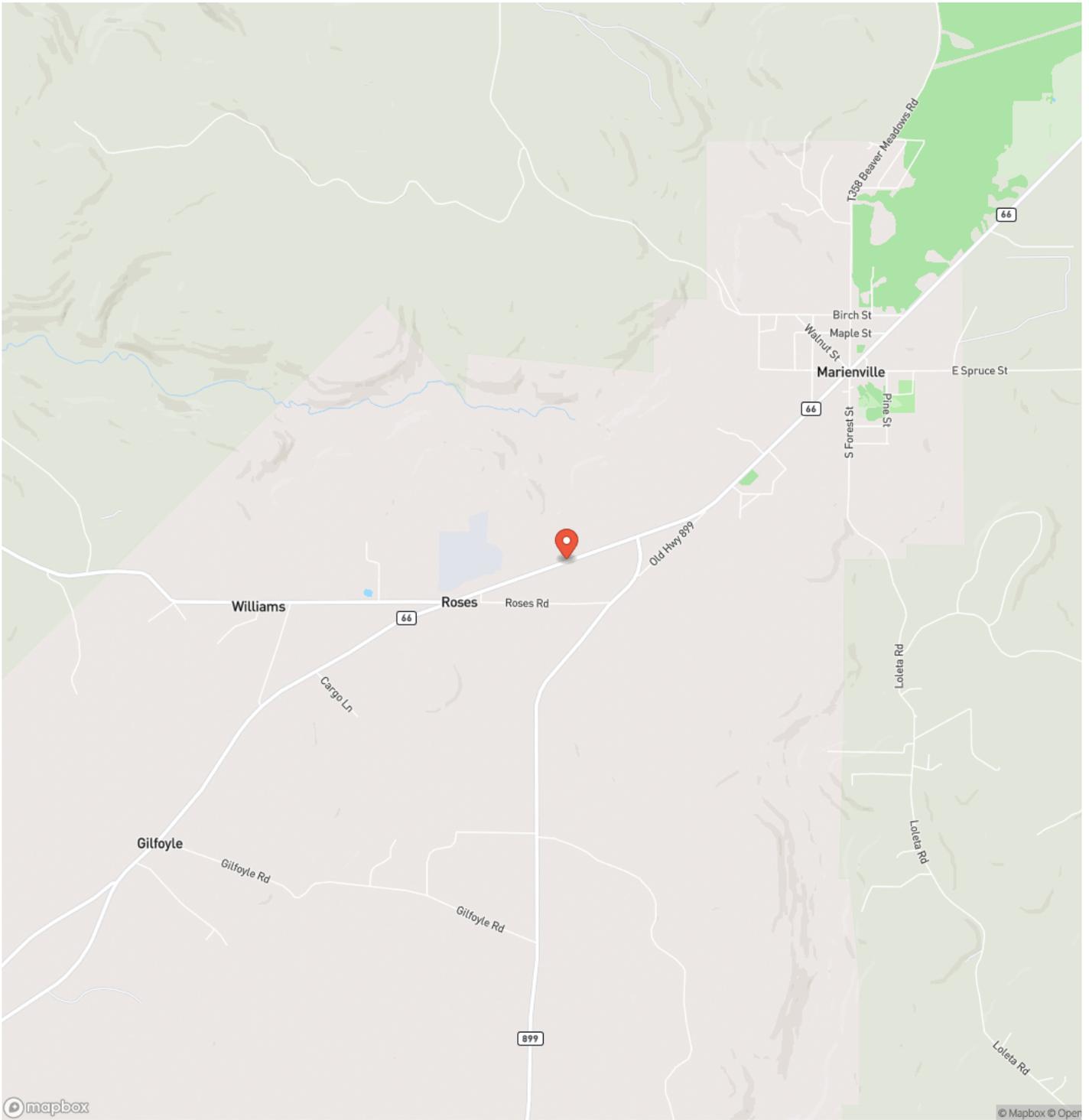


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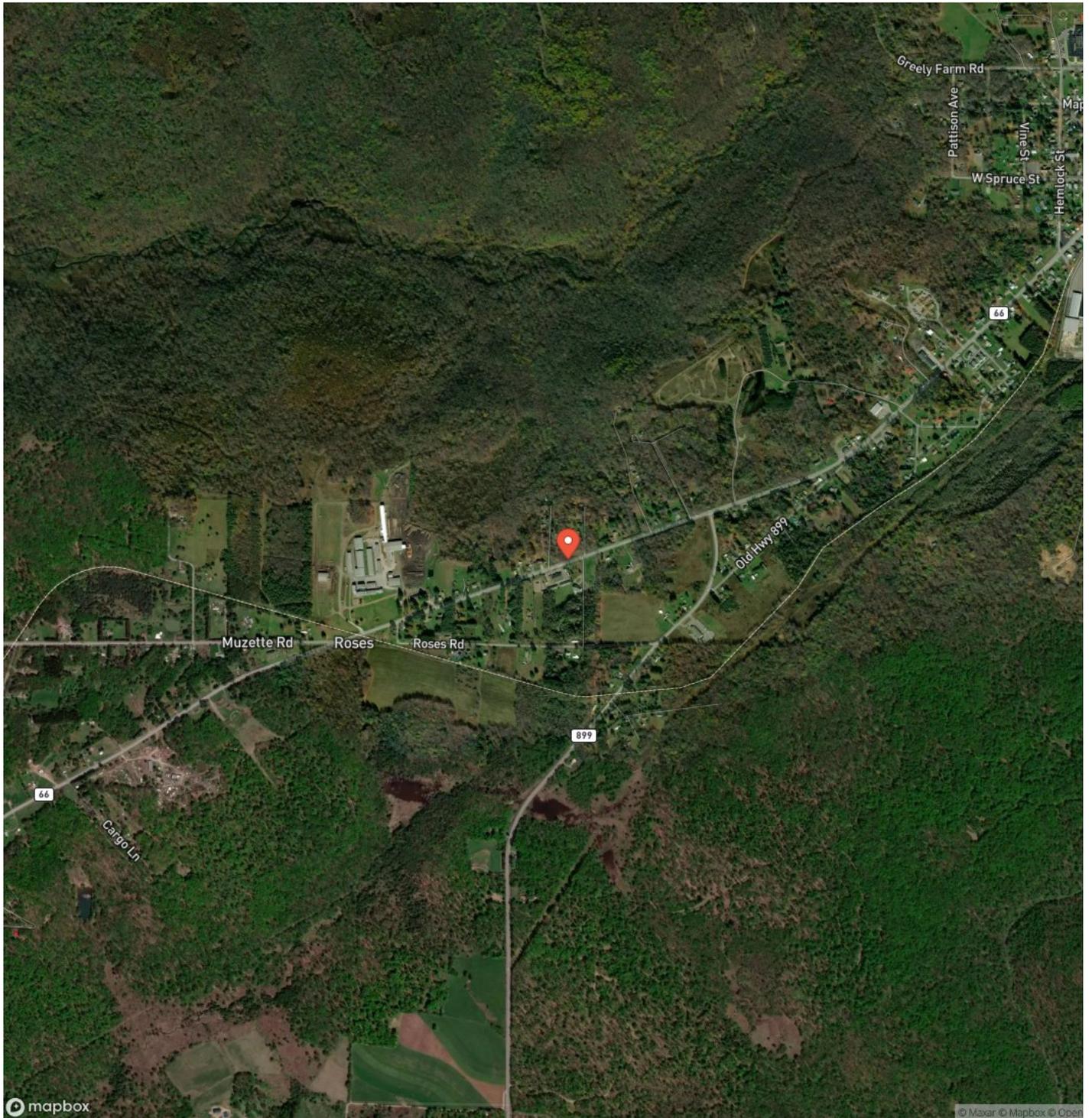
# Locator Map



# Locator Map



## Satellite Map



**LISTING REPRESENTATIVE**

For more information contact:



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**City / State / Zip**

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**NOTES**

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**MORE INFO ONLINE:**

**TimberlandRealty.net**





## **DISCLAIMERS**

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