

\$500,000 - Pa-120, Mill Hall

MLS® #PACL2025302

\$500,000

0 Bedroom, 0.00 Bathroom,
Land on 170.00 Acres

N/A, Mill Hall, PA

This property is being offered for sale at public auction on Saturday, December 13, 2025 at 12 PM. List price is the suggested opening bid only and is not indicative of the final sale price. Land can be viewed at your convenience. Call or text Travis Eberly with questions. TERMS: 10% down day of sale; balance on or before 60 days. Glick, Goodley, Deibler and Fanning, LLP.

PROPERTY FEATURES:

Prime Pennsylvania deer, turkey and bear hunting.

Estimated nearly 1.5 miles of frontage on the west branch of the Susquehanna for fishing.

Estimated 5,400± of road frontage.

Gas, oil and mineral rights included - Oil producing properties nearby.

Land has not been timbered for 25+ years.

Scenic mountain and river views.

NOTE: Route 120 is a designated Pennsylvania Scenic Byway, known as the Bucktail State Park Natural Area, for a large stretch in Clinton and Cameron Counties. This scenic drive offers beautiful views of the river and surrounding mountains. Historically, the road follows the course of the ancient Sinnemahoning Path, a trail used by Native Americans. Don't miss this excellent opportunity to purchase 170 acres of hillside woodland with approximately 1.5 miles of frontage on the West branch of the Susquehanna river. Zoned Rural Forest.



Taxes: \$605.21.

Essential Information

MLS® #	PACL2025302
Price	\$500,000
Bathrooms	0.00
Acres	170.00
Type	Land
Sub-Type	Land
Status	Active

Community Information

Address	Pa-120
Area	Grugan Twp (16314)
Subdivision	N/A
City	Mill Hall
County	CLINTON-PA
State	PA
Municipality	GRUGAN TWP
Zip Code	17751

Amenities

Is Waterfront	Yes
Waterfront	River

School Information

District	KEYSTONE CENTRAL
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Additional Information

Date Listed	November 13th, 2025
Days on Market	3
Zoning	RURAL FOREST

Listing Details

Listing Office	Horning Farm Agency Inc
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Listing information last updated on November 15th, 2025 at 10:00am EST