

Prospect Hill
Prospect Hill Road
Smethport, PA 16749

\$173,100
54.130± Acres
McKean County



Prospect Hill
Smethport, PA / McKean County

SUMMARY

Address

Prospect Hill Road

City, State Zip

Smethport, PA 16749

County

McKean County

Type

Hunting Land, Undeveloped Land, Timberland, Recreational Land

Latitude / Longitude

41.807 / -78.3768

Taxes (Annually)

339

Acreage

54.130

Price

\$173,100

Property Website

<https://www.landleader.com/property/prospect-hill-mckean-pennsylvania/37616>



PROPERTY DESCRIPTION

Pennsylvania wooded land with timber, stream and close to State Game Lands for sale. This completely wooded property has good internal access beginning at the graveled right of way driveway and into and throughout the property. The right of way is found along the east boundary and travels into and out from the property on that side. There are several excellent high and dry building sites just in from the road front for your home or camp.

The property is accessed via a 25 foot wide right of way from Prospect Hill Road. There is no electric at the property.

The forest is comprised primarily of soft maple, hard maple, some red oak, black cherry, hemlock and more. A recent timber inventory in February 2023 shows approximately 176,900 boardfeet of timber, Doyle log rule making this a solid long term timber investment property to go with the abundant recreation here.

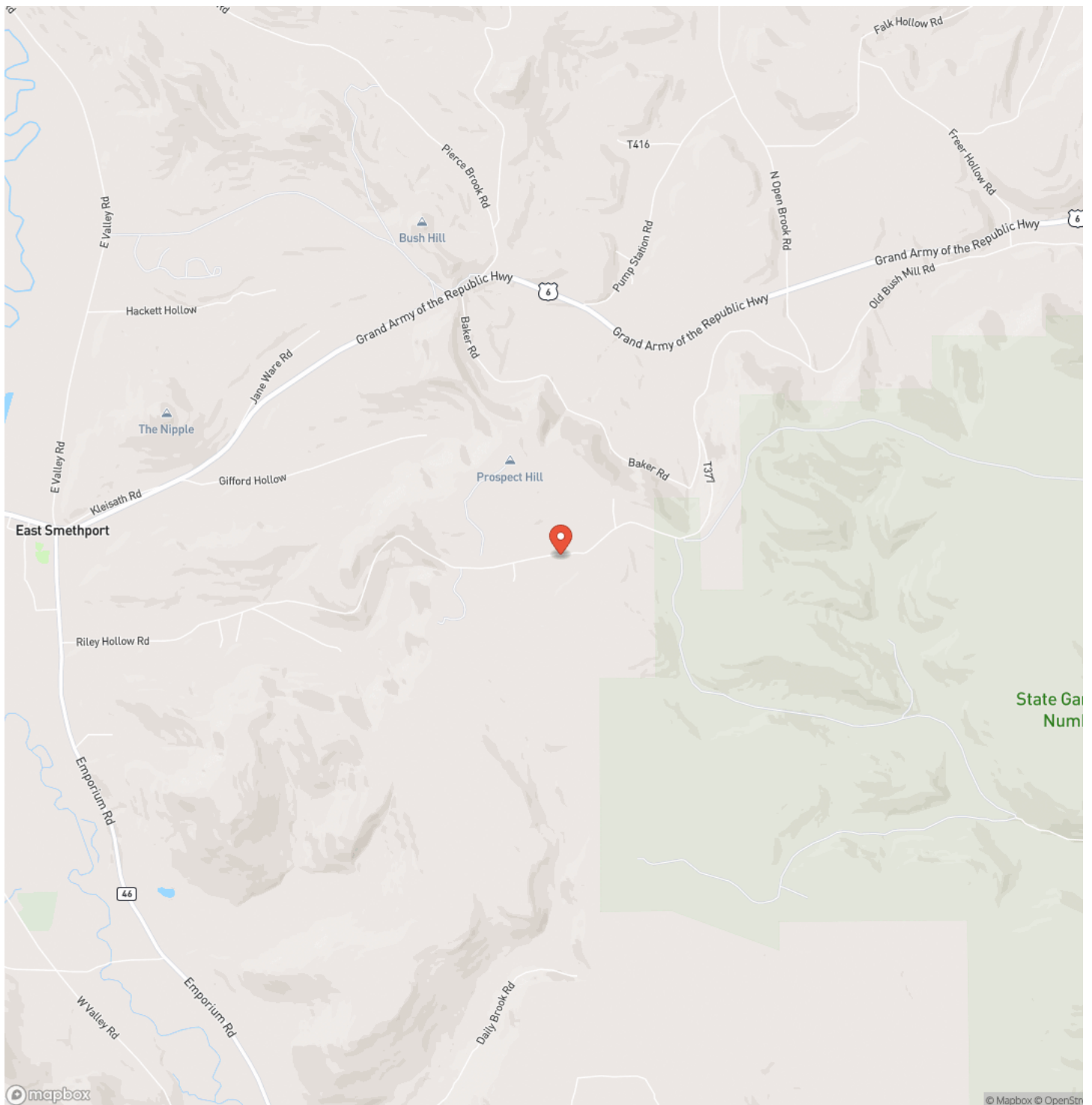
There is plenty of evidence of deer and turkey throughout the property with some tree stands on the property as well. The property is located in a terrific recreational area and is a short 1/4 mile walk to PA State Game Land 61 which is 9,886 acres in size, providing endless opportunities for hunting, hiking, birdwatching and much more. It is also located only about 6 miles from the Allegheny River for your fishing, canoeing and kayaking pleasure.

