

**Jones Hill Hunting**  
Eccles Road  
Sugar Grove, PA 16350

**\$89,900**  
30± Acres  
Warren County





**Jones Hill Hunting**  
**Sugar Grove, PA / Warren County**

---

**SUMMARY**

**Address**

Eccles Road

**City, State Zip**

Sugar Grove, PA 16350

**County**

Warren County

**Type**

Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

41.9539 / -79.3063

**Taxes (Annually)**

466

**Acreage**

30

**Price**

\$89,900

**Property Website**

<https://www.landleader.com/property/jones-hill-hunting-warren-pennsylvania/56913>



**PROPERTY DESCRIPTION**

This parcel is almost completely wooded with a mix of hard maple, soft maple, cherry, red oak, beech, birch, hemlock and more. A recent timber harvest removed the mature timber leaving a well-stocked stand of both timber and poletimber. The former log landing is near the road front and would make a great spot for home, camp or just to camp on or pull in a camper to enjoy the quiet.

There is an abundance of fully bulldozed and restored logging trails that are now just covered in deer tracks. Deer are actively feeding on the seedlings and the abundant browse available here. With the network of trails and numerous drainages that transect the property, there are many pinch points funneling deer right to many excellent stand locations. The trail network is also ideal for ATV'ing, hiking and hunting, providing access throughout the property.

Seller owns and will transfer all of his oil, gas, mineral and timber rights to the new owner. There are a couple of oil derrick's on the property that are being produced. There is an active oil lease and the buyer will receive any royalties from production.

The property is just minutes from both Sugar Grove and North Warren for all the conveniences. Jackson Run is a stocked trout stream that is just minutes from the property as well.



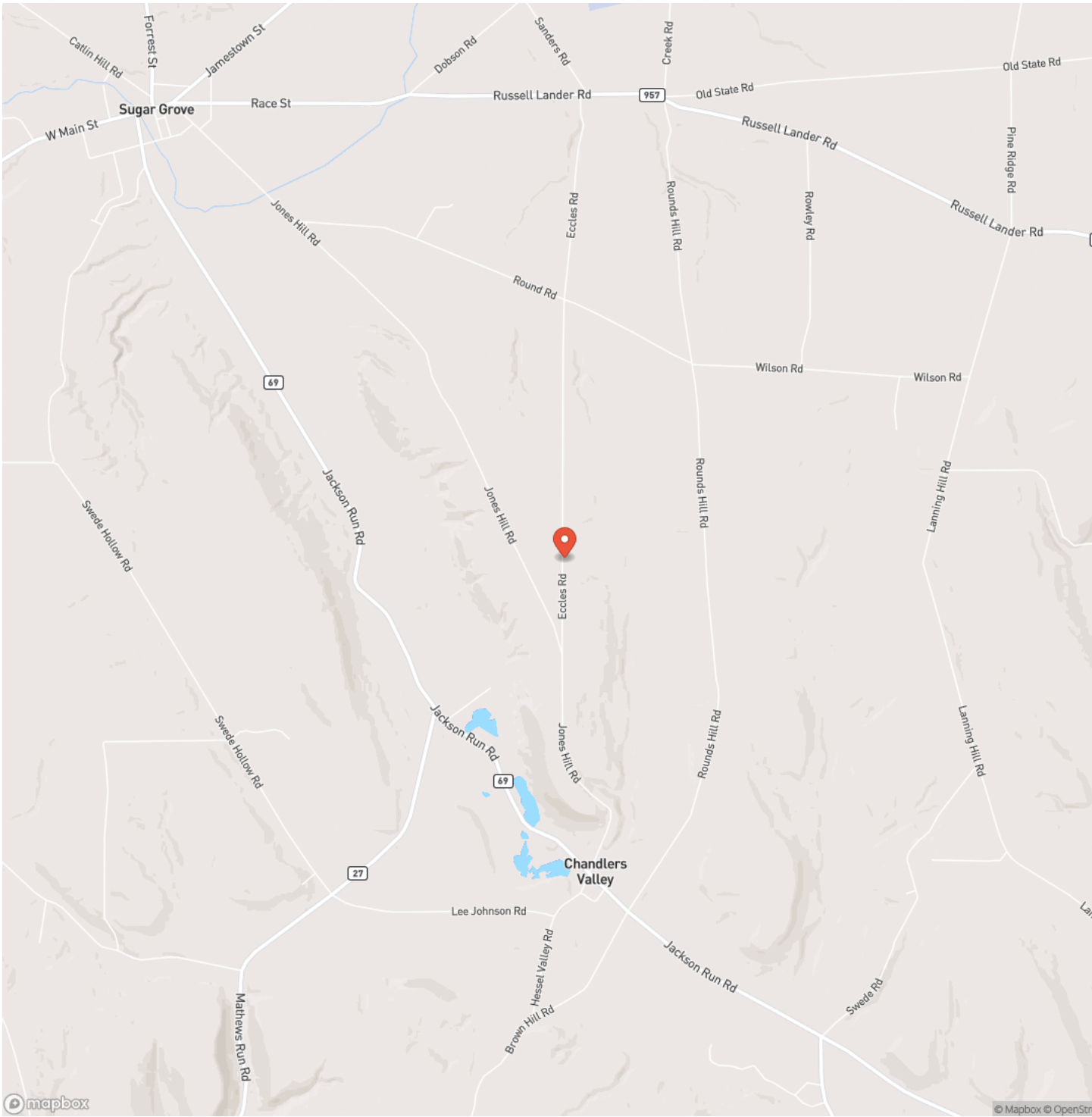
Jones Hill Hunting  
Sugar Grove, PA / Warren County

