

\$799,900 - 848 Sugar Camp Rd, WOODLAND

MLS® #PACD2044744

\$799,900

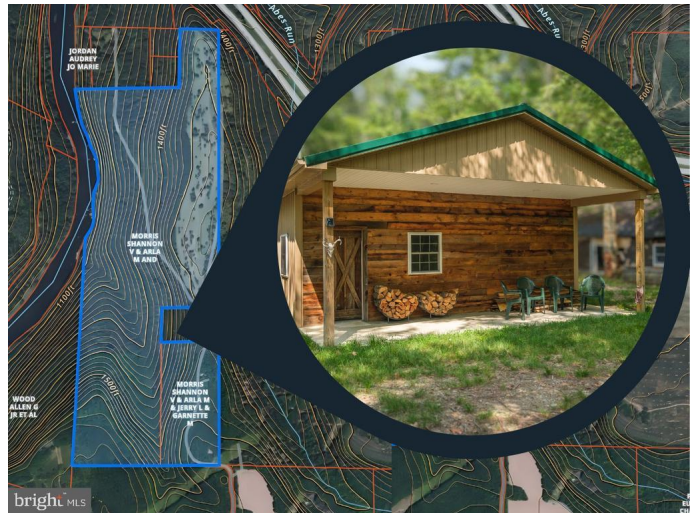
2 Bedroom, 1.00 Bathroom, 950 sqft

Residential on 177.00 Acres

NONE AVAILABLE, WOODLAND, PA

Hereâ€™s your private 177-acre escape on the West Branch Susquehannaâ€™s wildlife, fishing, privacy, and a brand-new camp thatâ€™s almost finished. Step under the covered porch, smell the woodsmoke, and notice how quickly your shoulders drop. This is what a getaway is supposed to feel like. Inside the camp, reclaimed boards from the old cabin add character you canâ€™t fake. Itâ€™s set on a slab with 10' ceilings, heated by a wood stove with a backup propane wall heater. The interior is wired for electric and currently runs off a generator that powers the lights, water pump, and a tankless water heater. Youâ€™ve got a full bathroom with a flushing toilet and shower, two bedrooms, and a full kitchen with a propane refrigeratorâ€”so weekends can stretch into weeks without missing a beat. The finish work isnâ€™t complete yet, which is perfect: you get the fun part of making it yours without starting from scratch.

The land rolls out around youâ€™s 177 acres with over a quarter-mile of frontage on the West Branch Susquehanna River. A broad 25+ acre field anchors the interior, with three hunting blinds included. Skid roads thread the property so you can reach stands, explore creek bottoms, and haul gear. Wildlife is constant, fishing is close, and a forester has already noted that the timberâ€™s cut about 20 years agoâ€™s could be ready again in a few years. Thereâ€™s a large, level building area near the camp if you ever want to expand, and



power is nearby should you choose to run service in the future. Year-round access makes it easy to come whenever the mood hits.

In the language of results: this property gives you control—privacy when you want it, water when you need it, and infrastructure that’s already pointed in the right direction. Picture mornings on the porch as the fog lifts, afternoons walking the field edge to your blind, evenings around the stove while hot water hums and dinner sizzles. If you’ve been looking for a place that feels remote yet usable now—and improvable on your timeline—this is it.

If owning land is about changing your state—more calm, more control, more connection—this property is built for that. Walk it once and you’ll feel it.

Built in 2025

Essential Information

MLS® #	PACD2044744
Price	\$799,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	950
Acres	177.00
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Cabin/Lodge
Status	Active

Community Information

Address	848 Sugar Camp Rd
Area	Bradford Twp (158106)
Subdivision	NONE AVAILABLE

City	WOODLAND
County	CLEARFIELD-PA
State	PA
Municipality	BRADFORD TWP
Zip Code	16881

Amenities

View	River
Is Waterfront	Yes
Waterfront	River

Interior

Heating	Wood Burn Stove, Wall Unit
Cooling	Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	1 Story

Exterior

Exterior	Concrete/Block, Frame, Wood
Exterior Features	Outbuilding Apartment, Other, Porch(es)
Lot Description	Fishing Available, Hunting Available, Stream/creek, Year Round Access, Trees/Wooded, Subdivision Possible, Rural, Private
Roof	Metal
Foundation	Slab

School Information

District	CLEARFIELD AREA
----------	-----------------

Additional Information

Date Listed	August 13th, 2025
Days on Market	70
Zoning	NONE

Listing Details

Listing Office	EXP Realty, LLC
----------------	-----------------

© 2025 BRIGHT, All Rights Reserved. Information deemed reliable but not guaranteed. The data relating to real estate for sale on this website appears in part through the BRIGHT Internet Data Exchange program, a voluntary cooperative exchange of property listing data between licensed real estate brokerage firms in which Compass participates, and is

provided by BRIGHT through a licensing agreement. Real estate listings held by brokerage firms other than Compass. are marked with the IDX logo and detailed information about each listing includes the name of the listing broker. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Some properties which appear for sale on this website may no longer be available because they are under contract, have Closed or are no longer being offered for sale. Some real estate firms do not participate in IDX and their listings do not appear on this website. Some properties listed with participating firms do not appear on this website at the request of the seller.

Listing information last updated on October 22nd, 2025 at 1:01am EDT