

Willow Rd Farm - Avella, PA - 18.6 acres
215 Willow Rd
Avella, PA 15312

\$419,000
18.600± Acres
Washington County



Willow Rd Farm - Avella, PA - 18.6 acres
Avella, PA / Washington County

SUMMARY

Address

215 Willow Rd

City, State Zip

Avella, PA 15312

County

Washington County

Type

Residential Property, Single Family, Horse Property

Latitude / Longitude

40.243266 / -80.365379

Dwelling Square Feet

1539

Bedrooms / Bathrooms

4 / 2

Acreage

18.600

Price

\$419,000

Property Website

<https://www.mossyoakproperties.com/property/willow-rd-farm-avella-pa-18-6-acres-washington-pennsylvania/79765/>



Willow Rd Farm - Avella, PA - 18.6 acres
Avella, PA / Washington County

PROPERTY DESCRIPTION

Welcome to your dream countryside retreat on Willow Road in Avella, Pennsylvania. This expansive 18.6 +/- acre farm offers the perfect blend of rural tranquility and modern comfort. Located in the serene landscapes of Avella, this farm provides a unique opportunity to embrace a rural lifestyle without sacrificing modern amenities. Whether you're looking to start a hobby farm, enjoy outdoor pursuits, or simply escape the hustle and bustle, this property is must-see. Mineral rights are being reserved.

Features of the Property Include:

Spacious Home: A charming 4-bedroom, 2-bathroom residence featuring a finished basement, ideal for additional living space or entertainment. The home is heated by wood stove, electric baseboard heating and propane generated radiant ceiling heat. Property is serviced by well water and a septic system that was recently upgraded.

Ample Parking: A 2-car garage provides convenient and secure parking.

Functional Outbuildings: A well-equipped workshop caters to your projects and hobbies, while a sturdy barn is ready to house animals

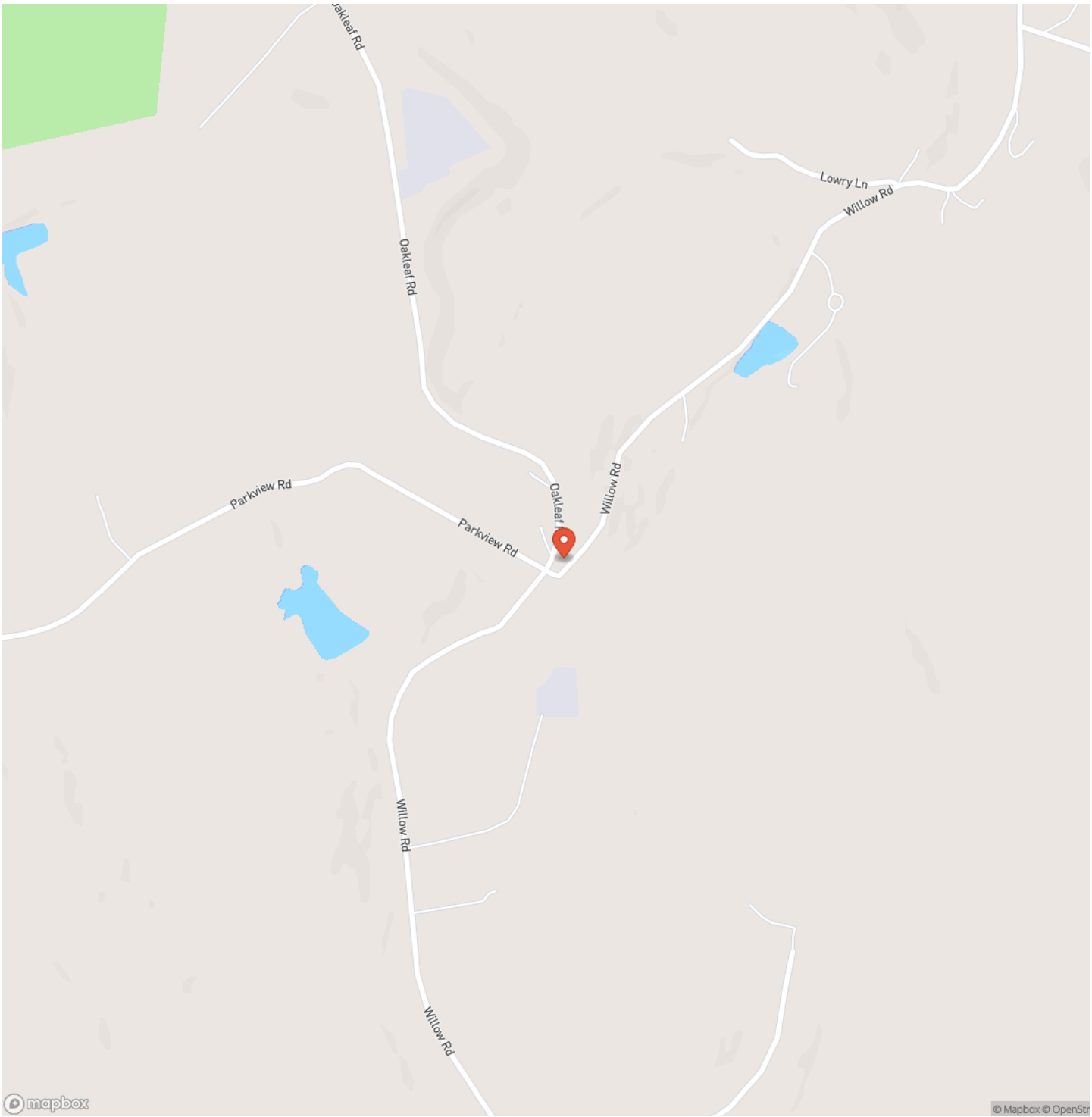
Agricultural Features: Fenced pastures offer ample space for livestock, and the fertile land is suitable for various farming activities.

