

Gibbon Glade Whitetail Ranch
54 Mockler Road, Gibbon Glade, PA 15440

206 Acres – 7,200sf Custom Lodge



Turnkey Property and Business for Sale

✓ **Turnkey Operation**

✓ **Private Trophy Whitetail Herd**

✓ **Equipment Included**



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Gibbon Glade Whitetail Ranch is a pristine high fence commercial hunting ranch spanning over 200 acres, brimming with trophy whitetail deer, red stag, fallow deer and occasional bear and turkey sightings. The property is nestled in the Laurel Highlands of Western PA which is less than 1.5 hrs from Pittsburgh and a short 30-minute drive to Morgantown, WV. Area attractions include the famed Nemaquin Woodlands Resort, Lady Luck Casino, White Water Rafting at Ohio Pyle and Franklin Loyd Wright's Falling Water.

The 7,200sf Lodge was exclusively designed and custom built by its current owner and includes 20 beds throughout 5 private suites, commercial kitchen and immaculate dining room.

The topography of the property is flat to rolling, providing easy access to nearly every acre. Throughout the farm you will find an abundance of natural food sources, White Oak, Red Oak, thickets and open pastures. Streams meander through the Gibbon Glade Whitetail Ranch not only providing quality water sources, but also an adventure when you traverse the property.

Whether you are planning to establish a commercial hunting operation or looking for a private hunting ranch, this property offers a perfect opportunity. This is a turnkey operation which includes all equipment and furniture allowing for a seamless transition for a new owner.

Disclaimer

All information within this Offering Memorandum are confidential and proprietary. Century Realty, LLC ("Broker") has compiled these materials by information provided by the Ownership group. All property information from Ownership is to the best of its knowledge, but Broker does not guarantee that all information is accurate. All property information should be confirmed before any completed transaction. **The Confidentiality Agreement for this Offering Memorandum must be signed and reviewed by the intended parties.**

By receiving this Offering Memorandum, you are agreeing to the Confidentiality Agreement and Disclaimer. For any questions, please contact Charles Krushansky at 412.200.5289.

50 + Bucks over 200" reside on the property with several measuring over 300"

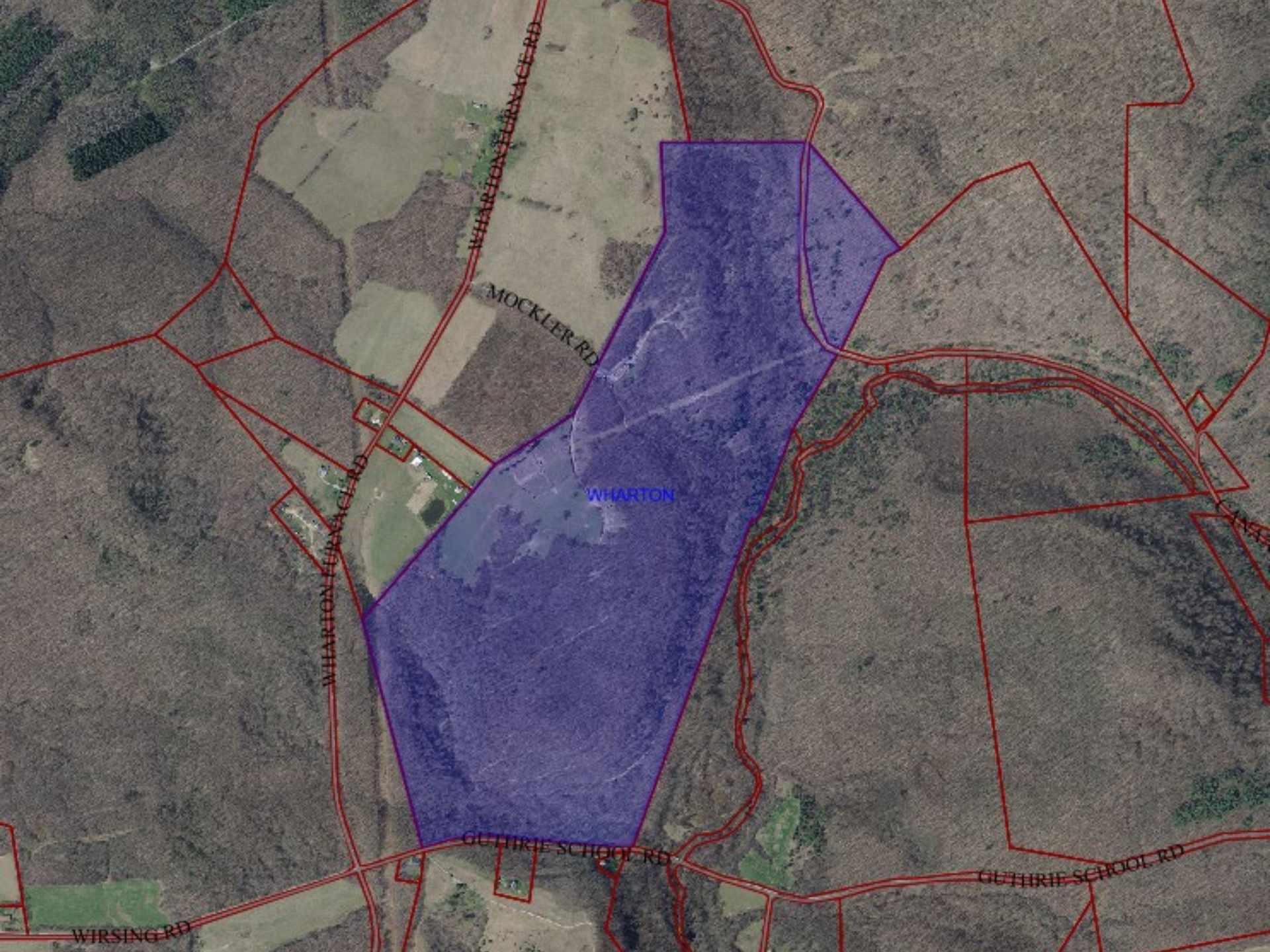
12 Enclosed shooting Houses designed for comfort

15 minutes from Nemaquin Woodlands Resort and Lady Luck Casino

Turnkey Operation to include all equipment and furniture

4 miles of high-tensil fencing encloses the property to protect the herd.





WHARTON FURNACE RD

MOCKLER RD

WHARTON

WHARTON FURNACE RD

GUTHRIE SCHOOL RD

GUTHRIE SCHOOL RD

WIRSING RD

FENCE

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Nemacolin Woodlands Resort



Gibbon Glade Whitetail Ranch











