

Casselman River's Recreation Paradise
Coon Hollow Rd
Fort Hill, PA 15540

\$499,000
143± Acres
Somerset County



Casselman River's Recreation Paradise
Fort Hill, PA / Somerset County

SUMMARY

Address

Coon Hollow Rd

City, State Zip

Fort Hill, PA 15540

County

Somerset County

Type

Hunting Land, Timberland, Riverfront, Undeveloped Land,
Recreational Land

Latitude / Longitude

39.7999 / -79.318

Acreage

143

Price

\$499,000

Property Website

<https://www.mossyoakproperties.com/property/casselmann-river-s-recreation-paradise/somerset/pennsylvania/91491/>



Casselman River's Recreation Paradise Fort Hill, PA / Somerset County

PROPERTY DESCRIPTION

143± Acres | Coon Hollow Road | Fort Hill, Somerset County, PA

Exceptional Riverfront and Trailside Recreational Tract Along the Casselman River

Discover 143± acres of pristine Laurel Highlands countryside along Coon Hollow Road in Fort Hill, Pennsylvania. This rare offering features over 1,300 ± feet of frontage on the scenic Casselman River and approximately 1,500 ± feet of direct access to the Great Allegheny Passage (GAP) trail — one of the most sought-after recreational corridors in the region. The combination of riverfront and trail frontage provides unparalleled opportunities for outdoor enjoyment, investment, and future development.

Land and Recreation

This diverse property blends woodlands, open river bottoms, and scenic ridgelines, creating a variety of wildlife habitats ideal for hunting, fishing, kayaking, birding, and year-round adventure. The Casselman River frontage offers a peaceful natural setting with direct water access for paddling or wading, while the GAP trail frontage provides connectivity for cyclists, hikers, and outdoor enthusiasts traveling between Rockwood and Meyersdale. For the avid outdoorsman or investor, this tract represents a rare opportunity to own significant acreage with multiple recreational assets and regional appeal.

Key Features

- **Size:** ~143± acres
 - **Road Access:** Frontage on Coon Hollow Road
 - **Water Frontage:** 1,300+ ft on the Casselman River
 - **Trail Frontage:** 1,500± ft on the Great Allegheny Passage (GAP) Trail
 - **Topography:** Rolling woodlands, bottomlands, and scenic ridgelines
 - **Recreation:** Hunting, fishing, hiking, biking, camping, kayaking, and more
 - **Location:** Minutes from Confluence, Rockwood, and the Youghiogheny River corridor
-

Highlights

- Direct access to the Casselman River and GAP Trail — perfect for eco-tourism, campsites, or recreational retreat development
 - Diverse habitat supporting abundant deer, turkey, and small game
 - Excellent investment or conservation potential in a region known for outdoor recreation and natural beauty
 - Close proximity to Ohiopyle State Park, Seven Springs Mountain Resort, and Laurel Hill State Park
-

Summary

Whether you're a private buyer seeking a secluded recreation property, an outdoor investor exploring riverfront and trailfront opportunities, or a conservation-minded landowner preserving a piece of the Laurel Highlands, this 143± acre tract delivers exceptional

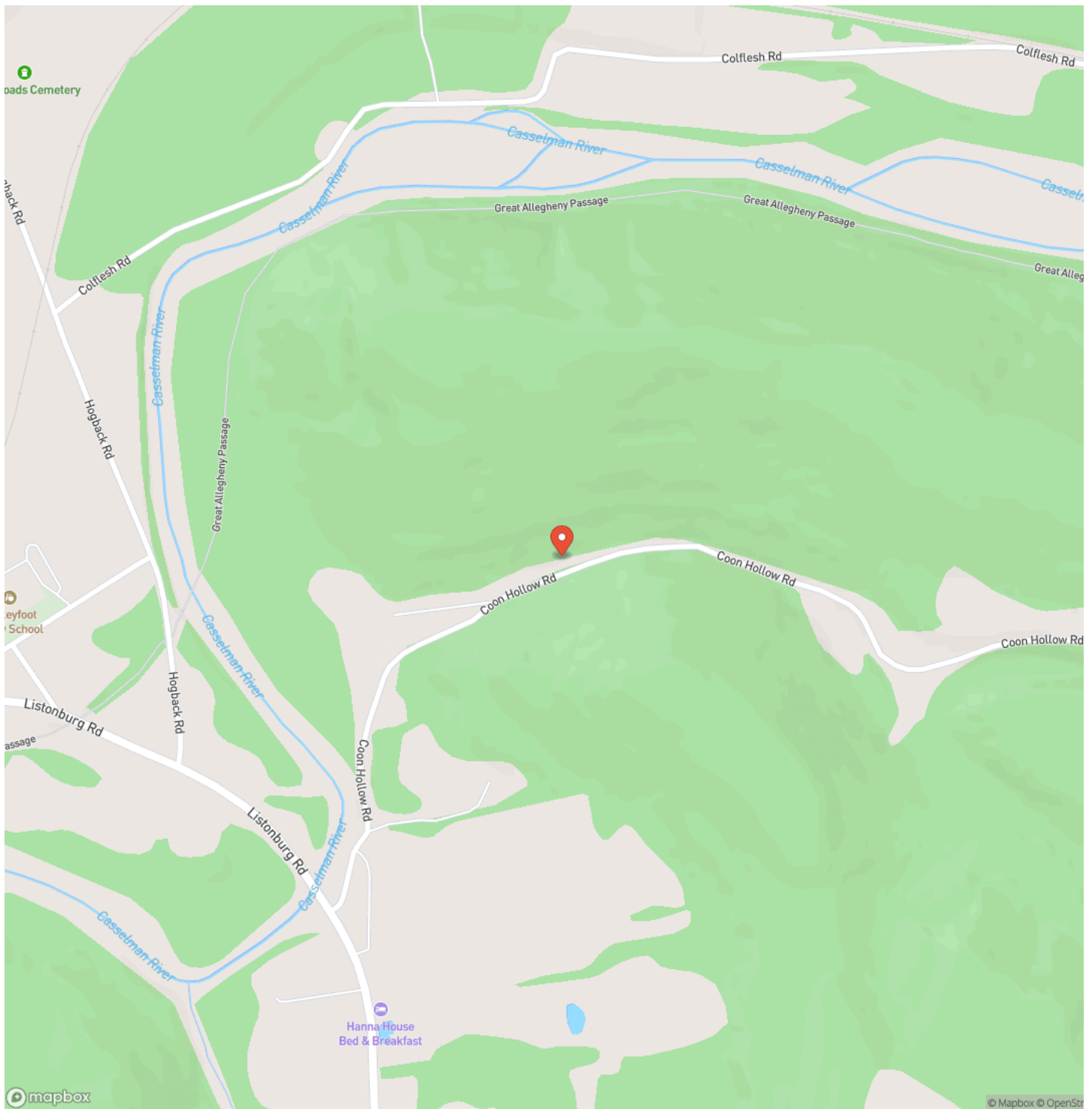
versatility and natural appeal.



