77± Acres on Redden Hill in Bells Landing, Clearfield County
1918 Redden Hill
Curwensville, PA 15757

$1,300,000
77± Acres
Clearfield County







SUMMARY

Address
1918 Redden Hill

City, State Zip
Curwensville, PA 15757

County
Clearfield County

Type
Riverfront, Timberland, Recreational Land, Hunting Land, Residential Property, Business Opportunity

Latitude / Longitude
40.91225 / -78.63185

Dwelling Square Feet
1,850

Bedrooms / Bathrooms
5 / 2

Acreage
77

Price
$1,300,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

***Bells Landing 77* - Secluded Riverfront Cabin on 77 Acres in the Pennsylvania Wilds**

Welcome to *Bells Landing 77*, a remarkable private retreat located along the scenic Susquehanna River in Greenwood Township, southern Clearfield County at 1918 Redden Hill, Curwensville, PA 16833. Nestled deep within the property across two contiguous parcels and situated downstream from Bell's Landing, this custom Amish-built gambrel-style cabin offers an exceptional opportunity to escape into nature while enjoying the comforts of home.

A gated entrance off paved Redden Hill Road leads approximately three-quarters of a mile down a private stone driveway. Along the way, you may encounter black bear, whitetail deer, or wild turkeys crossing the road as you approach the cabin. Wrapped in a brand-new deck overlooking the Susquehanna River, the cabin provides an ideal setting for morning coffee, outdoor dining, grilling, and relaxing while listening to the water and watching the abundant wildlife.

Inside, the cabin features hardwood floors throughout, with ceramic tile in the foyer, kitchen, and bathrooms. The well-appointed kitchen includes appliances and a new dishwasher. An oversized dining table provides plenty of room for family meals and gatherings, while the custom-fabricated stove offers dual heat sources and is plumbed to use the property's free natural gas or wood harvested from the land. The cabin also has underground electric service provided by Unilec.

The cabin offers five bedrooms and two full bathrooms, with one bedroom and a full bathroom on the main level and four additional bedrooms and another full bathroom upstairs. A Starlink connection is available for those who need to stay connected, although the peaceful surroundings may encourage you to unplug and enjoy the landscape. A new OPSCO water system supplies filtered water from a 125-foot-deep well producing approximately six gallons per minute. The lower level includes washer and dryer hookups, while all-new PEX plumbing and a ventilation system beneath the cabin provide convenient maintenance access.

Outside, the property encompasses approximately 77 acres of primarily river-bottom timberland, featuring more than one mile of private Susquehanna River shoreline. Watch eagles soar overhead, cast a line from the river, explore the property's many natural springs, or relax beside the pond below the cabin. The abundant wildlife and secluded setting create a true four-season recreational retreat. For a savvy investor, the property could potentially be subdivided into additional parcels or used to add more cabins to create a riverfront retreat.

Adding significant long-term value, the sale includes the oil, gas, and mineral rights. An active, income-producing lease is currently in place, providing additional revenue potential as well as free natural gas service to the cabin.

Nearby Recreation and Amenities

Outdoor recreation is abundant throughout the region, with State Game Lands 120, 108, 87, 90, 331, and 33 all located nearby. Prince Gallitzin State Park and the expansive Moshannon State Forest are also within convenient driving distance, offering additional opportunities for hiking, hunting, fishing, boating, wildlife watching, and four-season recreation. Golf enthusiasts will appreciate Eagles Ridge Golf Course, located just minutes down the road. Dubois' Treasure Lake community is also conveniently located approximately 30 minutes north of the property, providing additional golf, boating, dining, and recreational amenities.

Properties like this in Central Pennsylvania don't come available often, so don't miss your chance today.

Convenient Regional Access Despite its secluded, private setting, *Bells Landing 77* remains accessible:

- Curwensville, PA: ~10-15 minutes
- Grampian, PA: ~5-10 minutes
- Punxsutawney, PA: 35 Minutes
- Pittsburgh, PA: 2 hours
- Washington, DC Metro Area: 3.5-4 hours
- Philadelphia, PA: 3.5-4 hours

