



**27.5 Acre Property For Sale on Spruce Creek, PA, Huntingdon County, Pennsylvania, 27.5 Acres** **\$1,999,000**

- Fishing, House, Stream/River, Water Rights, Waterfowl, Wildlife Viewing

***A Once-In-A-Lifetime Opportunity To Live On Spruce Creek  
27.5 Acre Property With Living Quarters On Famous Trophy Trout Stream***

Once in a lifetime property along famous Spruce Creek. A rare opportunity given the private nature of what is arguably the finest fly-fishing stream east of the Mississippi and where several former Presidents have fly-fished. Unmatched prolific trout life, size, water quality and insect life. Approximately 1300' of stream frontage. Majority of property situated on both sides of stream. 27.5 acres for additional recreation. Large home with 6 bays of garages works great for single / weekend residence, club / conglomerate of fly-fishing buyers. Gated and very private. Call Listing broker, Brent M. Fish, for additional details. No drive by visits please. Directions not published per owner discretion request. **Broker must accompany all showings. Listing Agent: Brent M. Fish, Cell: (570) 419-3474**

***Fish Real Estate of Williamsport: (570) 326-1561 / Fish Real Estate of Lock Haven: (570) 893-4220 / To View Additional Info or Properties, Click [Fish Outdoor Properties](#)***

**Main Info**

- Street Address : 3999 Spruce Creek Road
- Lot Size Acres : 27.5 Acres
- Postal / Zip Code : 16652
- Dwelling : Yes
- State / Province : Pennsylvania
- (Assessor) Parcel Number : N/A
- County : Huntingdon
- Closest City : Huntingdon

**Home Info**

- Year Built : 1972
- Square Feet Main House : 3212 square feet
- Bedrooms : 2
- Building Features : Outbuildings, Other Storage, Garage
- Baths : 3
- Half Baths : 1

This Serene residence is situated on 27.5 acres and fronts the famous trout trophy stream, Spruce Creek. This 2 bedroom, 3 bath mountain stone ranch, would be great as a primary / part-time residence or a sportsman's club. Take advantage of the large, wrap-around porch / deck that leads you from the front of the residence to the rear, making it perfect for entertaining and picnicing with large families or groups, and watching the wildlife year-round. The interior of this home boasts a three-seasons room with floor to ceiling windows, providing lots of natural light and a great view of the creek and natural surroundings. Cozy up next to the fireplace during the colder months, in the large family room w/ loft area. 6 garage bays, provide plenty of storage for your belongings and toys.

**Listing Agent/Broker, Brent M Fish**

**Office: (570) 326-1561**

**Mobile: (570) 419-3474**

**\*LISTING AGENT TO BE PRESENT AT ALL SHOWINGS.**

#### Taxes

Tax Year : 2018

Estimated Taxes per year are \$4,443.00

Approximate Figures Listed

#### Broker Info



#### **Brent M. Fish**

**Fish Outdoor Properties**

**(P:) 570-321-1561**

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From their offices in the scenic foothills of the Appalachian Mountains, Fish Real Estate has helped clients with all their recreational property needs since 1956. Owners Brent M. Fish and his father, Bill are lifelong outdoorsmen, and few rivers, streams or woods in Northern Pennsylvania are unfamiliar to them. A surprising proximity to major metropolitan areas belies some of the most abundant and varied wild territory and waterways for hunting, fishing and outdoor recreation in the eastern US. With three generations of recreational real estate experience, coupled with an unparalleled knowledge of the Northern Pennsylvania wilderness, the Fish Real Estate team of outdoor specialists stand ready to help you find the wildlife retreat of your dreams. Brent M. Fish went into real estate right out of college in 1991 and now is delighted that he can combine his business experience with his love of the outdoors.

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