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The cabin is on the headwaters of a tributary to Kettle Creek. Can walk out the door and go catch native brook trout. Also there are 100's of miles of other trout stream right in the area. This is truly a great place.

This cabin is truly unique. It is in an area with 1,000's of acres of publicly owned land. There is some of the best trout fishing in the east around it. The hunting is superb for bear, deer, turkey, and small game. This area is untouched. The cabin is one of three cabins on the Wykoff Branch Road which is around 5 miles long. You cannot see or hear another person when you are there, except for the occasional car going up the road. It sits on the headwaters of Trout Run and brook trout can be caught within a short walk down this trib. Animals are frequently seen around the cabin and in the winter months the local sportsmen group has a feeder about 100 yards from the cabin which is filled all winter long and offers some great wildlife viewing. Even the opportunity to view elk, which we have seen the past four years. Trout Run's Wykoff Branch offers great pocket water fishing with some beautiful cascading waterfalls.

The cabin is completely remodeled with new pine tongue and groove walls and ceilings, tongue and groove ash floors, new replacement windows, new propane heater, new green tin roof, new cedar siding, new pressure treated porch, new linoleum in kitchen, new electric ran throughout, and a brand new woodhouse, and outhouse, including the holding tank. The only original parts are the 2x6 rough cut oak infrastructure, the front door, the stucco on the front porch, and the beautiful mountain stone fireplace. The cabin also comes with a propane stove and oven, silverware pans and dishes, a large table, microwave, a couple of chairs, bunk bed frames, and a fireplace rack and tools. The cabin has no running water or electricity it is completely off the grid. There is a spring out back and another down the road about a mile. The cabin is rig for a generator which will be included in the sale.

In the area there is Kettle Creek State Park and the Bush Dam, which offers great ice fishing. There is a snowmobile trail right at the end of the driveway to the cabin. There are several ATV trail systems in the area. Great hunting and fishing throughout the area, with many acres of public land. Kids fishing areas at Cross Fork and Ole Bull. The annual rattlesnake hunt in Cross Fork. The annual Flaming Foliage Festival in Renovo. You are about a hour and a half from State College for Penn State Games.

Email me any questions and happy bidding. If we do not sell the cabin we will be selling camp memberships for the year of 2008. It would be \$1,000 for a hunting or fishing membership or \$750 for a snowmobiling membership. We will be selling 6 memberships total (2 fishing, 2 hunting, and 2 snowmobiling). Fishing membership would be good from April 1 until August 31. The Hunting Membership would be good for September 1 to Jan 31. Snowmobiling February 1 to March 31. The details of the membership will be discussed and laid out in the bylaws. Please email if interested about a membership too. Can get both fishing or hunting leases for \$1,850 or the whole year for \$5,000. Cabin is for sale at \$45,000

