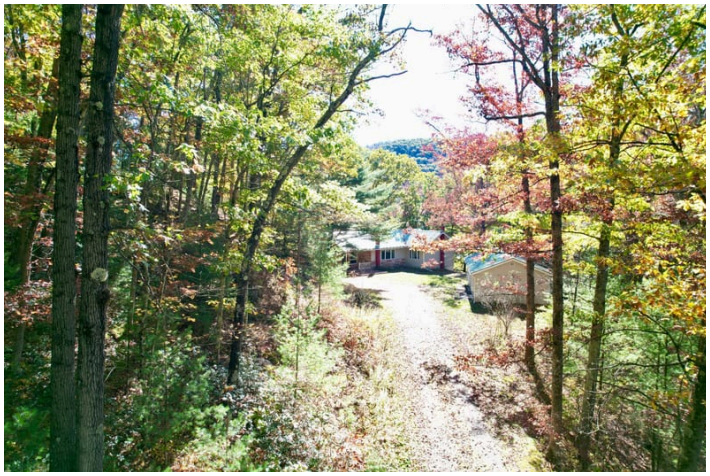
POTTER COUNTY - 10 MOUNTAIN LAUREL LANE - 82.6 +\- ACRES
10 Mountain Ln.
Galeton, PA 16922

$449,900
82.6± Acres
Potter County







MORE INFO ONLINE:

https://palandpro.com/

SUMMARY

Address
10 Mountain Ln.

City, State Zip
Galeton, PA 16922

County
Potter County

Type
Residential Property, Single Family, Timberland, Hunting Land, Recreational Land

Latitude / Longitude
41.742473 / -77.658647

Taxes (Annually)
$2,287

Dwelling Square Feet
1,958

Bedrooms / Bathrooms
3 / 2

Acreage
82.6

Price
$449,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

82.6 +/- Acres Bordering Over 40,000 Acres of State Land!

Welcome to this secluded country property located just outside Galeton, PA, at the end of a private gravel lane. Offering 82.6 +/- acres of wooded mountain ground, this property features an exceptional setting for hunting, recreation, or a private country getaway. A major highlight is its border with over 40,000 acres of adjoining state land, providing an incredible amount of additional ground to explore and enjoy.

The well-maintained ranch home features 3 bedrooms and 2 bathrooms, a spacious floor plan, detached two-car garage, and a private balcony off the primary bedroom overlooking the surrounding landscape. A whole-home Generac generator provides added peace of mind while a small pond offers recreational enjoyment.

The mostly wooded acreage consists of beautiful white oaks and other hardwoods, with rolling terrain, ridgetops, hillsides, and ravines. Heavy mountain laurel provides excellent wildlife cover and habitat, with abundant whitetail deer and bear sign throughout, including established trails. Conveniently located just off Route 6, this property offers a rare opportunity to own a private piece of Potter County with outstanding hunting and recreational opportunities right at your doorstep!

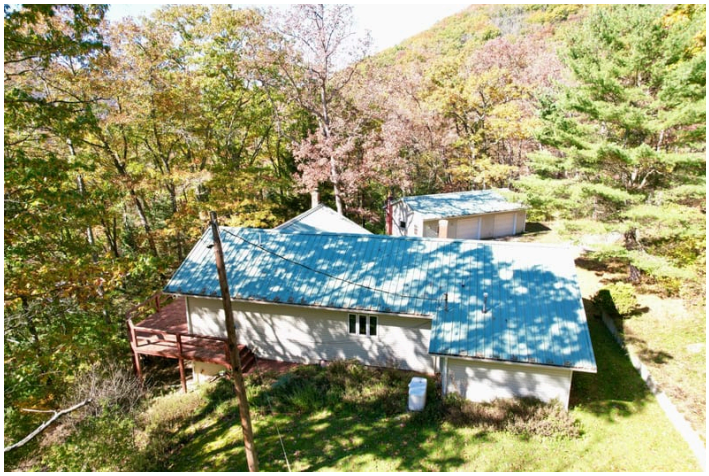
Features of the House

- 3 Bedrooms / 2 Bathrooms
- Well-maintained ranch-style home
- Spacious and convenient floor plan
- Primary bedroom with private balcony
- Detached 2-car garage
- Whole-home Generac generator
- Ideal for full-time living or a weekend getaway