Property Highlights

- Custom Amish-built gambrel-style cabin
- Approximately 77 acres of private timberland
- More than one mile of private Susquehanna River shoreline
- Five bedrooms and two full bathrooms
- One main-level bedroom and four upstairs bedrooms
- Brand-new wraparound deck overlooking the river
- Gated entrance and approximately three-quarter-mile private stone driveway
- Hardwood floors throughout much of the cabin
- Ceramic tile in the foyer, kitchen, and bathrooms
- Equipped kitchen with new dishwasher
- Oversized dining area for family and guests
- Custom-fabricated dual-fuel stove using free natural gas or wood
- Starlink Internet
- New OPSCO filtered water system
- Approximately 125-foot-deep well producing about six gallons per minute
- Washer and dryer hookups in the lower level
- New PEX plumbing and ventilation system beneath the cabin
- Pond and multiple natural springs on the property
- Abundant wildlife, including deer, bear, wild turkey, and bald eagles
- Oil, gas, and mineral rights convey with the property
- Active income-producing oil and gas lease
- Free natural gas service to the cabin
- Close to State Game Lands 120, 108, 87, 90, 331, and 33
- Convenient access to Prince Gallitzin State Park
- Near the Moshannon State Forest
- Eagles Ridge Golf Course located just minutes away
- Approximately 30 minutes south of Treasure Lake in DuBois
- Exceptional access to hunting, fishing, hiking, boating, golfing, and wildlife recreation

All Showings will require a listing agent verified Pre-Approval or Proof of Funds for Purchase prior to touring the property





