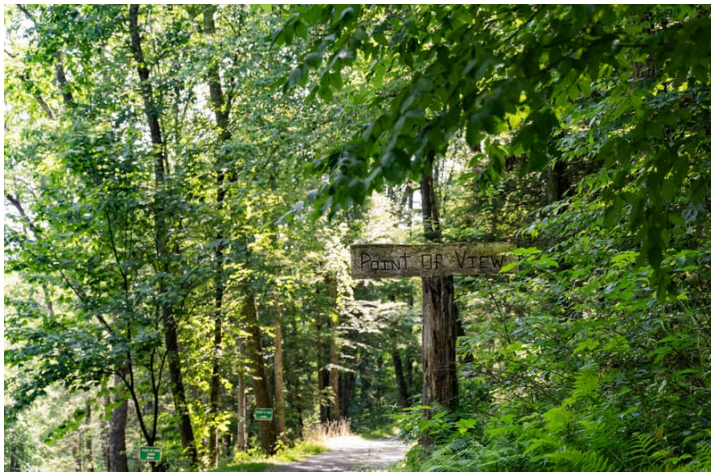
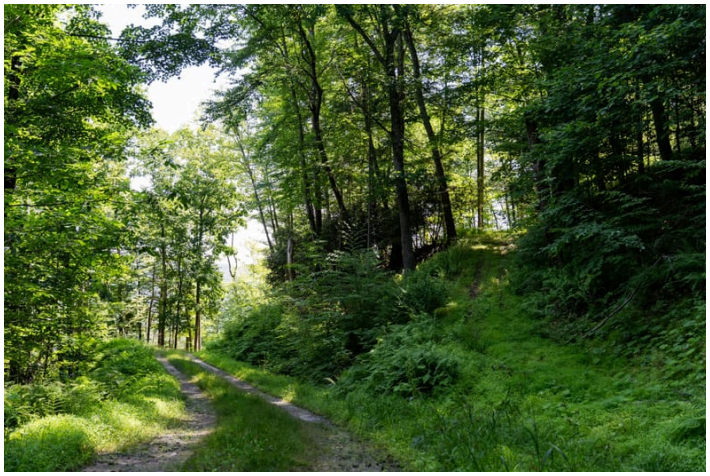
Lycoming County - 582 Mosteller Rd Montoursville 45± Acres
582 Mosteller Rd
Montoursville, PA 17745

$1,095,000
45.14± Acres
Lycoming County







MORE INFO ONLINE:

https://palandpro.com/

SUMMARY

Address
582 Mosteller Rd

City, State Zip
Montoursville, PA 17745

County
Lycoming County

Type
Hunting Land, Riverfront, Residential Property, Recreational Land, Timberland

