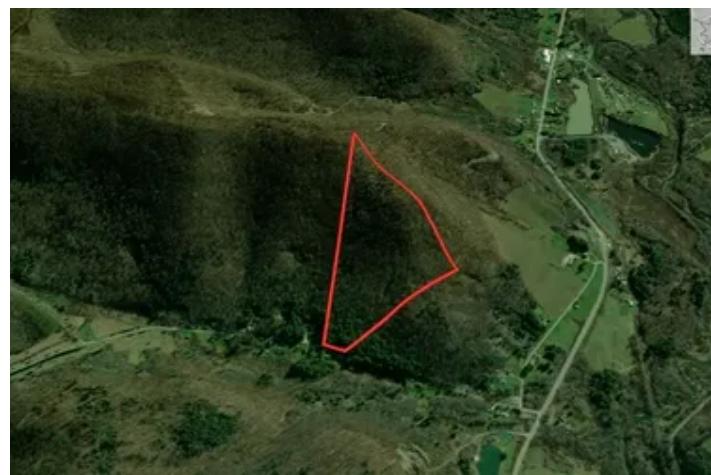


POTTER COUNTY - TROUT BROOK RD. - 35 +/- ACRES
0 Trout Brook Rd
Roulette, PA 16746

\$124,900
35.6± Acres
Potter County



POTTER COUNTY - TROUT BROOK RD. - 35 +/- ACRES

Roulette, PA / Potter County

SUMMARY

Address

0 Trout Brook Rd

City, State Zip

Roulette, PA 16746

County

Potter County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.776704 / -78.123569

Acreage

35.6

Price

\$124,900

Property Website

<https://www.mossyoakproperties.com/property/potter-county-trout-brook-rd-35-acres/potter/pennsylvania/81308/>



POTTER COUNTY - TROUT BROOK RD. - 35 +/- ACRES

Roulette, PA / Potter County

PROPERTY DESCRIPTION

35 +/- Acres of Prime Hunting Land in Roulette, PA – Potter County

Welcome to your ultimate sportsman's retreat! Nestled in the heart of Potter County, this 35 +/- acre wooded property in Roulette, PA offers a rare blend of seclusion, accessibility, and outdoor recreation.

Features of the Property Include:

- Excellent Hunting and Wildlife Habitat – Heavily wooded with ideal cover and habitat for deer, turkey, bear, and other game.
- Sportsmen Camper Included – A perfect base camp already on site for immediate use.
- 32' x 30' Foundation Started – Ready for your future cabin or lodge build.
- Established Trail System – Great internal access for ATVs, hiking, and game retrieval.
- Oil, Gas, and Mineral Rights Convey – A valuable asset that transfers with the sale.
- Clean and Green Enrolled – Enjoy reduced property taxes through the Clean and Green program.
- Utilities Nearby – Electric and natural gas available at the road for easy development.

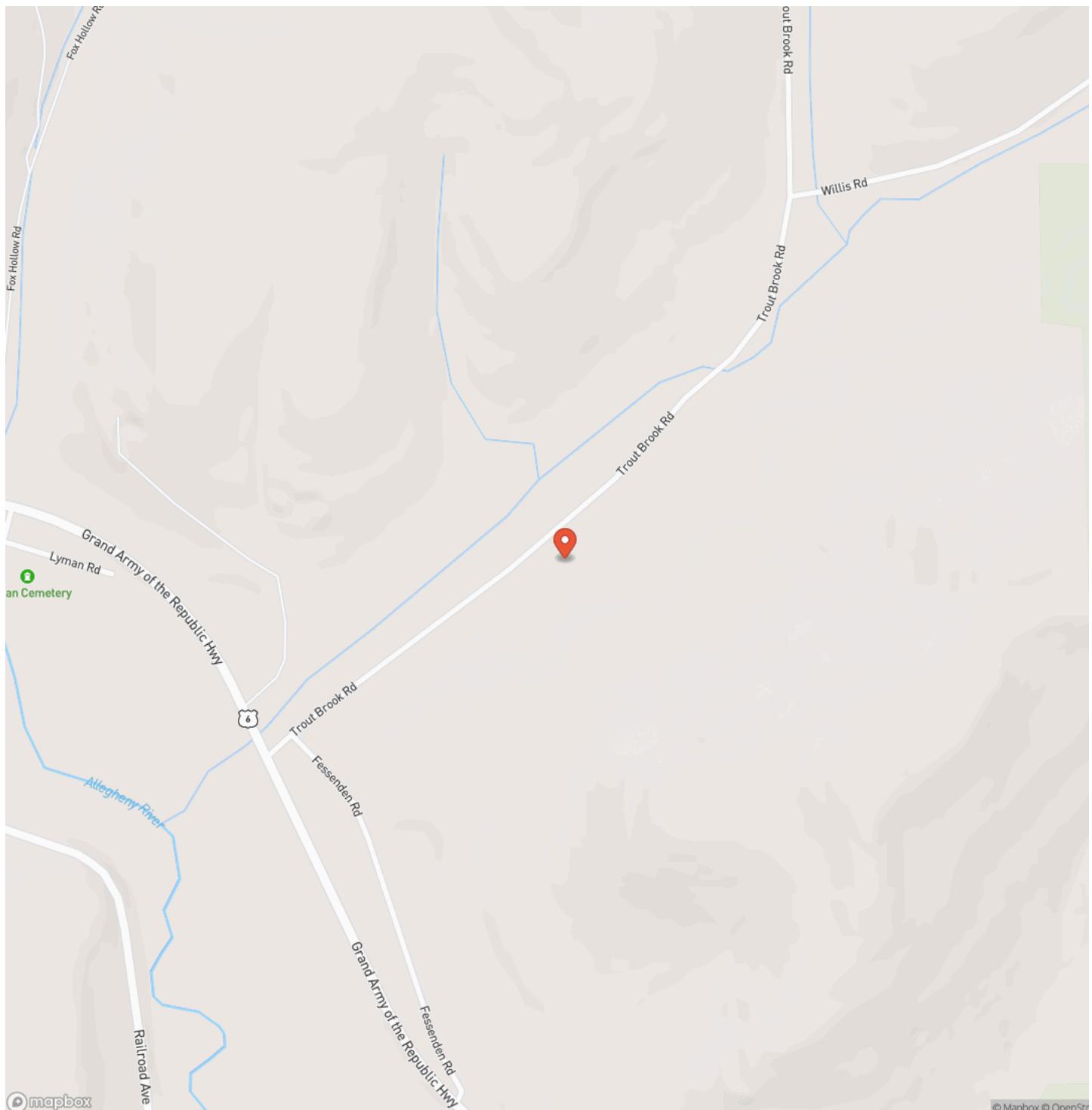
This tract offers an excellent opportunity for both recreation and investment. Whether you're looking to hunt, ride, or build your dream cabin in the woods, this property is ready for your vision.

