



PRIVATE OFFERING • LAUREL HIGHLANDS, PENNSYLVANIA

Gibbon Glade

A private sporting estate, lodge & legacy compound

206 ACRES

7,200 SF CUSTOM LODGE

ADJACENT TO NEMACOLIN



century-realty.com

A turnkey legacy compound in the shadow of a **Forbes Five-Star resort** — 90 minutes from Pittsburgh.



The Estate

A 7,200 SF custom-built lodge sleeping 20+ across five private suites, with a stone-fireplace great room, commercial kitchen and full furnishings — delivered turnkey.



The Land

206 contiguous acres of flat-to-rolling oak woodland and pasture, spring-fed streams, and four miles of 8-ft perimeter fence offering total privacy and a ready sporting amenity.



The Position

Minutes from Nemacolin, Falling Water and Ohiopyle — a corridor that already draws ultra-high-net-worth demand. The buyer pool is proven; the asset is rare.



A custom log lodge built to host

7,200 SF

Owner-designed, custom-built log lodge

7 Bedrooms

20+ beds for guests

GREAT ROOM

Soaring stone fireplace, vaulted timber ceilings, loft

COMMERCIAL KITCHEN

Full catering-grade kitchen and dining hall

TURNKEY

Sold fully furnished — seamless transition

206 private acres, fully enclosed



4 MILES

8-ft high-tensile perimeter — privacy & security

FLAT-TO-ROLLING

White & red oak, thickets, open pasture

SPRING-FED STREAMS

Natural water throughout the property

GAME-PRESERVE PERMIT

Active permit in place — a rare, restock-ready sporting platform

In a corridor wealth already chose

Nemacolin Woodlands

Forbes Five-Star resort — minutes away

Fallingwater & Ohiopyle

Wright landmark; state-park whitewater

Pittsburgh

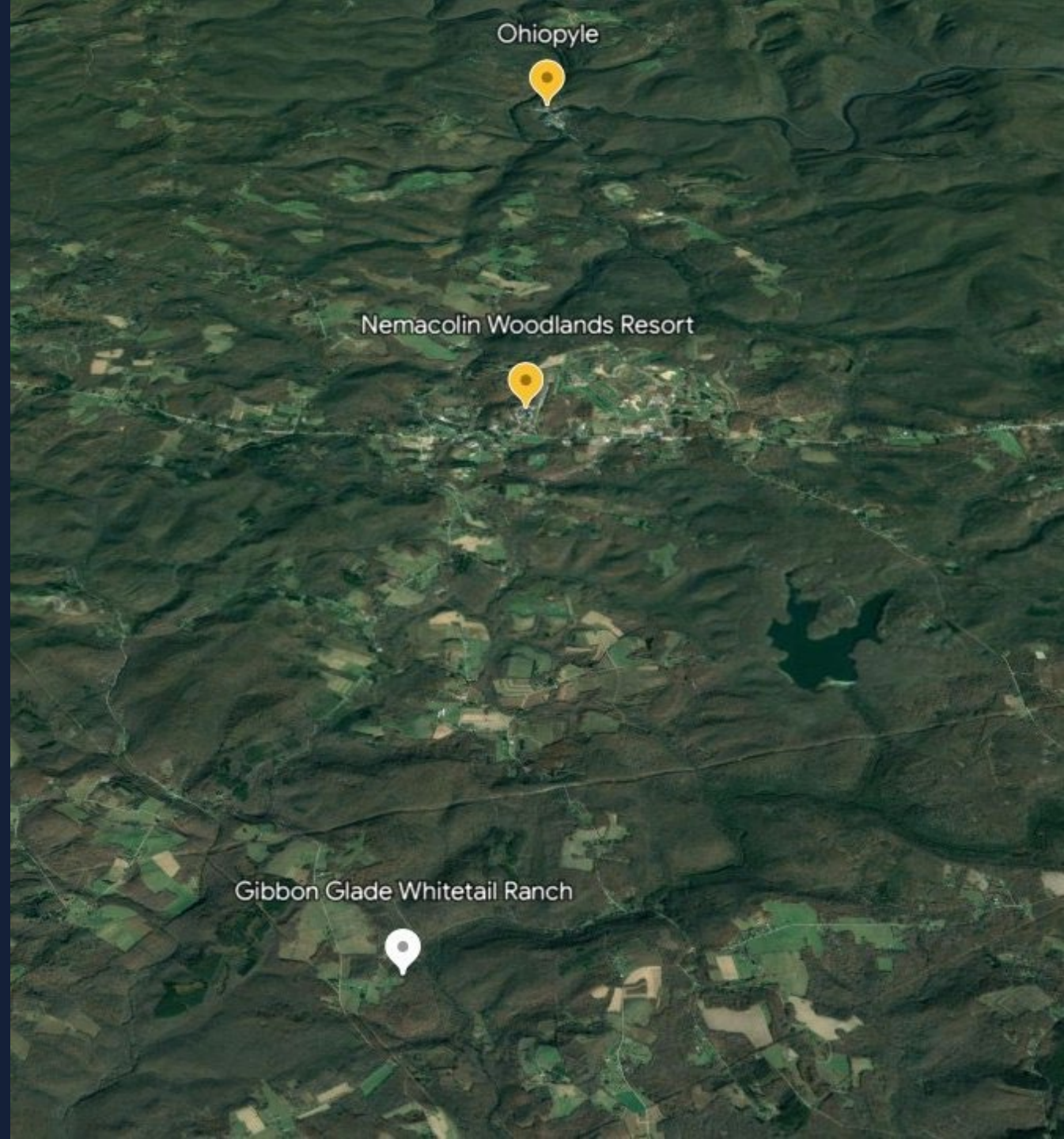
Under 1.5 hours by car

Morgantown, WV

~30 minutes

Washington, D.C.

Weekend-compound driving radius



Three ways to own it

01

Private Legacy Retreat

A turnkey family compound for sporting, gathering and escape — fully furnished, immediately usable, an hour-plus from the city yet wholly private.

02

Corporate & Event Venue

Twenty beds, a commercial kitchen and a dramatic great room make a natural executive-offsite, wedding and sporting-weekend venue with revenue potential.

03

Sporting Operation

The game-preserve permit, four-mile perimeter and equipment remain in place — a rare, restock-ready platform for a buyer relaunching a private or commercial high-fence operation. Herd not included.



\$2,250,000

Offered turnkey — real estate, lodge, all improvements, equipment and furnishings included for a seamless transition.

Detailed financials and operating information available to qualified parties under a Confidentiality Agreement.

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