

±260 Acres
Development Opportunity
FOR SALE

NITTANY MOUNTAIN ROAD, NEW COLUMBIA

MITTANY MOUNTAIN ROAD · NEW COLUMBIA, PA 17856

± 260 ACRES |
DEVELOPMENT OPPORTUNITY

FOR SALE



OFFERING SUMMARY

Lot Size	±260 Acres
Sale Price	\$785,000
Property Taxes	TBD
APN	014-056-073
Utilities	No public utilities available
Zoning	W-Woodland
Municipality	White Deer Township
County	Union County

PROPERTY OVERVIEW

± 260 ACRES - WOODLAND-ZONED LAND NEAR BALD EAGLE STATE FOREST

Property is owned by PA-American Water Company, this ±260-acre wooded parcel offers direct access from Route 80 and lies in Flood Zone X, outside the 100- and 500-year floodplains. Zoned W (Woodland), permitted uses include forest conservation, timber harvesting, agriculture, parks, educational facilities, stables, single-family homes, B&Bs, wireless towers, and campgrounds.

Conditional uses allow for animal operations, slaughterhouses, utility facilities, and resort or recreational development.

** No public water or sewer available.*

Ideal for investment, recreation, or conservation.

MITTANY MOUNTAIN ROAD · NEW COLUMBIA, PA 17856