POTTER COUNTY - TROUT BROOK RD. - 35 +/- ACRES

Roulette, PA / Potter County



Locator Map



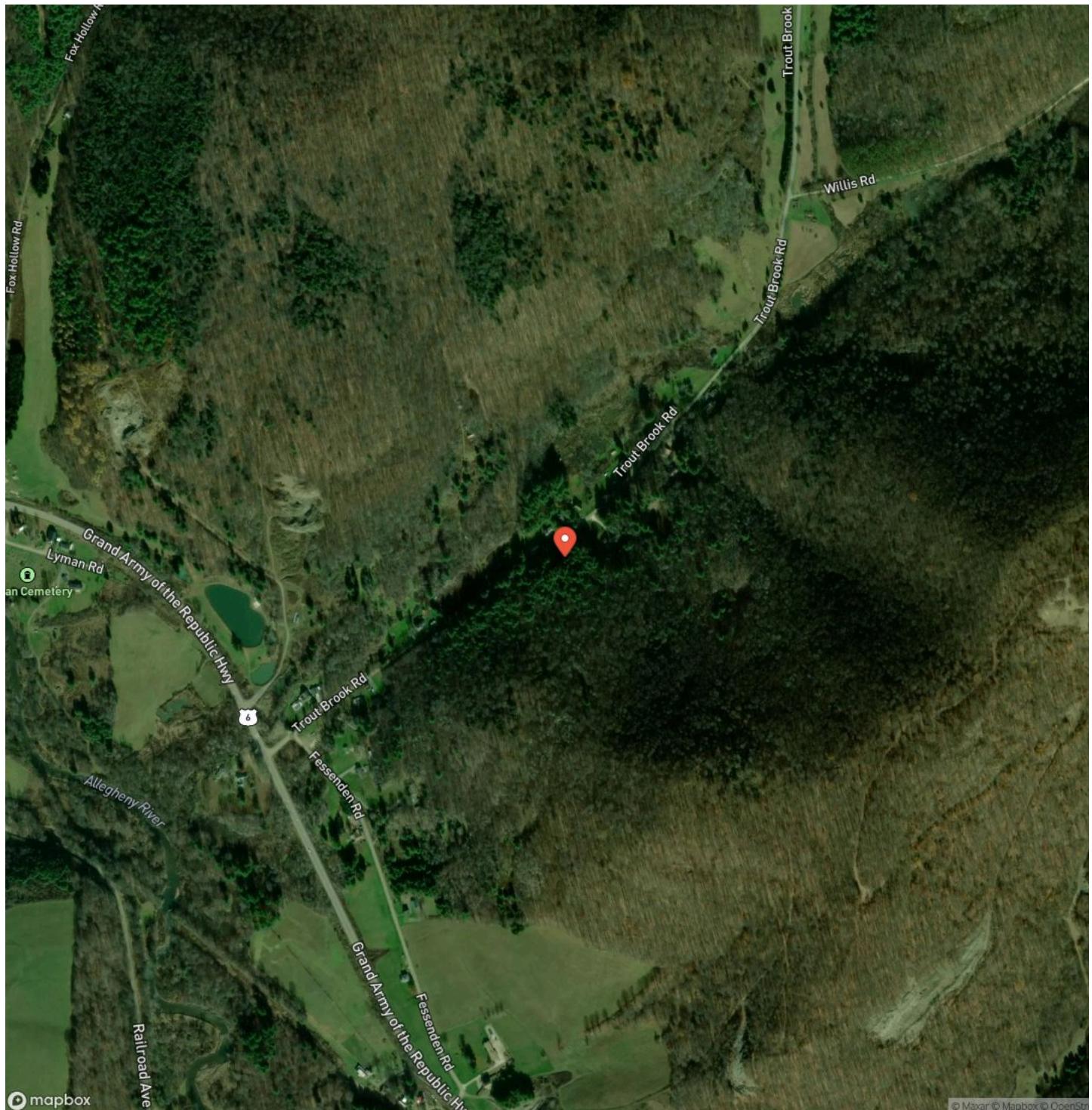
POTTER COUNTY - TROUT BROOK RD. - 35 +/- ACRES

Roulette, PA / Potter County

Locator Map



Satellite Map



POTTER COUNTY - TROUT BROOK RD. - 35 +/- ACRES

Roulette, PA / Potter County

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NOTES



MORE INFO ONLINE:

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NOTES

DISCLAIMERS

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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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