



**The Black Forest Inn, Lycoming County, Pennsylvania, 3.17 Acres**

**\$849,000**

- Fishing, Income producing, Off-Road, Snow sports, Timberland, Wildlife Viewing

Eat, Stay, Explore. Offered for sale, The Black Forest Inn- The Gateway to Adventure in the PA Wilds. Boasting a fabulous location, the property adjoins acres of state land, 4x4, snowmobile and cross country skiing trail. There are plenty of hunting and fishing areas as well. The facilities are the perfect blend of rustic charm and modern comfort. The full service restaurant/bar has an attached 12 room motel. The motel rooms include two, two bedroom suites with full kitchens. Great for short or long term rental situations. The outside features include a free standing patio bar, staging area, ample parking and a tesla charger.

**Main Info**

- Street Address : 32600 PA-44
- Lot Size Acres : 3.17 Acres
- Postal / Zip Code : 17745
- Dwelling : Yes
- State / Province : Pennsylvania
- (Assessor) Parcel Number : 05+16100115K+000+
- County : Lycoming
- Closest City : Lock Haven

**Home Info**

- Year Built : 1997
- Baths : 15
- Square Feet Main House : 10618 square feet
- Bedrooms : 12

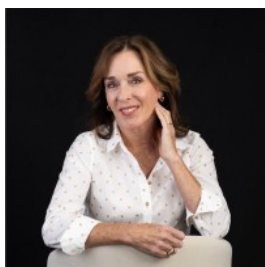
Commercial zoned property that includes; Fixtures, Equipment, Motel Liquor License, Goodwill, Skill, Vending, Video. Efficient mini split heating and cooling throughout.

### Taxes

Tax Year : 2025

Estimated Taxes per year are \$14,007.00

### Broker Info



#### **Machell Alexander-Bressler**

**(P:) 570-858-0245**

**(M:) 570-367-9448**

**[machells45@gmail.com](mailto:machells45@gmail.com)**

**[adventure-realty.com](http://adventure-realty.com)**

Machell Alexander-Bessler brings over 20 years of real estate experience and 35 years of deep roots in Clinton County to her work, offering clients unmatched knowledge, professionalism, and local insight. Her understanding of the area and commitment to community make her a trusted advisor for both residential and commercial real estate transactions. A passionate community advocate, Machell has served on the city council and currently holds the position of Vice President of the Clinton County Arts Council, reflecting her dedication to supporting and enhancing the community where she lives and works. Her active involvement ensures she stays connected to the people, trends, and developments that shape the local market. Machell specializes in commercial property sales while also assisting residential buyers and sellers, providing a comprehensive and personalized approach to meet each client's unique goals. From investors seeking business opportunities to families purchasing their first home, she offers guidance, expertise, and a steady hand throughout every step of the process. Known for her integrity, attention to detail, and commitment to exceptional service, Machell Alexander-Bessler is dedicated to helping clients make informed decisions and achieve success in all their real estate endeavors, while fostering a stronger, more vibrant Clinton County community.

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