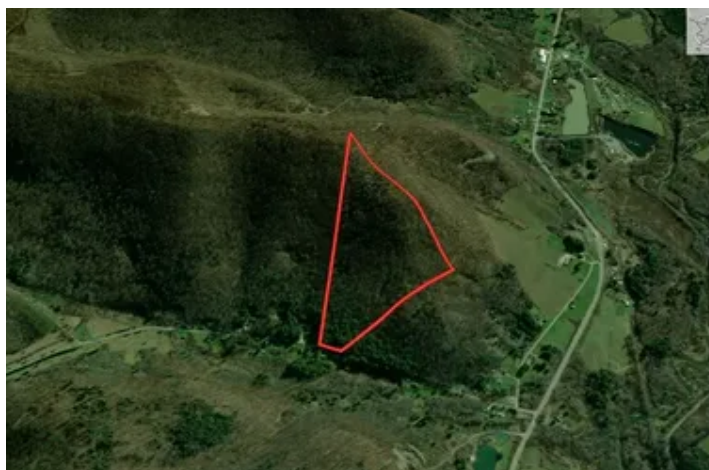


POTTER COUNTY - TROUT BROOK RD. - 35 +/- ACRES
0 Trout Brook Rd
Roulette, PA 16746

\$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:

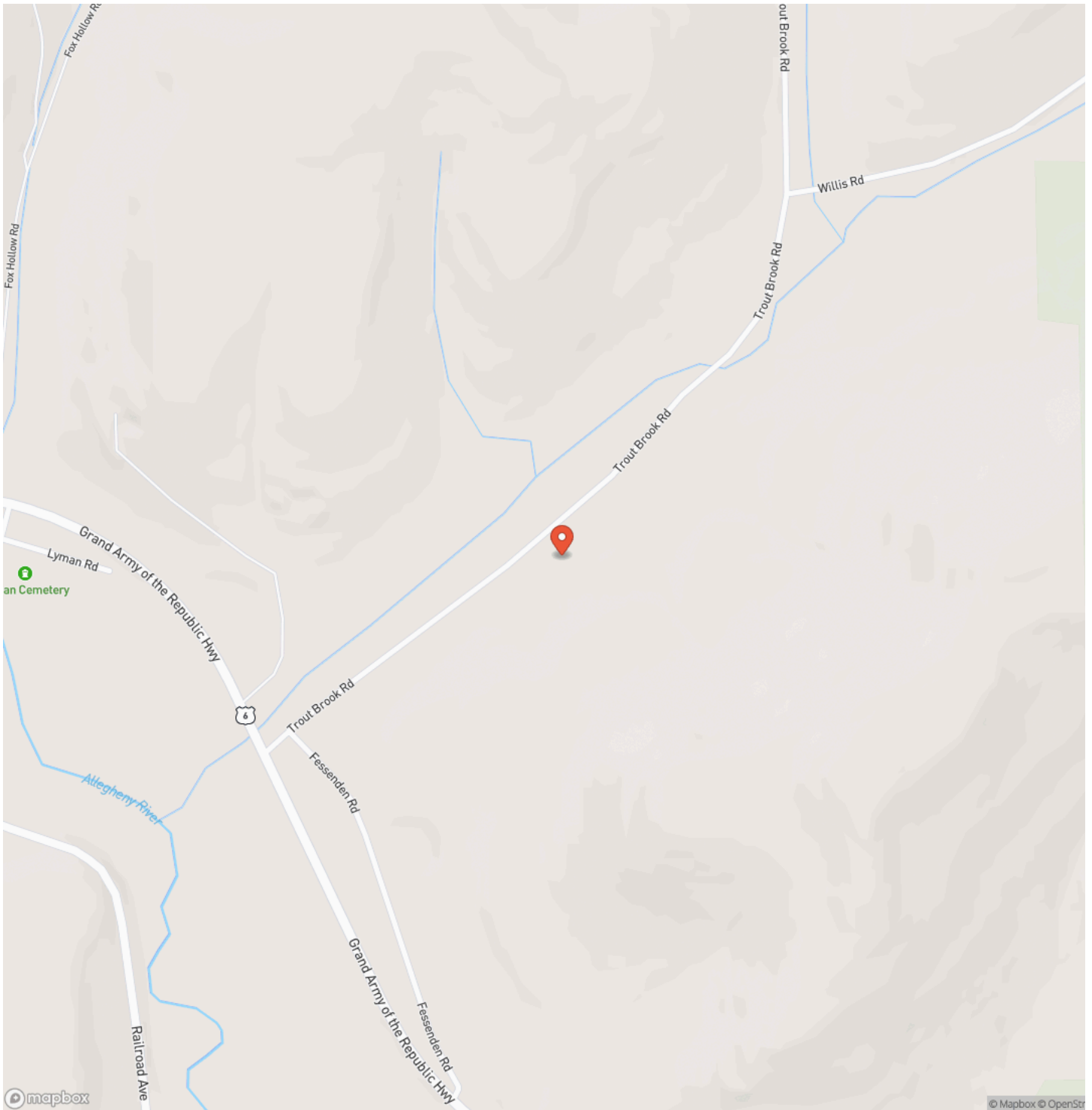
- Excellent Hunting and Wildlife Habitat – Heavily wooded with ideal cover and habitat for deer, turkey, bear, and other game.
- Sportsmen Camper Included – A perfect base camp already on site for immediate use.
- 32' x 30' Foundation Started – Ready for your future cabin or lodge build.
- Established 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



