

**Alder Run Wilderness**  
Sylvan Road  
Morrisdale, PA 16858

**\$1,499,000**  
502.200± Acres  
Clearfield County



**Alder Run Wilderness**  
**Morrisdale, PA / Clearfield County**

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**SUMMARY**

**Address**

Sylvan Road

**City, State Zip**

Morrisdale, PA 16858

**County**

Clearfield County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Business Opportunity

**Latitude / Longitude**

41.04213 / -78.17757

**Taxes (Annually)**

6266

**Acreage**

502.200

**Price**

\$1,499,000

**Property Website**

<https://www.landleader.com/property/alder-run-wilderness-clearfield-pennsylvania/55679>



## **Alder Run Wilderness**

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#### **PROPERTY DESCRIPTION**

Alder Run Wilderness is located in northeastern Clearfield County. The property is assessed as 487 acres. A survey was completed in 2003 by a registered surveyor. The survey calculated the actual acreage to be 502.2 acres. The survey map identifies existing corner markers and new iron pins set. The map can be viewed with the listing information on Timberland website. The property lies approximately 13 miles north of North Phillipsburg. Travel is convenient with Interstate 80 only 4 miles to south.

This large tract of land is secluded and gives the real feel of serenity in the wilderness. The topography varies from two plateau like areas to a mix of valleys and slopes. There are two streams running through the property – Alder Run and Kettle Spring Run. The two streams converge into one and flow toward the West Branch Susquehanna River. This property has multi-faceted interest for a variety of buyers: timber investment, secluded off grid cabin, hunting and recreational property. There are areas on the ridge that could be opened up to create a nice view.

The Alder Run property offers a diversified use for the investor and the adventurous. The timber is growing, and there is also a unique opportunity to develop for hunting and recreation. The hills and valleys give the feel of wilderness. There is a 2-acre opening in the southwest corner which could be developed into a food plot. The property is nicely stocked with a variety of oaks: white oak, chestnut oak, red oak, black oak, and scarlet oak. The oaks are providing ample supply of acorn mass for wildlife. It is time to start managing this property for whitetails.

The property is all wooded with the exception of a small opening in the southwest corner. Most of the species is hardwood, with some hemlock, and a small quantity of pine. It has been at least 20 years since the last timber harvest. Mountain Laurel, the State flower is prevailing throughout the property. You can expect its beautiful blossoms to be on display in mid-June.

A Timber Inventory was conducted by a forestry firm. The report gives an estimated 625,737 board feet (Doyle Scale) of sawlogs. The primary species is oak. Oak volumes are as follows: White Oak – 111,616 BF, Red Oak – 105,755 BF, Chestnut Oak – 97,580 BF, Scarlet Oak – 46,847 BF, Black Oak – 26,212 BF. There is 118,263 BF of Soft Maple. The remaining species consist of miscellaneous hardwoods, hemlock and pine. The stand offers diversity of smaller diameter trees to marketable sawtimber. There are many former logging trails that can be reestablished for logging or reopened for recreational hiking and ATV use.

The property is accessed by a legal Easement granted to the Seller by the Court. The Court document is available for review. The Easement begins at the end of Sylvan Grove Road and proceeds north to the southwestern corner of the property. This road has a locked gate and is shared with other landowners. Arrangements will need to be made with agent for access.

Coal, oil, and gas rights are not included in the sale.