Outdoor Recreation: The property boasts excellent hunting opportunities, with abundant wildlife and natural cover.

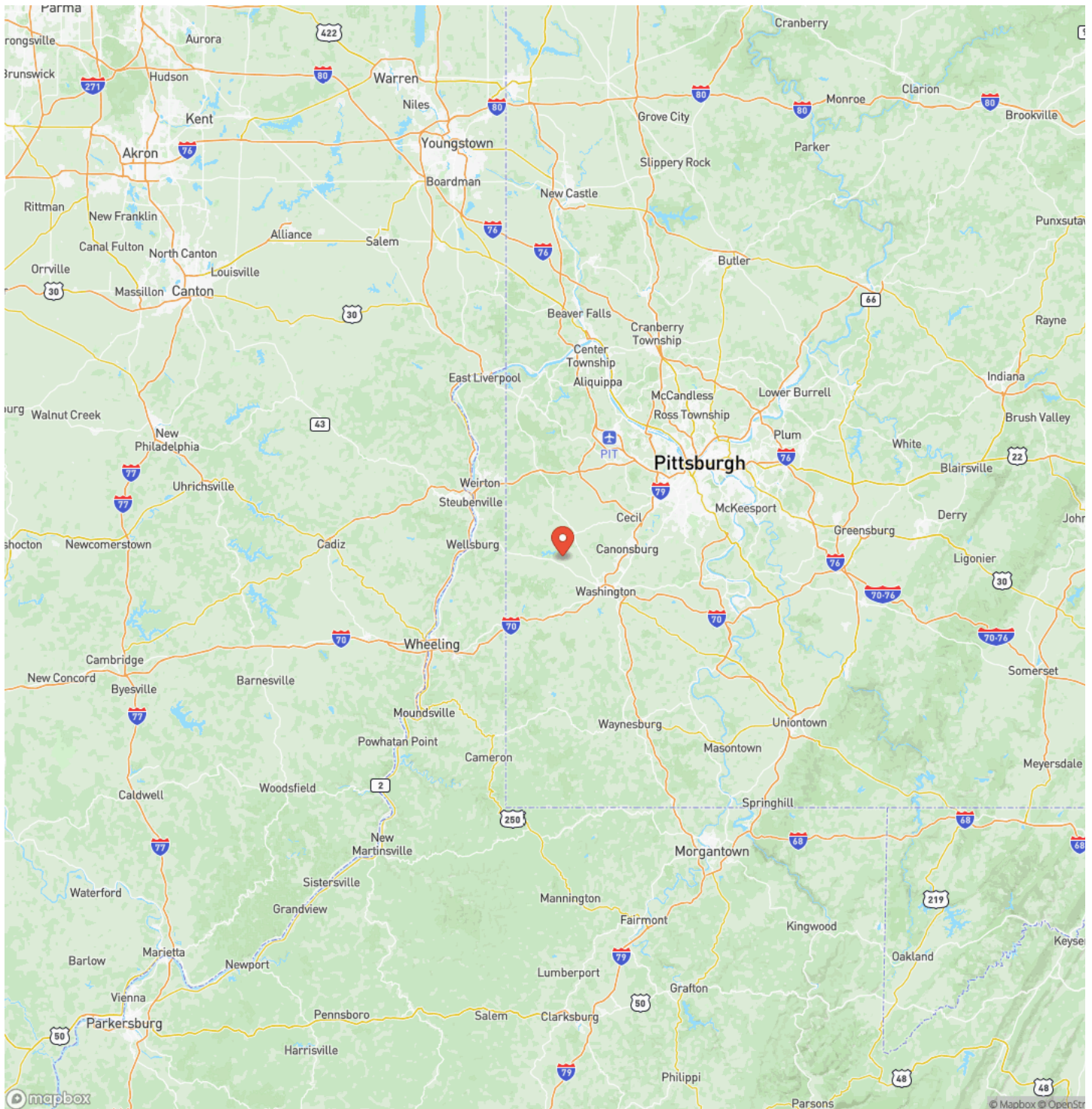
Willow Rd Farm - Avella, PA - 18.6 acres
Avella, PA / Washington County



Locator Map



Locator Map



Satellite Map



Willow Rd Farm - Avella, PA - 18.6 acres
Avella, PA / Washington County

LISTING REPRESENTATIVE

For more information contact:



Representative

Benjamin Beck

Mobile

(724) 747-5979

Office

(724) 747-5979

Email

bbeck@mossyoakproperties.com

Address

511 Skyline Dr.

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
mossyoakproperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Pennsylvania Land Professionals

511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
mossyoakproperties.com