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

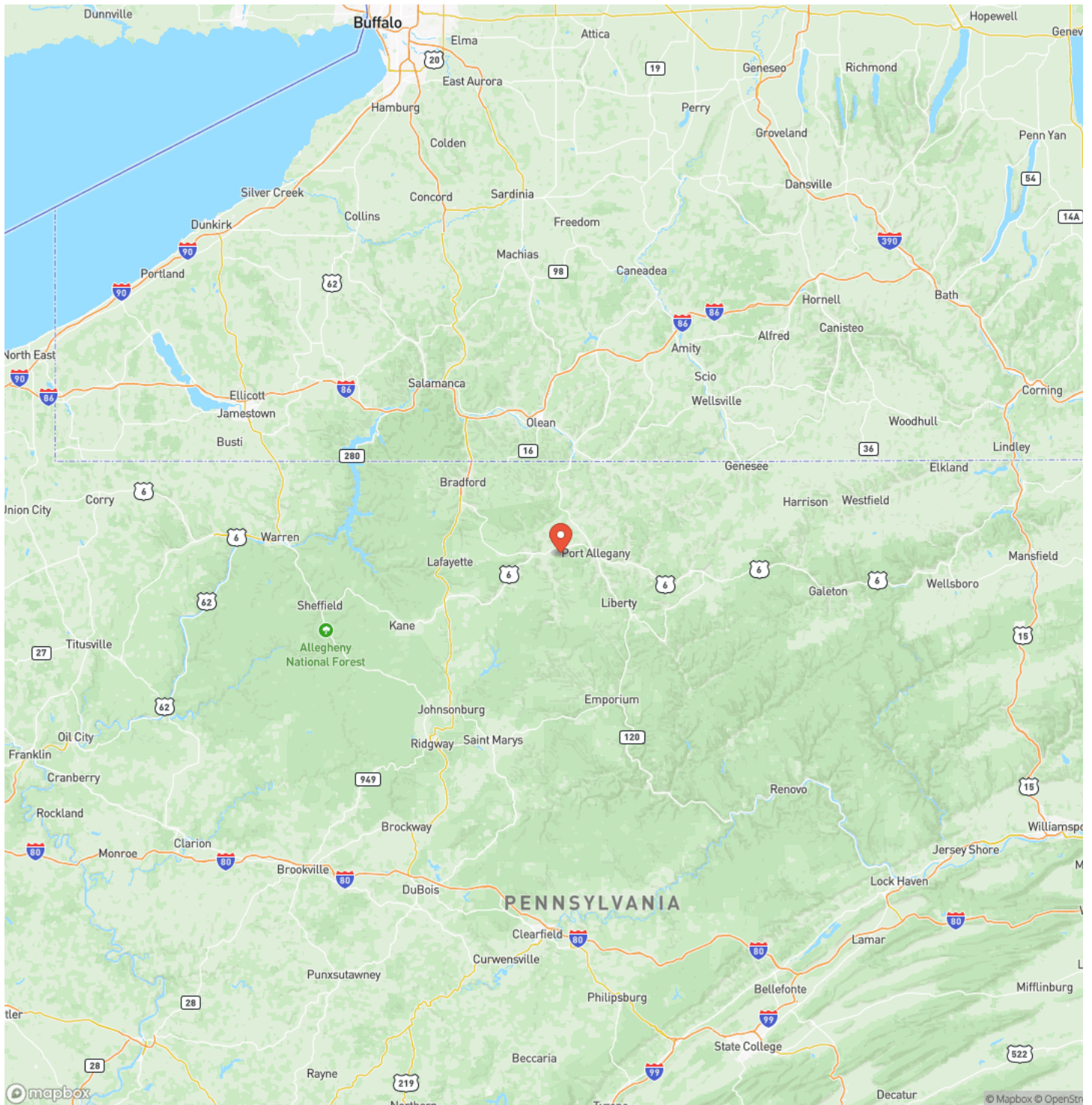
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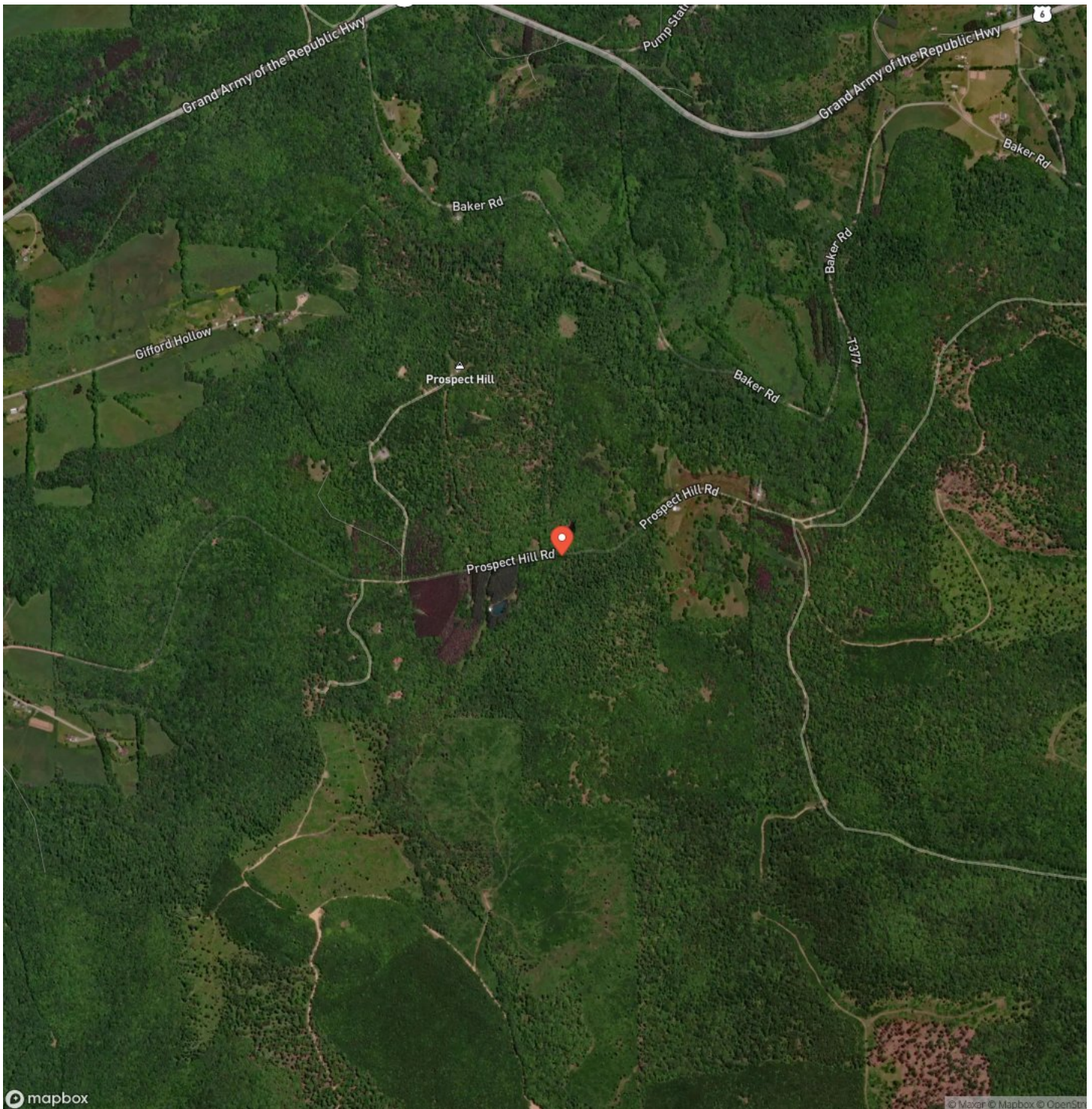
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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DISCLAIMERS

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