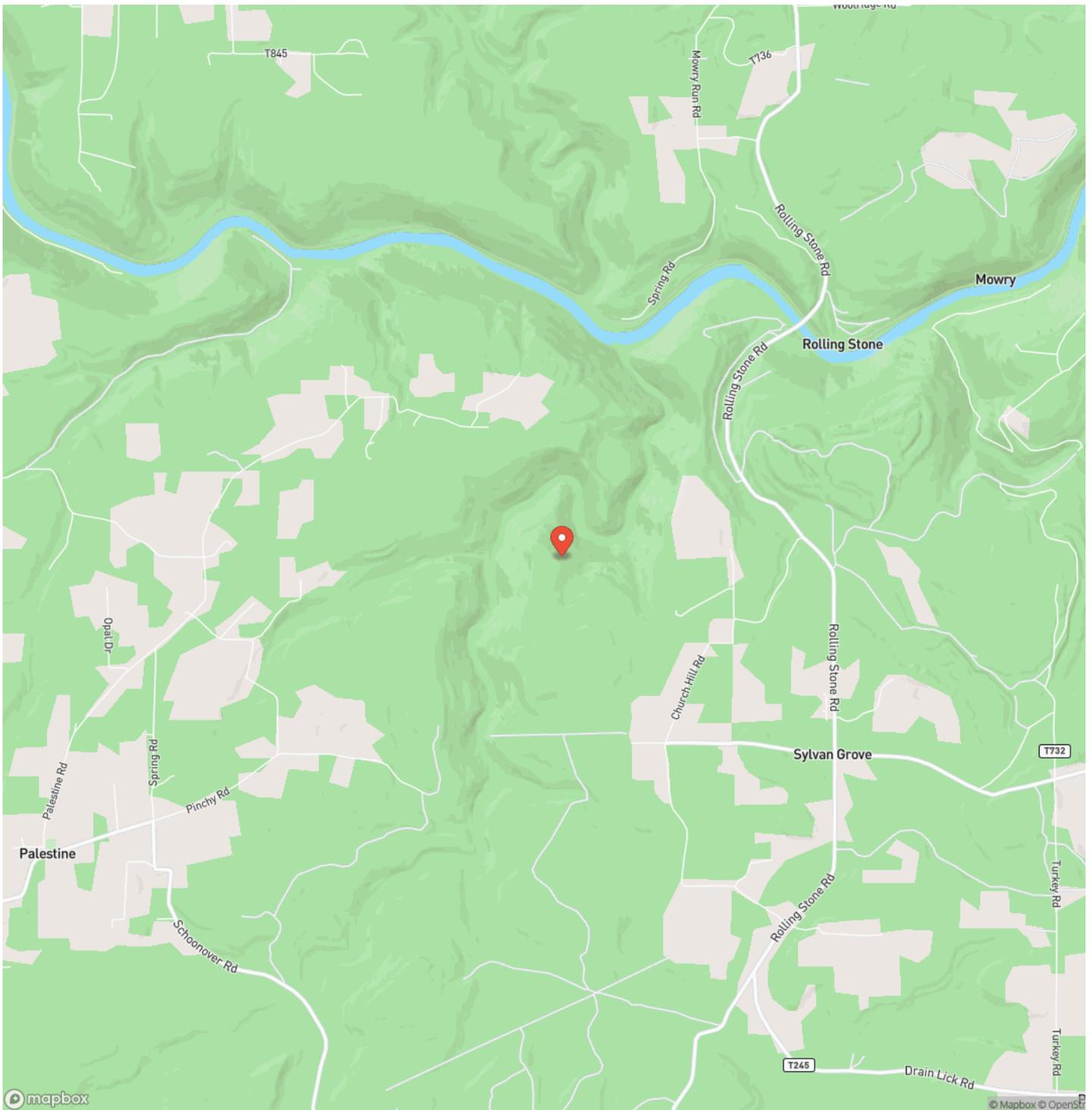
Alder Run Wilderness – The Real Deal For a Piece of Wilderness!