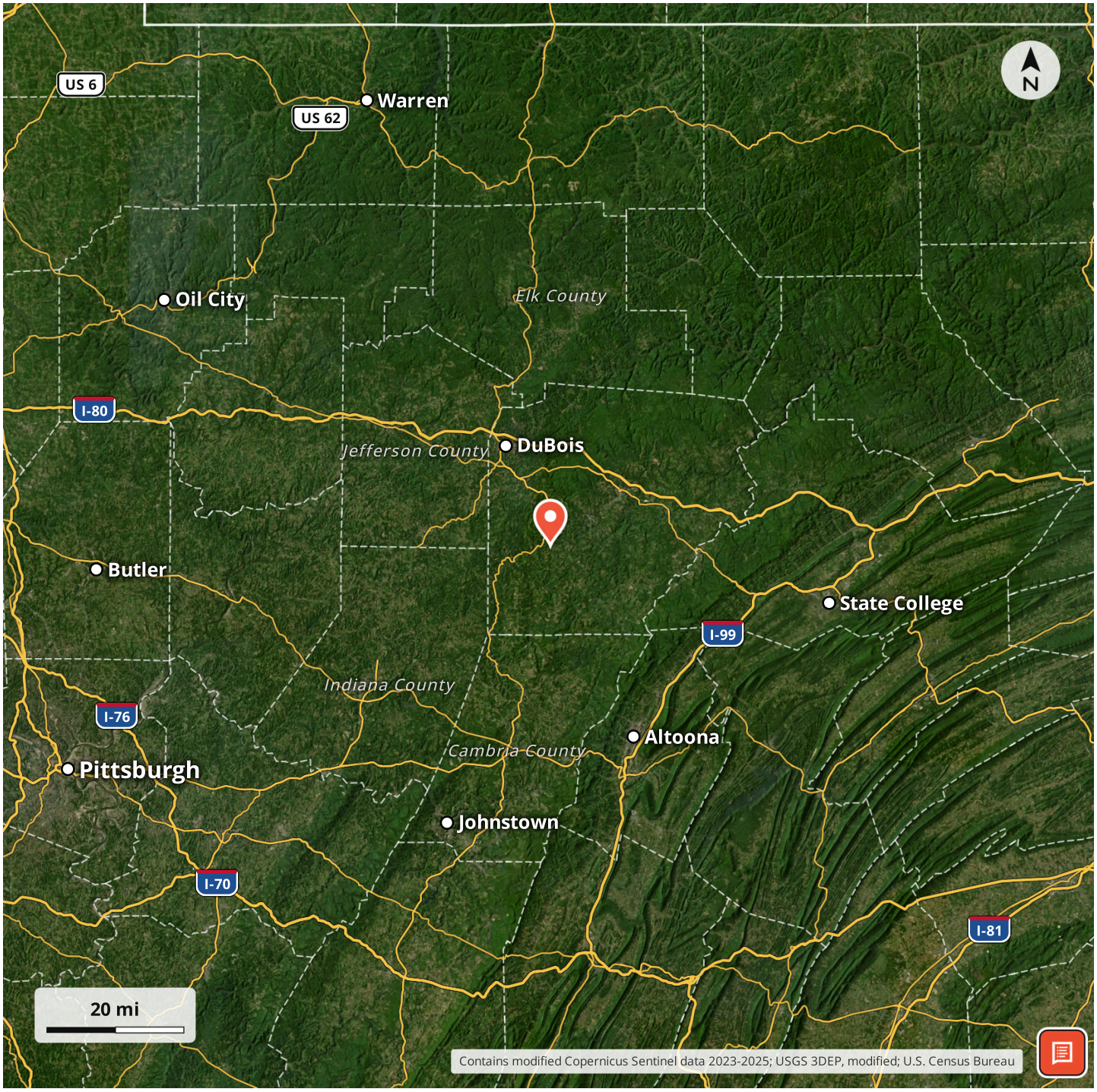




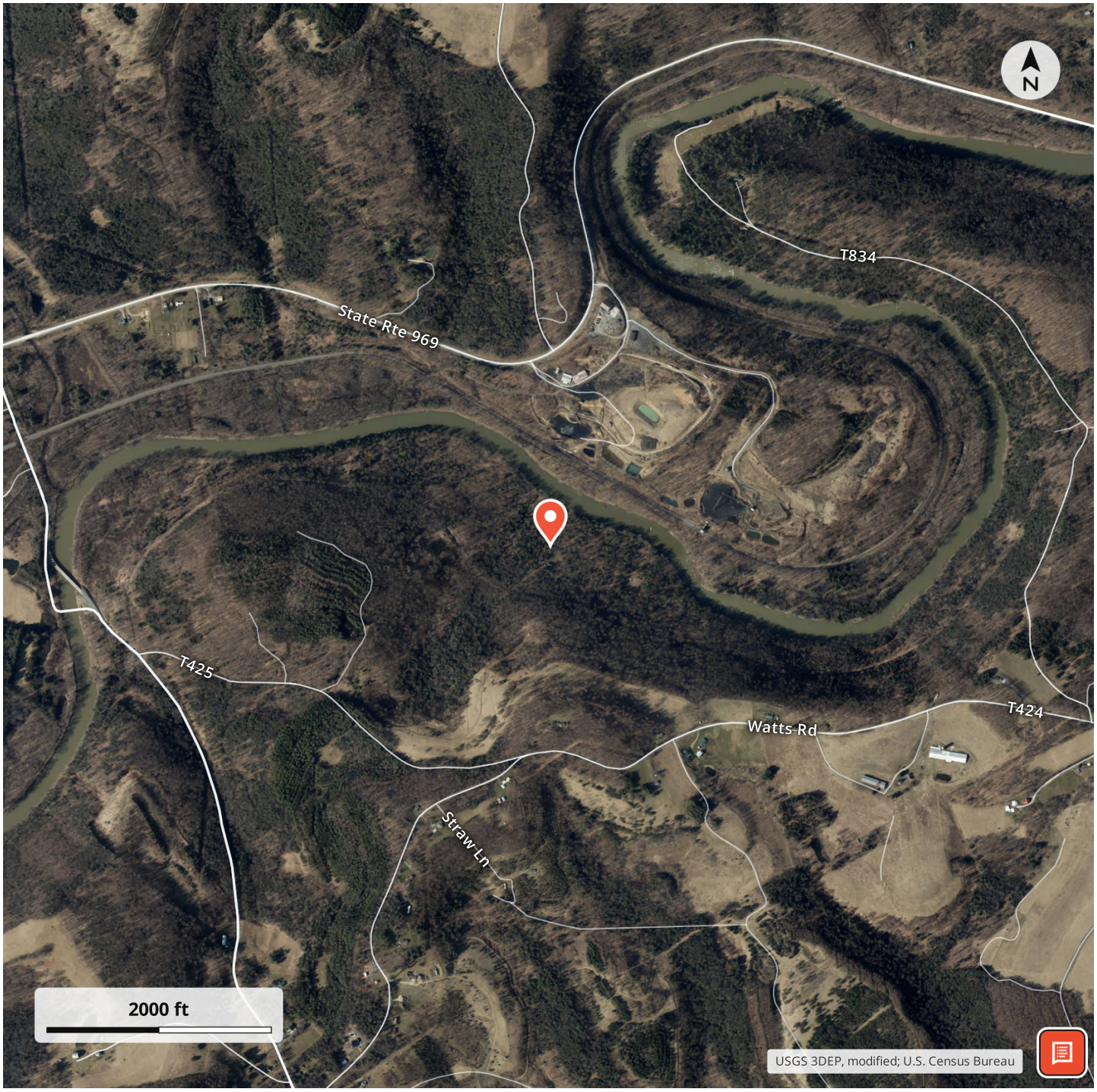




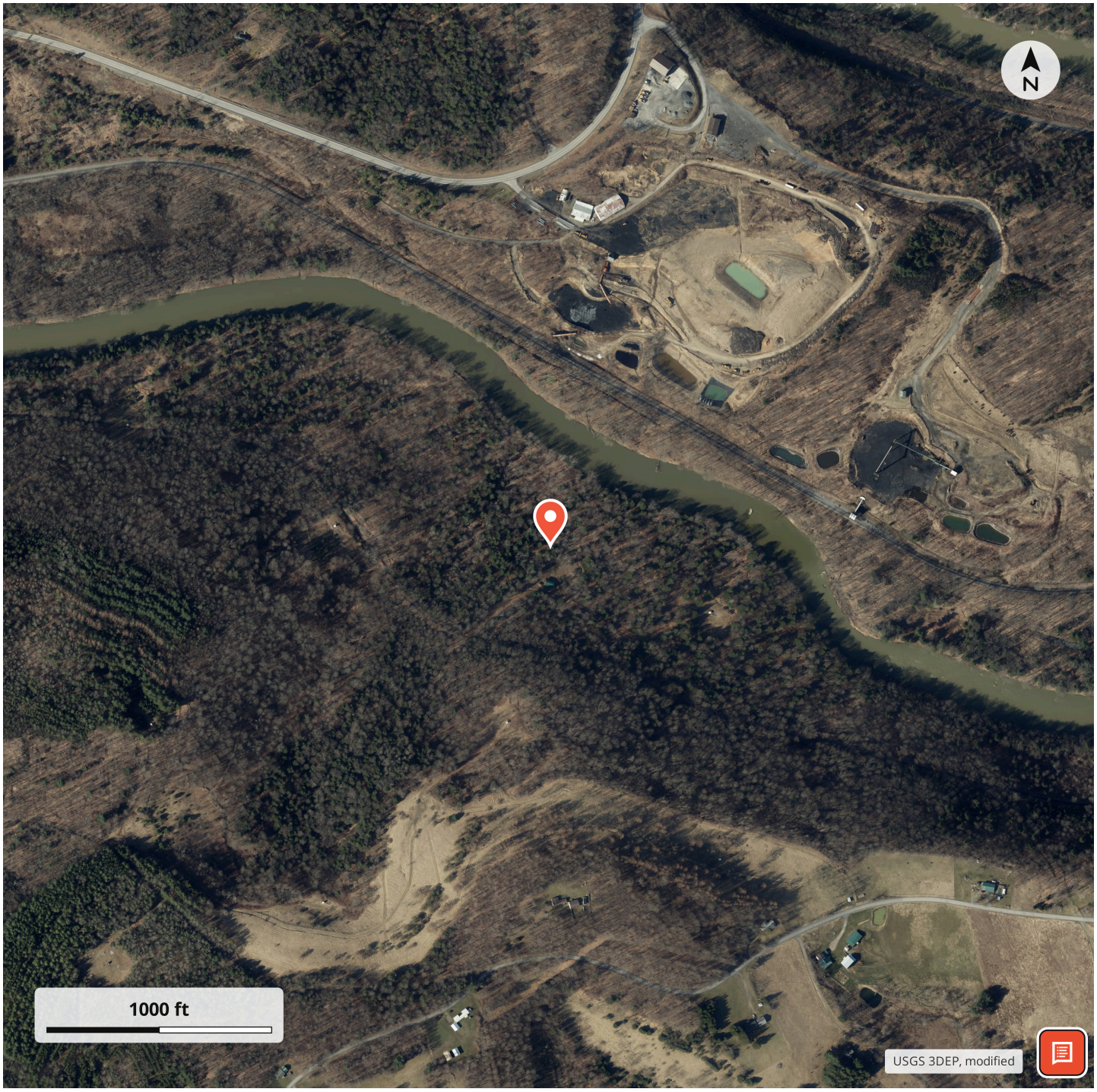
Regional Map



Locator Map


N
T834
State Rte 969
T425
T424
Watts Rd
Straw Ln
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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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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