Latitude / Longitude
41.30745 / -76.91954

Dwelling Square Feet
4,226

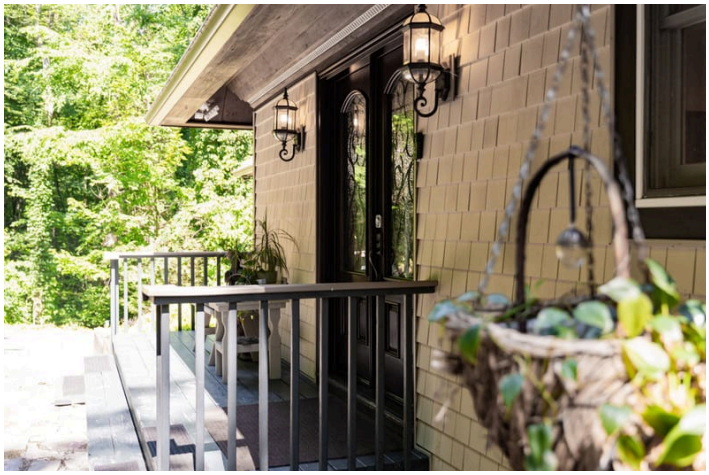
Bedrooms / Bathrooms
5 / 4

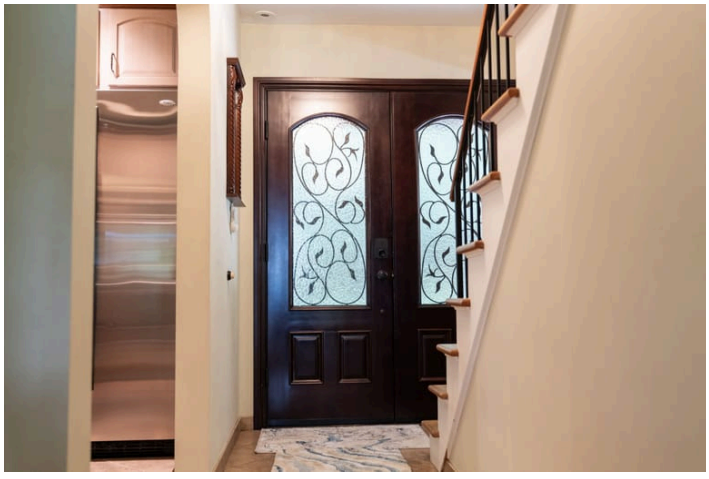
Acreage
45.14

Price
$1,095,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Turn Key FIVE STAR AIRBNB, Fully Furnished, Turnkey Investment Opportunity ! Tucked away at the end of a private half-mile driveway, this extraordinary 45 acre mountain retreat offers an unmatched combination of seclusion, refined comfort, and premier outdoor recreation. With approximately one-third mile of frontage along the pristine Loyalsock Creek, this is a rare opportunity to own an exceptional Pennsylvania estate where privacy, natural beauty, and luxury living come together.

The main residence offers 3 bedrooms, including a spacious loft sleeping area, a generously sized main-level bedroom where you'll wake up to breathtaking views from the many bedroom windows, and a luxurious primary suite featuring a gas fireplace and French doors leading to the lower patio. The beautifully appointed kitchen boasts abundant storage, premium appliances, and an ideal layout for both everyday living and entertaining. The impressive great room showcases soaring ceilings and a stunning granite gas fireplace, creating a warm yet elegant gathering space. The home also features 2.5 beautifully designed bathrooms, along with convenient main and lower-level laundry areas and ample storage throughout.

Connected by an enclosed hallway, the private guest house features 2 bedrooms, a well-appointed kitchen, and 1.5 bathrooms perfect for extended family, guests, or multi-generational living.

Just steps from the creek, a charming one-bedroom cabin includes a kitchen area, bathroom, and outdoor shower, making it ideal as a guest retreat, hunting camp, or potential vacation rental.

A spacious 3-car shop provides ample room for vehicles, equipment, tools, and hobbies.

The 45 acres offer exceptional habitat for whitetail deer, black bear, and wild turkey, while approximately one-third mile of Loyalsock Creek frontage provides outstanding trout fishing, kayaking, swimming, and endless opportunities to enjoy one of Pennsylvania's most scenic waterways.

Whether you're searching for a full-time residence, private family compound, luxury getaway, or premier recreational estate, this remarkable property delivers an elevated lifestyle in a setting of rare beauty.

Home Features

- Main residence with 3 bedrooms including loft sleeping area
- Primary suite with gas fireplace and French doors to lower patio
- Spacious great room with soaring ceilings and granite gas fireplace
- High-end kitchen with premium appliances and abundant storage
- 2.5 bathrooms in main home
- Main and lower-level laundry areas with ample storage
- Enclosed connection to private guest house
- Guest house with 2 bedrooms, kitchen, and 1.5 bathrooms
- Separate 1-bedroom cabin with kitchen, bathroom, and outdoor shower
- 3-car detached shop with excellent storage and workspace

Land & Property Features

- 45 acre private mountain estate
- Approximately 1/3 mile of frontage on pristine Loyalsock Creek
- End-of-road privacy with ~0.5-mile private driveway
- Outstanding whitetail deer, black bear, and wild turkey habitat
- Excellent trout fishing, kayaking, swimming, and creek recreation

- Private, secluded setting ideal for recreation or full-time living
- Proven Airbnb rental income potential with strong short-term rental history
- Ideal for hunting property, family compound, luxury retreat, or investment use

To schedule your private showing, please contact Colin Fox or Chuck Hershner with Mossy Oak Properties Pennsylvania Land Professionals.