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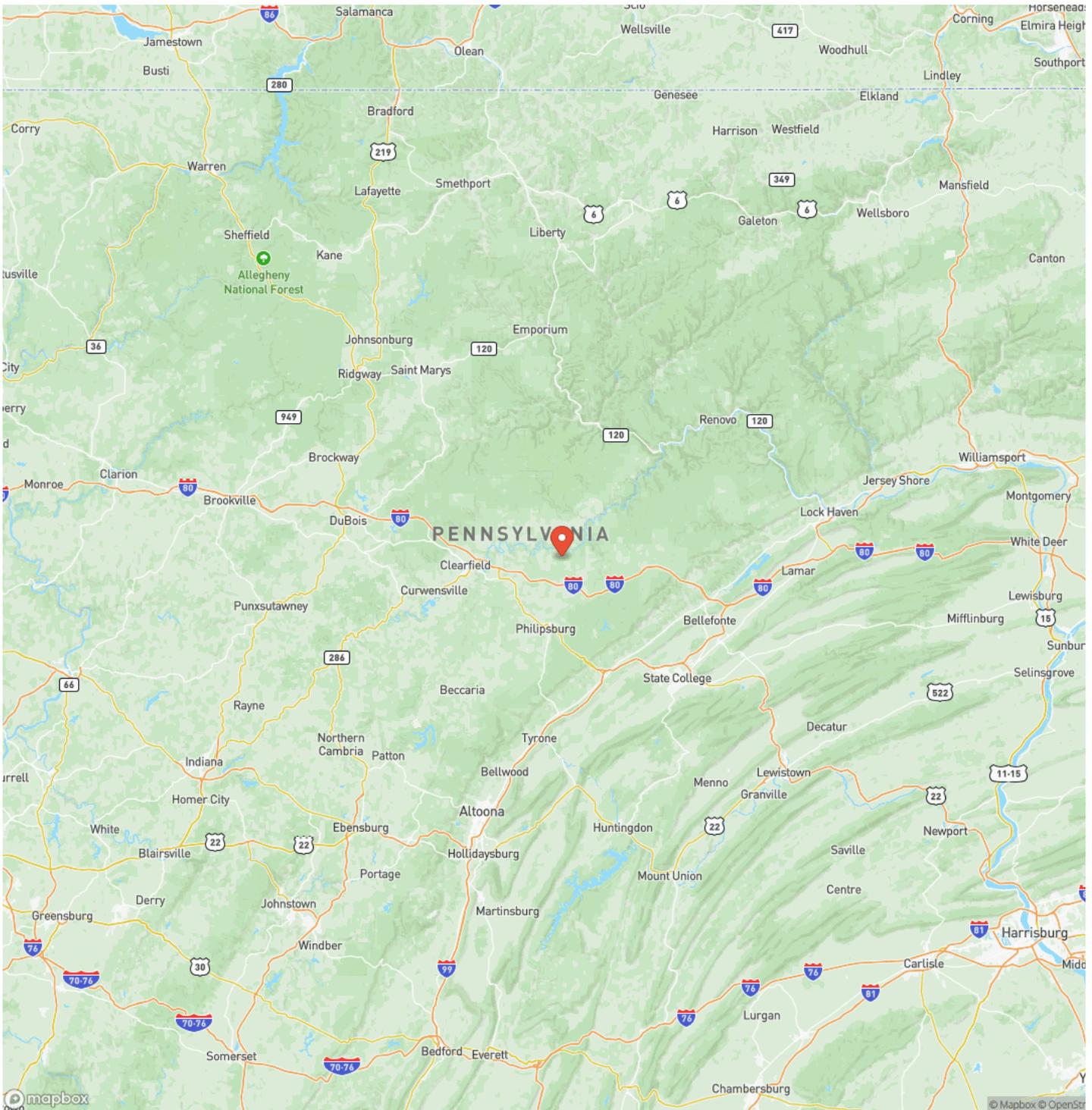
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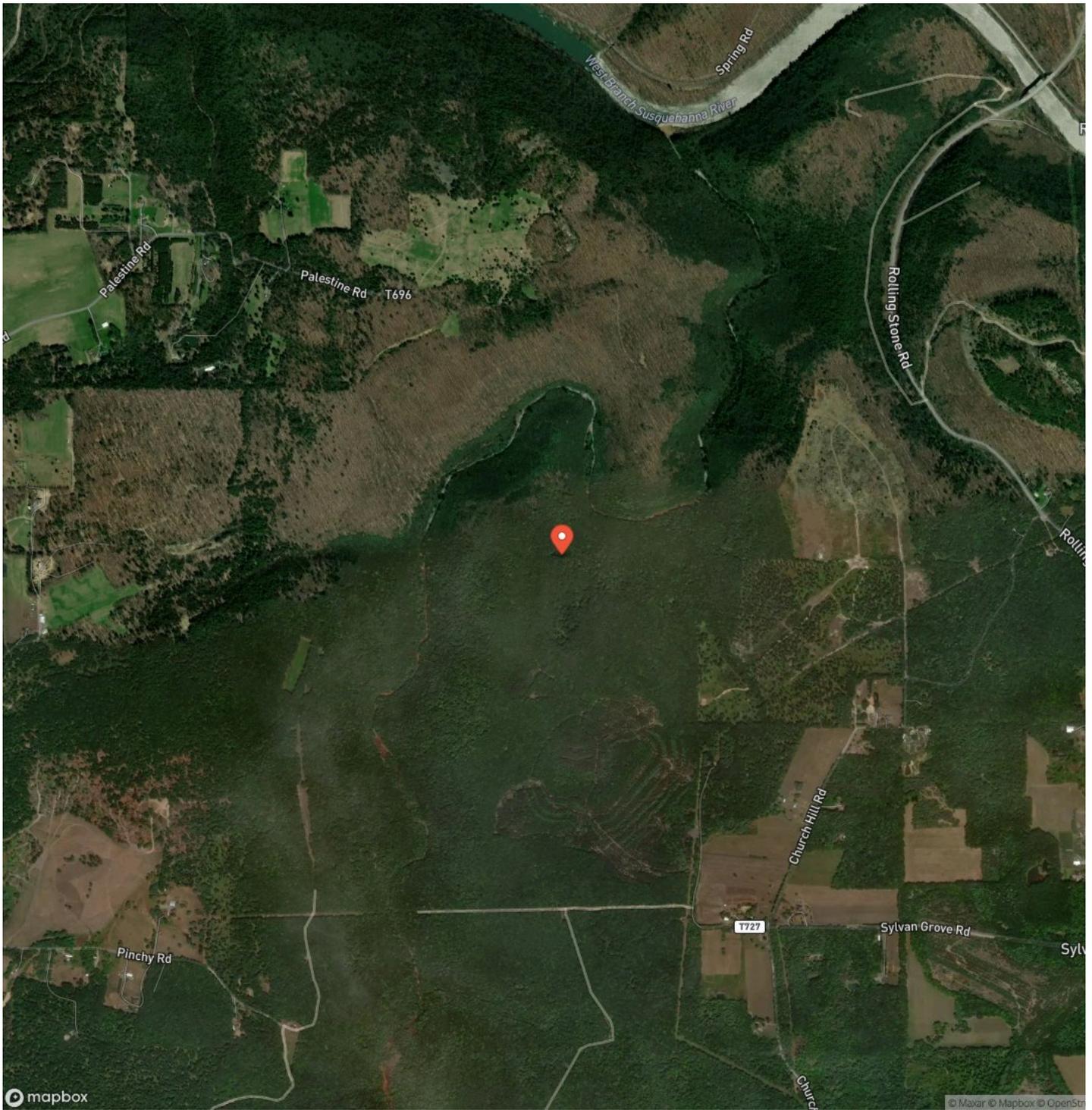
# Locator Map



# Locator Map



## Satellite Map







## **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.

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