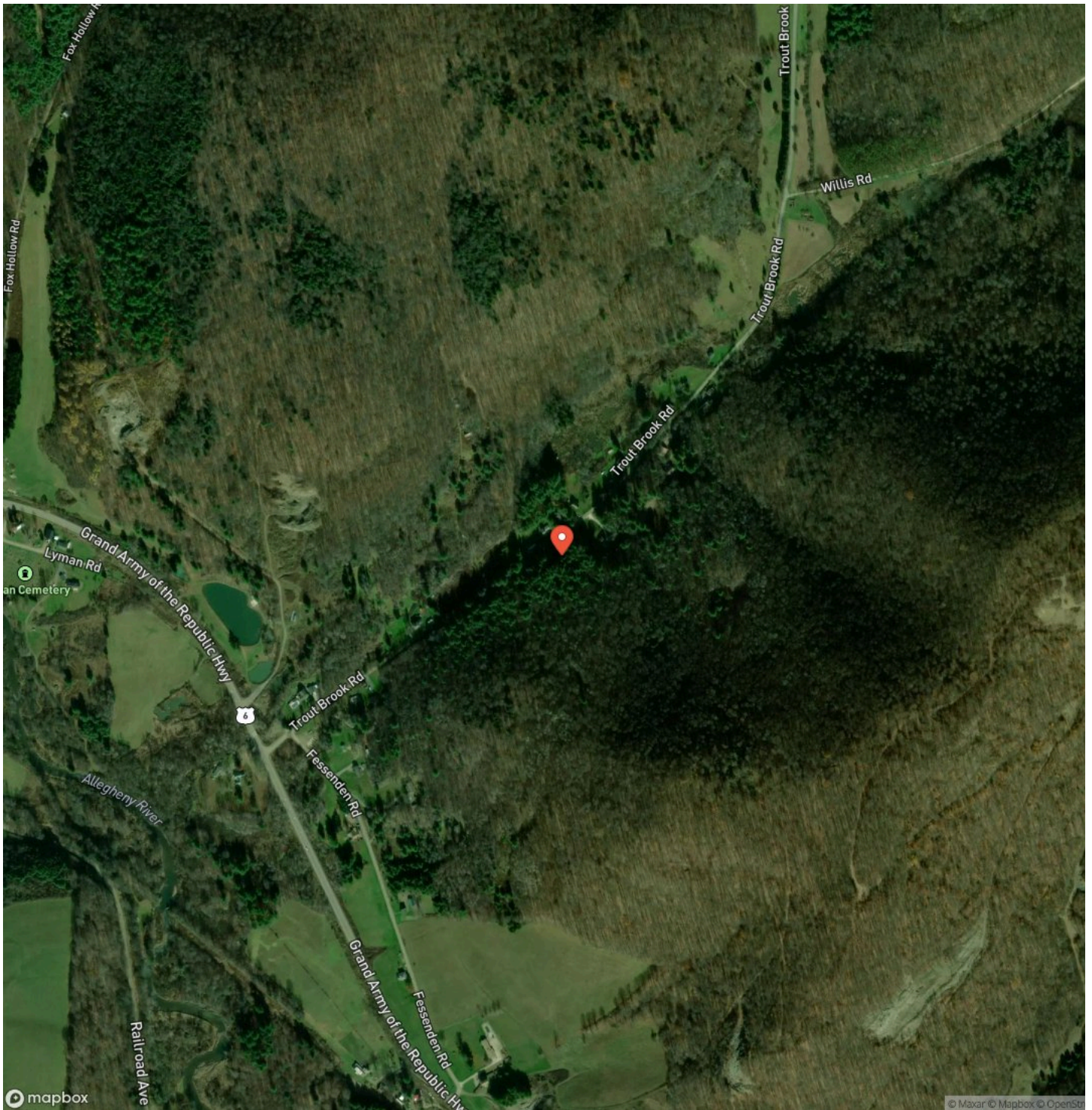
Locator Map



Roulette, PA / Potter County

[illegible]

Satellite Map



Roulette, PA / Potter County

For more information contact:



Chuck Hershner

(717) 891-0933

(717) 870-0180

chershner@mossyoakproperties.com

511 Skyline Drive

Belle Vernon, PA 15012

[illegible]

This image shows a single 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.



MORE INFO ONLINE:
mossyoakproperties.com

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.

Mossy Oak Properties Pennsylvania Land Professionals

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