Features of the Property

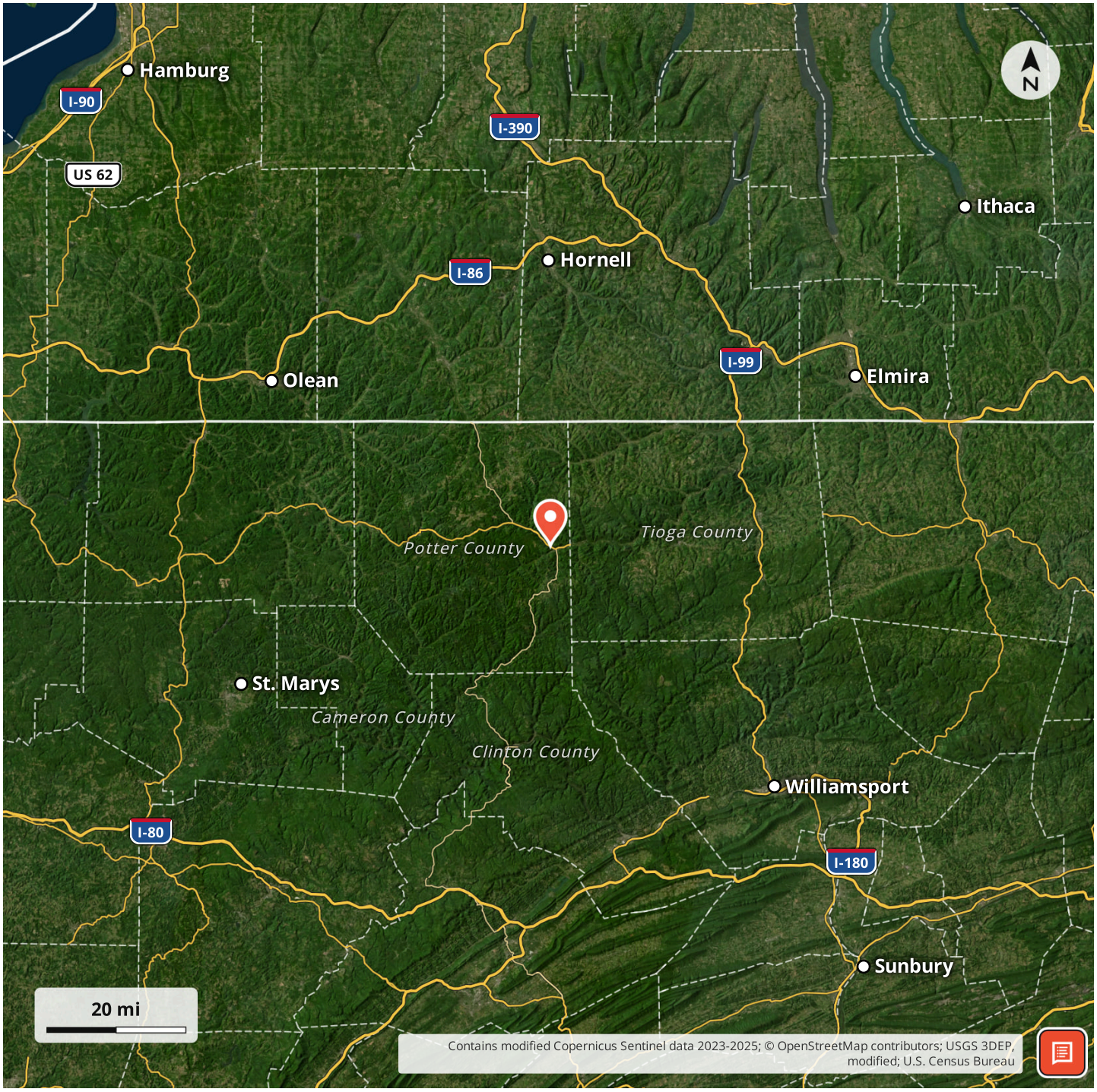
- 82.6 +/- acres of mostly wooded acreage
- Borders over 40,000 acres of adjoining state land
- Beautiful white oaks and other hardwoods
- Rolling terrain with ridgetops, hillsides, and ravines
- Heavy mountain laurel providing excellent wildlife cover
- Abundant whitetail deer and bear sign
- Established wildlife trails throughout
- Small pond
- Potential timber value
- Private gravel lane access
- Convenient location just off Route 6 near Galeton, PA