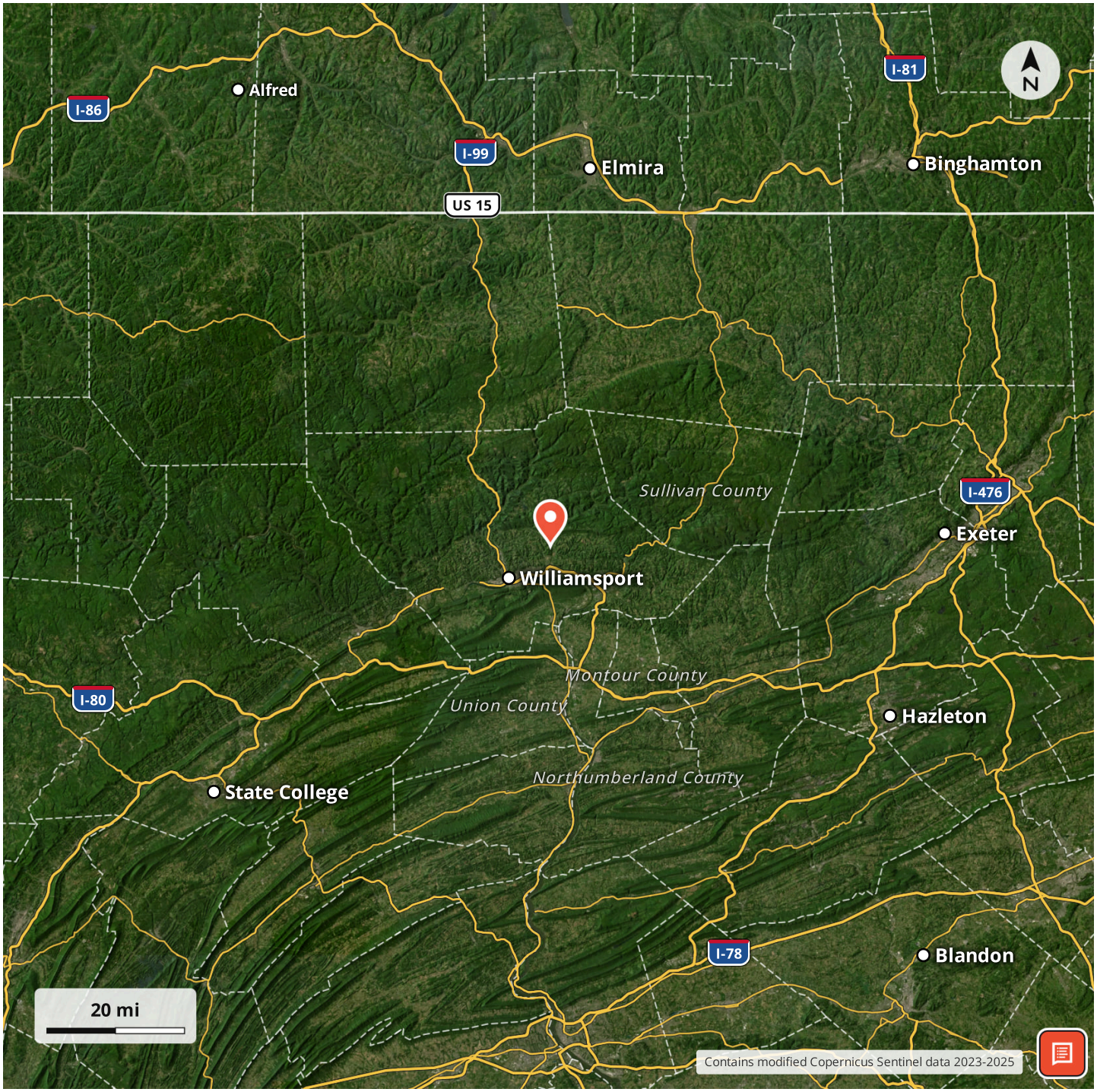




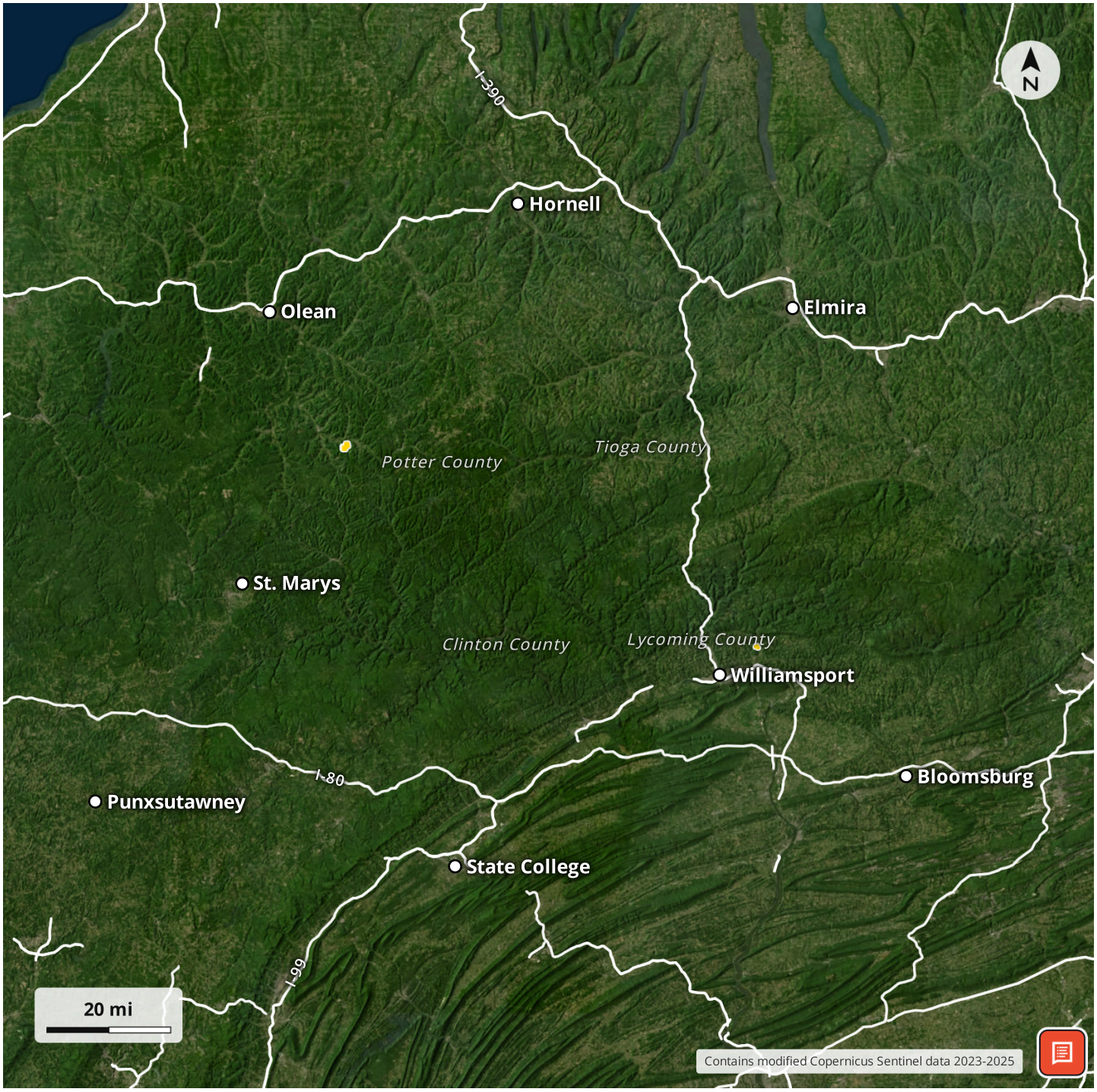




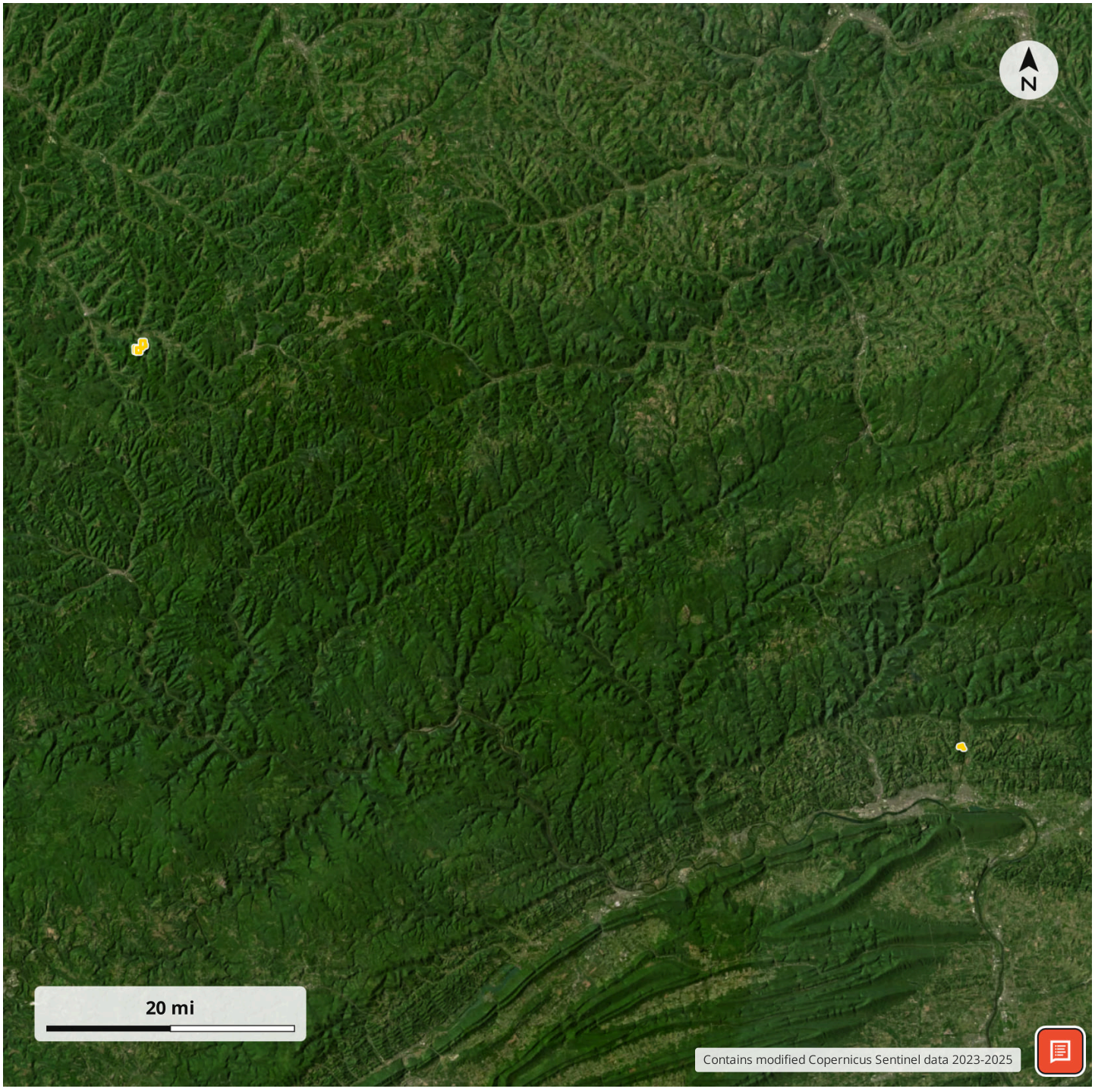
Regional Map



Locator Map


I-390
N
Hornell
Olean
Elmira
Potter County
Tioga County
St. Marys
Clinton County
Lycoming County
Williamsport
I-80
Bloomsburg
Punxsutawney
State College
I-99
20 mi
Contains modified Copernicus Sentinel data 2023-2025

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Colin Fox

Mobile
(717) 808-5911

Office
(724) 678-1232

Email
cfox@mossyoakproperties.com

Address
511 Skyline Drive

City / State / Zip
Belle Vernon, PA 15012

NOTES

NOTES

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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