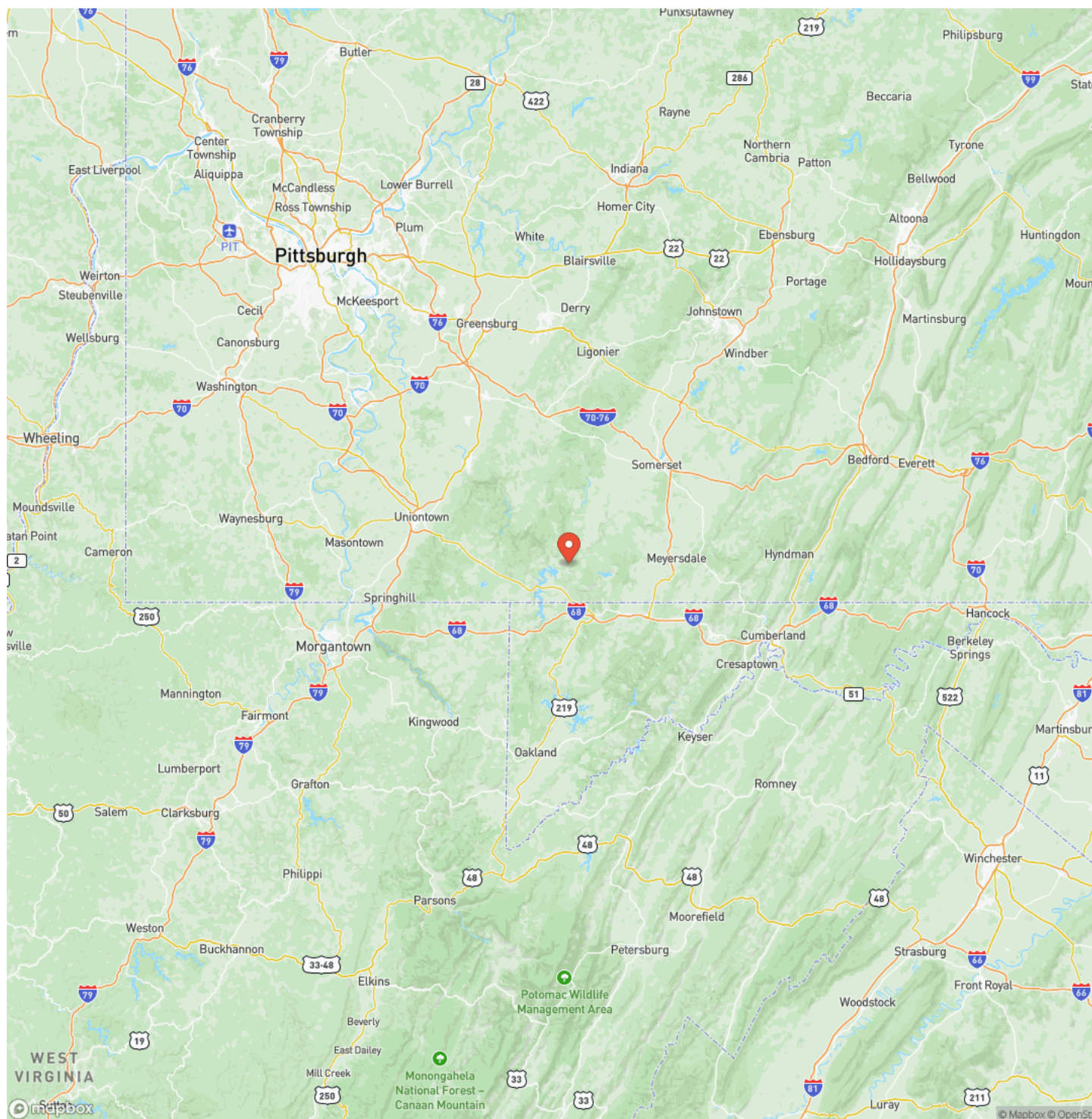
Casselman River's Recreation Paradise
Fort Hill, PA / Somerset County



Locator Map



Locator Map



Satellite Map



Casselman River's Recreation Paradise Fort Hill, PA / Somerset County

LISTING REPRESENTATIVE

For more information contact:



Representative

Benjamin Beck

Mobile

(724) 747-5979

Office

(724) 747-5979

Email

bbeck@mossyoakproperties.com

Address

511 Skyline Dr.

City / State / Zip

Belle Vernon, PA 15012

NOTES

[illegible]

[illegible]

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

511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
mossyOakproperties.com

