

# THE POWDER HOLE WAPWALLOPEN CREEK GORGE



## **Property Description**

Unique opportunity for conservation minded purchasers to acquire a 260 acre ruggedly beautiful fly fishing and outdoor recreational property. The approximately 260 acre property starts at the mouth of the Big Wapwallopen Creek where it flows into the North Branch of the Susquehanna River and winds upstream for 2.5 miles spanning Conyngham, Nescopeck, and Hollenback Townships. The nearest town is the village of Wapwallopen in Luzerne County.

This property's value lies in its natural beauty and myriad recreational opportunities. The vast majority of the heavily wooded, vacant land encompasses the gorge's steep slopes, floodplain and stream below. Some level areas at the top of the gorge provide stunning vistas of the gorge below, as well as across to distant hills.

The varied terrain and soils support diverse upland and lowland ecosystems. As a result, the property and Wapwallopen creek are home to numerous forms of wildlife, including deer, bear, Turkey, Ruffed Grouse, Osprey, Kingfishers, ducks and various species of birds. Property contains numerous trails for hiking, birding and cross country skiing.

The Wapwallopen Creek Gorge is listed as a "Locally Significant Property" as per the Natural Areas Inventory list for Luzerne County, Pennsylvania

The rough topography and lack of road access limit development options to construction of a small cabin or house. Despite 7,000 feet of road frontage from three township roads skirting the rim of the gorge, there currently isn't any drivable access into the property. Two potential road access points do exist, including an old abandoned township road that was closed in the late 1940's. The old road bed is navigable to get down to the stream via a Jeep or all-terrain vehicles. Over 90% of the road frontage offers very steep and difficult pedestrian access.

Positive attributes of the property include:

- About two and half miles of stream with several spring fed tributaries featuring deep pools, riffles, runs and pocket water. Ideal for Fly fishing and or swimming.







- Three sets of water falls ranging between eight to forty feet in height.







- Native Brown and Brook Trout, Rainbow Trout and Small Mouth bass.







- Heavily wooded with mature stands of hemlock, pine, maple, sycamore, birch, hickory and oak on both sides of Wapwallopen Creek







- Numerous “ historical” ruins of the DuPont Powder mill



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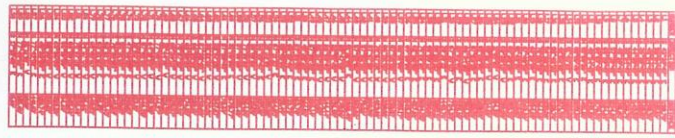
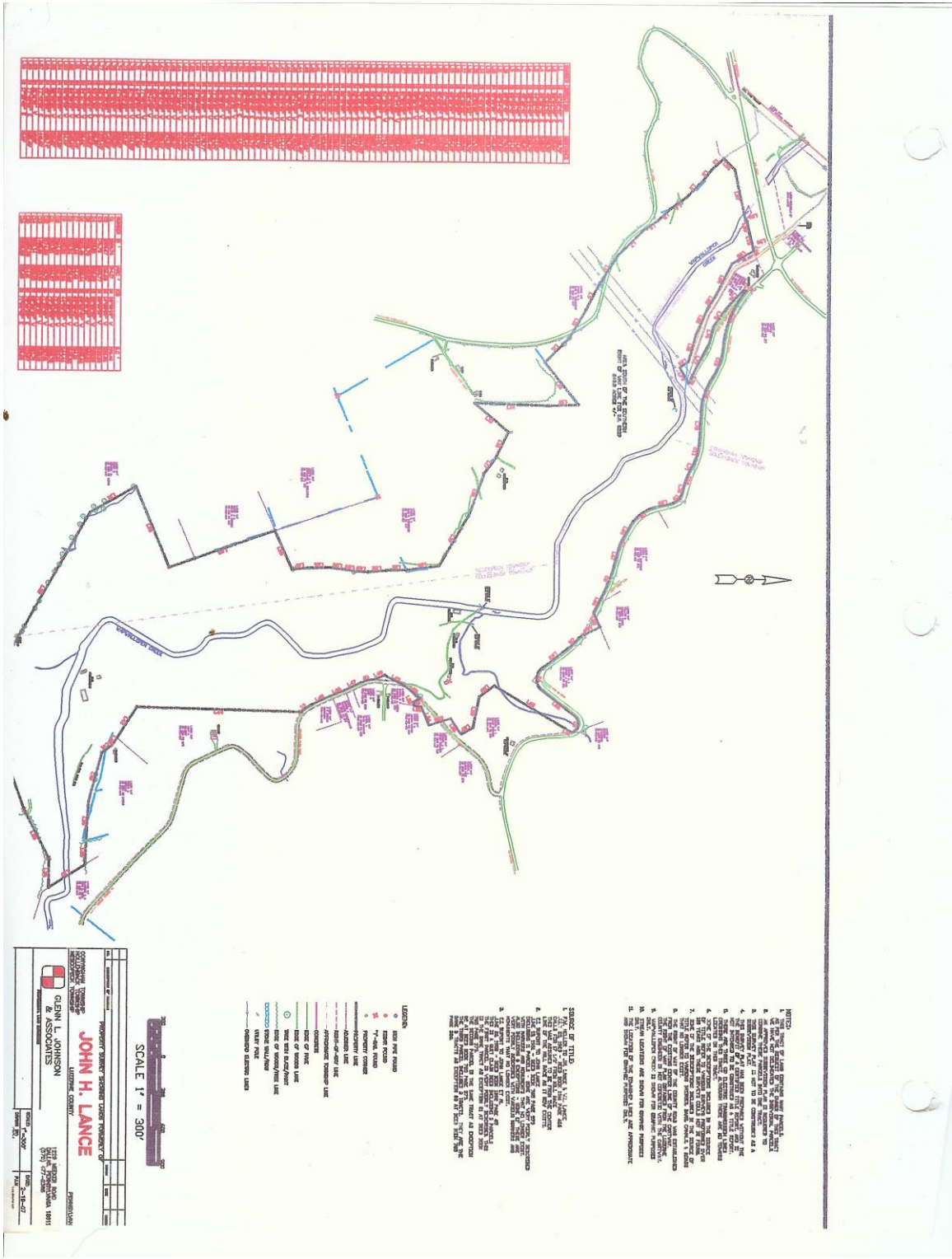


- Kayaking for the fearless, Class VI and V white water



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# Powder Hole Survey



SCALE 1" = 300'

- LEGEND**
- EOD PIP FOUND
  - ★ POTENTIAL COSEISMIC LINES
  - OCCUPATIONAL ELIMINATION LINES
  - APPROXIMATE FLOWLINE LINES
  - BASE OF SPOON LAKE
  - BIRD NEST LAKE/PINE LAKE
  - WATER POND
  - OCCUPATIONAL ELIMINATION LINES

- SECTION OF TITLE 18**
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  3. 7.1.1.1.3
  4. 7.1.1.1.4
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  50. 7.1.1.1.50

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PROJECT INFORMATION:  
 PROJECT NO. 010101  
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