---





Locator Map

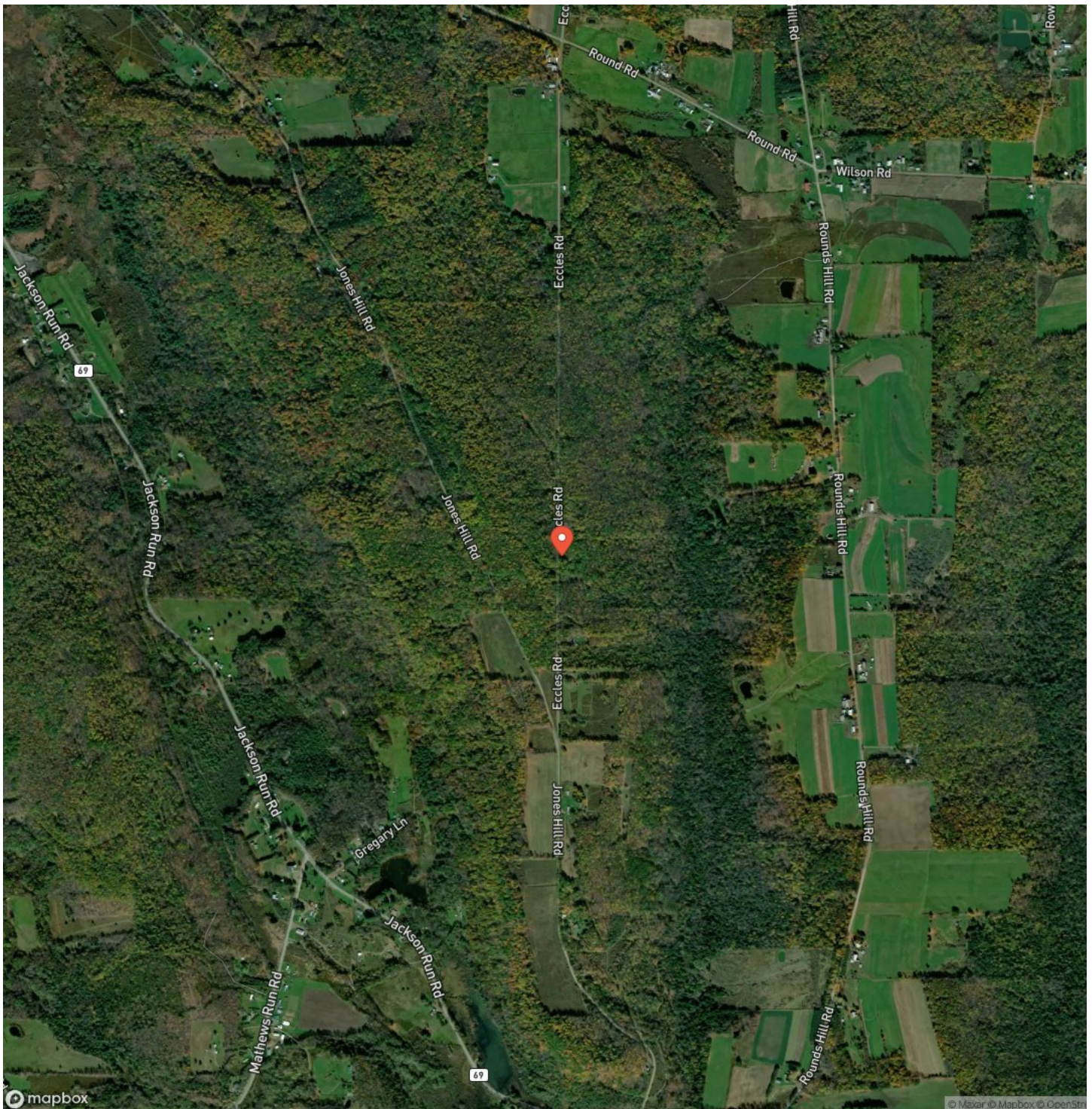


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Bullard

## Mobile

(716) 499-5608

## Office

(716) 962-9935

## Email

bbullard@timberlandrealty.net

**Address**

1890 East Main Street

## City / State / Zip

Falconer, NY 14733

## 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.





---

**Timberland Realty**  
1890 E Main St  
Falconer, NY 14733  
(716) 962-9935  
[TimberlandRealty.net](http://TimberlandRealty.net)

---