± 260 ACRES |
DEVELOPMENT OPPORTUNITY

FOR SALE



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

CHUCK HELLER
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.809.795.5619

ADAM BOUSSATTA
ASSOCIATE
ADAM@LandmarkCR.com
C: 717.603.1209

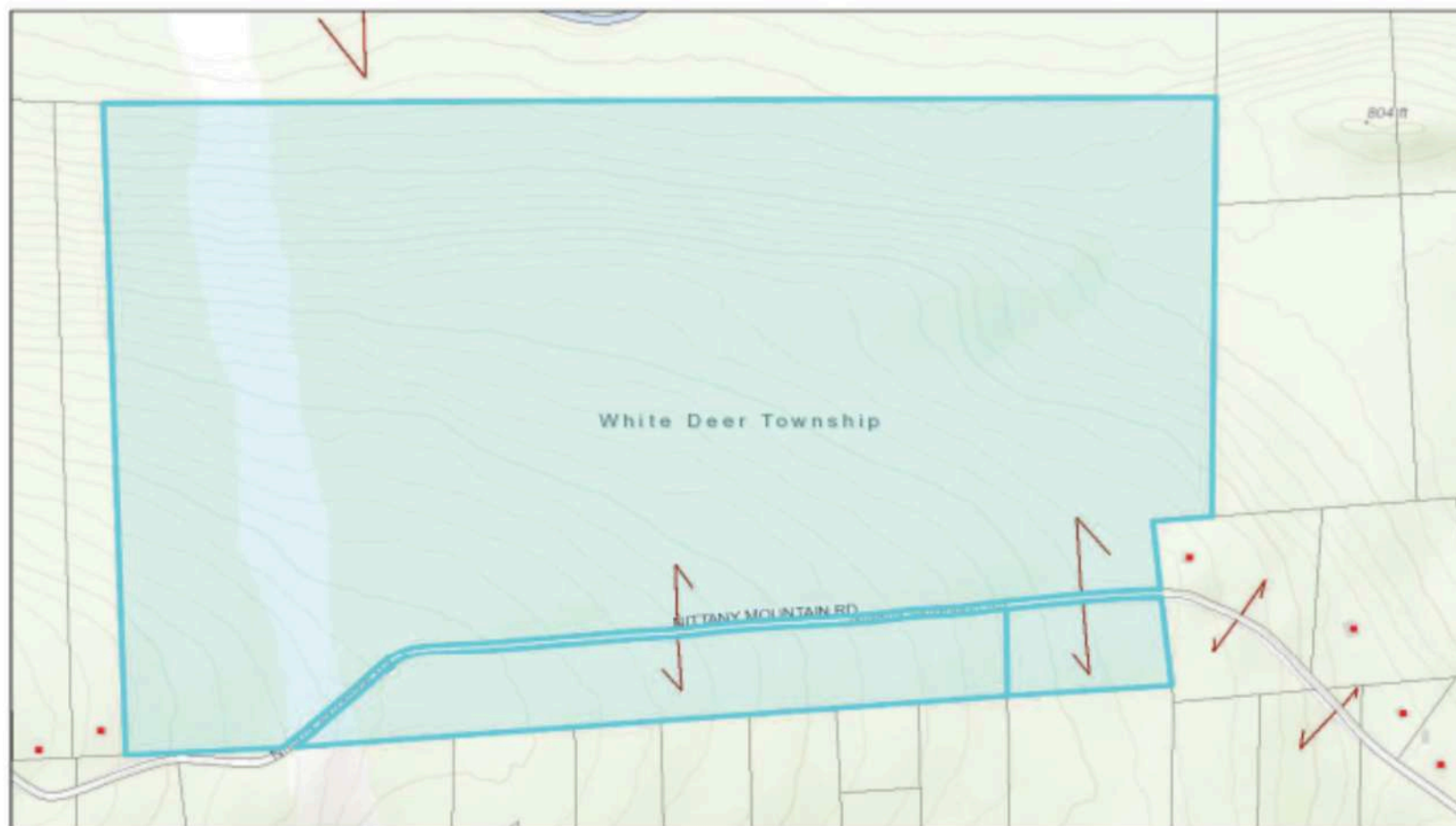
LANDMARKCR.COM



MITTANY MOUNTAIN ROAD · NEW COLUMBIA, PA 17856

± 260 ACRES |
DEVELOPMENT OPPORTUNITY

FOR SALE



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

CHUCK HELLER
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.809795.5619

ADAM BOUSSATTA
ASSOCIATE
ADAM@LandmarkCR.com
C: 717.603.1209

LANDMARKCR.COM

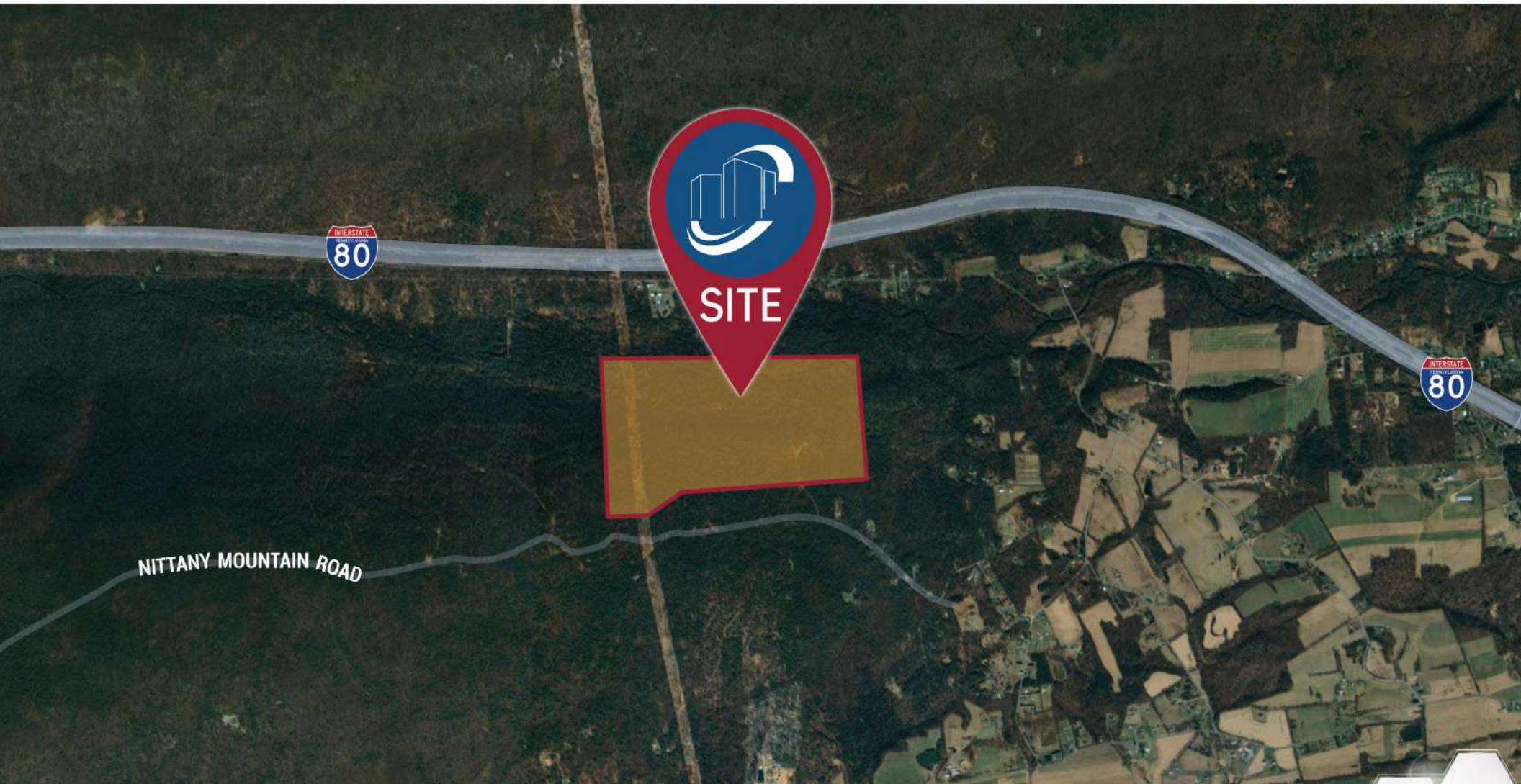


NITTANY MOUNTAIN ROAD · NEW COLUMBIA, PA 17856

± 260 ACRES |
DEVELOPMENT OPPORTUNITY

FOR SALE

LOCATION



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

CHUCK HELLER
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.809795.5619

ADAM BOUSSATTA
ASSOCIATE
ADAM@LandmarkCR.com
C: 717.603.1209

LANDMARKCR.COM





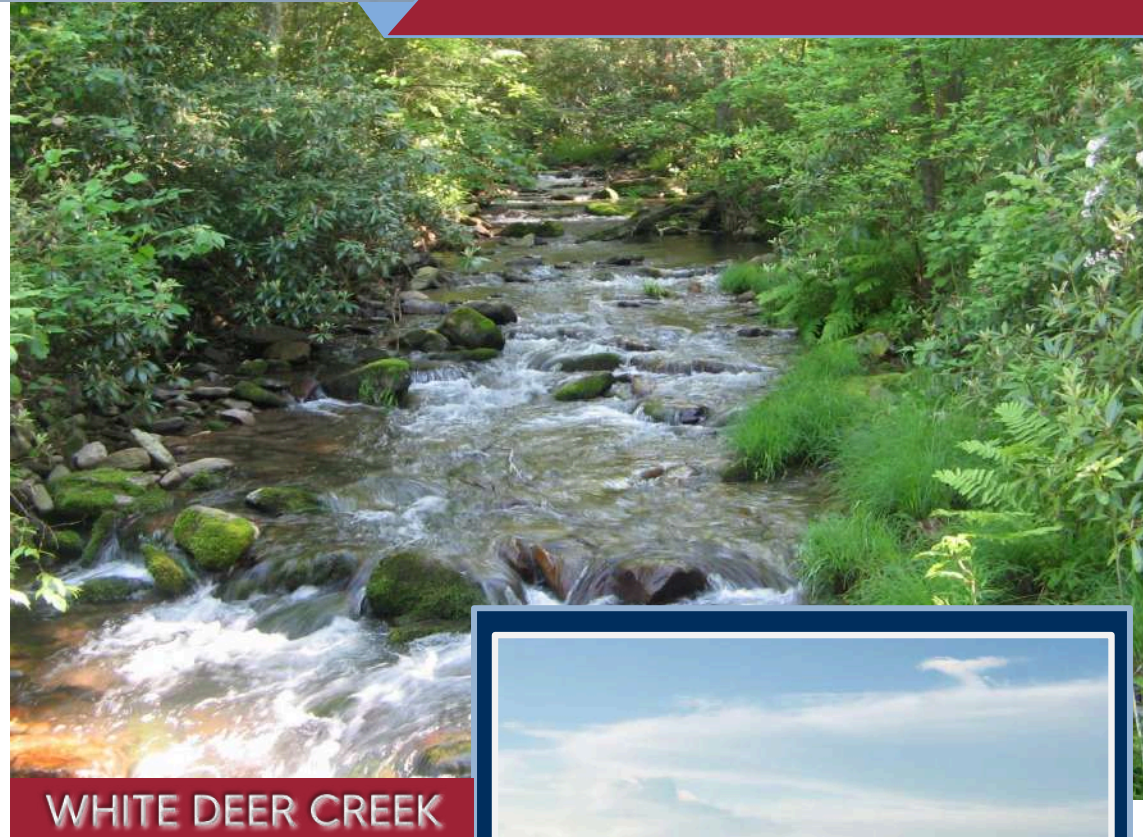
NITTANY MOUNTAIN ROAD · NEW COLUMBIA, PA 17856

± 260 ACRES |
DEVELOPMENT OPPORTUNITY

FOR SALE

AREA OVERVIEW

WHITE DEER TOWNSHIP, located in scenic Union County, Pennsylvania, offers a unique opportunity for recreational land development across its expansive 46.6 square miles of predominantly untouched terrain. Nestled in north-central PA and bordered by Lycoming County, Northumberland County, and several neighboring townships, this rural community is known for its natural beauty, small-town charm, and outdoor appeal. The area includes the unincorporated villages of White Deer and New Columbia, along with part of West Milton, providing a welcoming, close-knit feel. A true gem of the township is White Deer Creek—a 28-mile tributary of the West Branch Susquehanna River—flowing through mountainous terrain and designated as a High-Quality Coldwater and Migratory Fishery. Rich in brook and brown trout, it's a favorite for fishing, canoeing, and nature-based recreation. Whether you're envisioning a private retreat, eco-friendly resort, or adventure-based development, White Deer Township's tranquil environment and recreational assets make it a prime destination for visionary landowners.