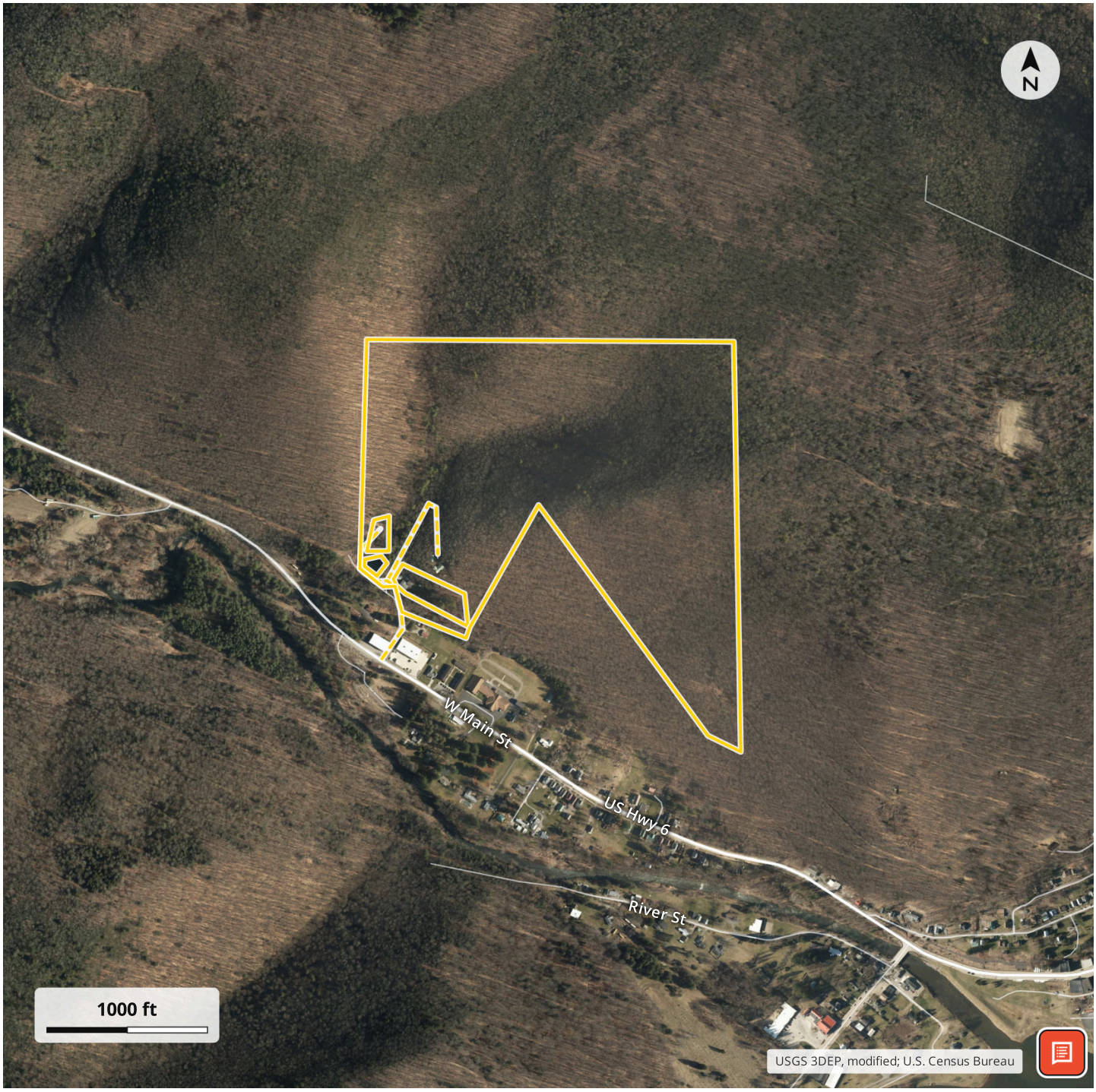





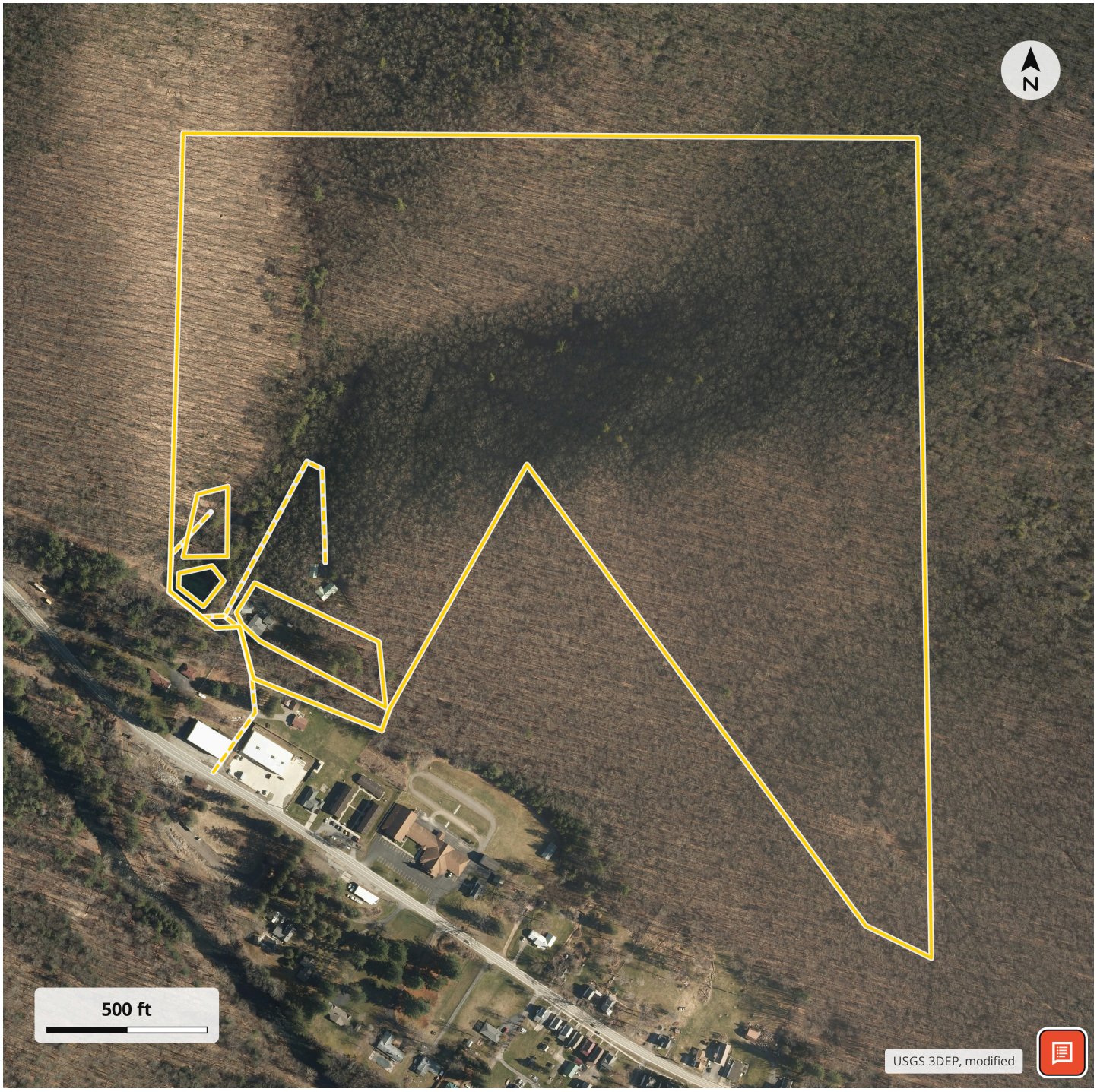
Regional Map



Locator Map


N
W Main St
US Hwy 6
River St
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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NOTES

NOTES

DISCLAIMERS

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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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