WHITE DEER CREEK

New
Columbia

PA



LANDMARK COMMERCIAL REALTY

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011

P : 717.731.1990

CHUCK HELLER
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.809795.5619

ADAM BOUSSATTA
ASSOCIATE
ADAM@LandmarkCR.com
C: 717.603.1209

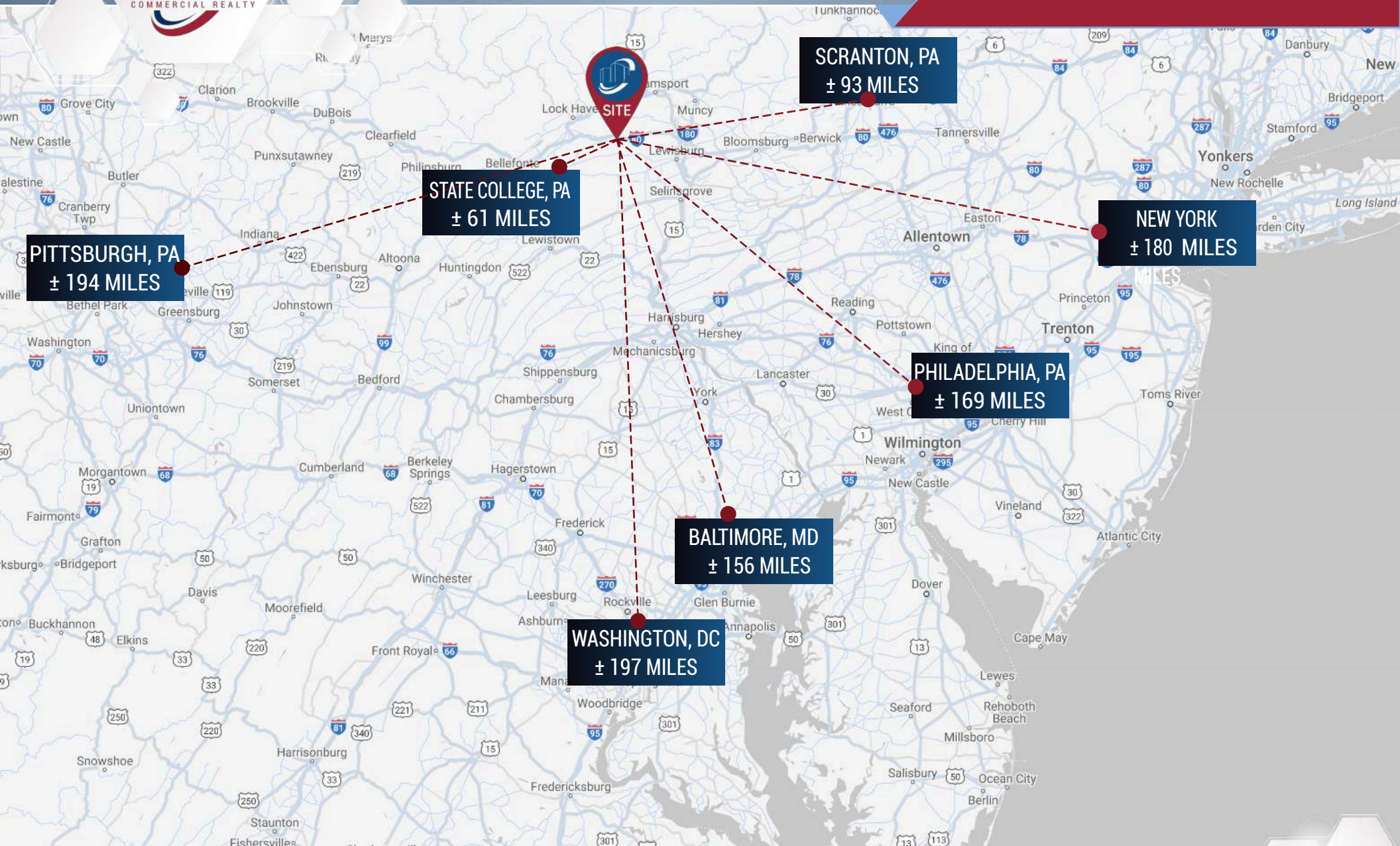


LANDMARKCR.COM

MITTANY MOUNTAIN ROAD · NEW COLUMBIA, PA 17856

± 260 ACRES |
DEVELOPMENT OPPORTUNITY

FOR SALE



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

CHUCK HELLER
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.809.795.5619

ADAM BOUSSATTA
ASSOCIATE
ADAM@LandmarkCR.com
C: 717.603.1209

LANDMARKCR.COM





CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.