

Sloan Rd., Washington County - 114 acres  
20 Sloan Rd.  
Allenport, PA 15412

**\$699,000**  
114± Acres  
Washington County





**Sloan Rd., Washington County - 114 acres**  
**Allenport, PA / Washington County**

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**SUMMARY**

**Address**

20 Sloan Rd.

**City, State Zip**

Allenport, PA 15412

**County**

Washington County

**Type**

Farms, Residential Property, Undeveloped Land

**Latitude / Longitude**

40.089141 / -79.856838

**Taxes (Annually)**

5432

**Dwelling Square Feet**

2110

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

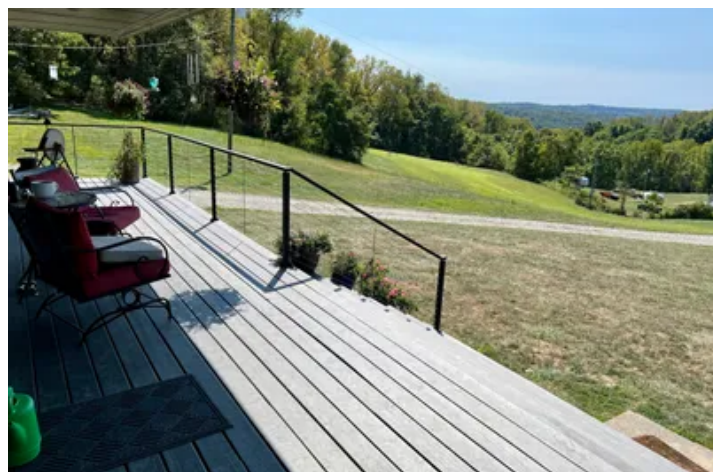
114

**Price**

\$699,000

**Property Website**

<https://www.mossyoakproperties.com/property/sloan-rd-washington-county-114-acres-washington-pennsylvania/64564/>



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**PROPERTY DESCRIPTION**

114 +/- acres of country living in Allenport, Washington County, PA. Privately located at the end of Sloan Road sits this beautiful ranch home on a picture-perfect Western PA farm. Constructed in 2013, this home is highlighted by a large covered front deck, beautiful open floor plan with cathedral ceilings, an unfinished basement with radiant floor heating, and so much more! The views from the front porch and most areas on the farm are absolutely breathtaking. Take advantage of the perfect mix of field and woods for your horses, cattle, recreational hobbies, etc.

***Features of the Home Include:***

- New construction built in 2013
- 3 bedrooms, 3 full baths
- Open floor plan
- Large master bedroom with bath and walk-in closet
- Maple kitchen cabinets with walk-in pantry
- Stainless steel appliances
- Large game room with cathedral ceilings
- Unfinished open basement with 9' ceilings
- Radiant-heat basement floors
- Water from cistern is processed by purifier and softener
- Large covered front deck
- Larger rear deck for grilling and entertaining
- California Area School District
- Approximately 5.2 miles to PennWest California University
- Approximately 2.2 miles to the Allenport Marina

***Features of the Property Include:***

- 114 +/- total acres
- 43 +/- acres of hayfield
- 200-yard gun range
- Beautiful view of the Monongahela River
- Perfect mix of field and woods
- Excellent deer and turkey hunting
- Good trail system for accessing property
- Rolling topography
- Mineral rights are unavailable

***Features of the Buildings Include:***

- Garage style pole barn with oversized garage door
- Lean-to for equipment storage
- Electric to garage and lean-to

\*Seller does not own the mineral rights. The royalties from the cell phone antenna located on the property are being reserved. Annual taxes are approximately \$5,432.

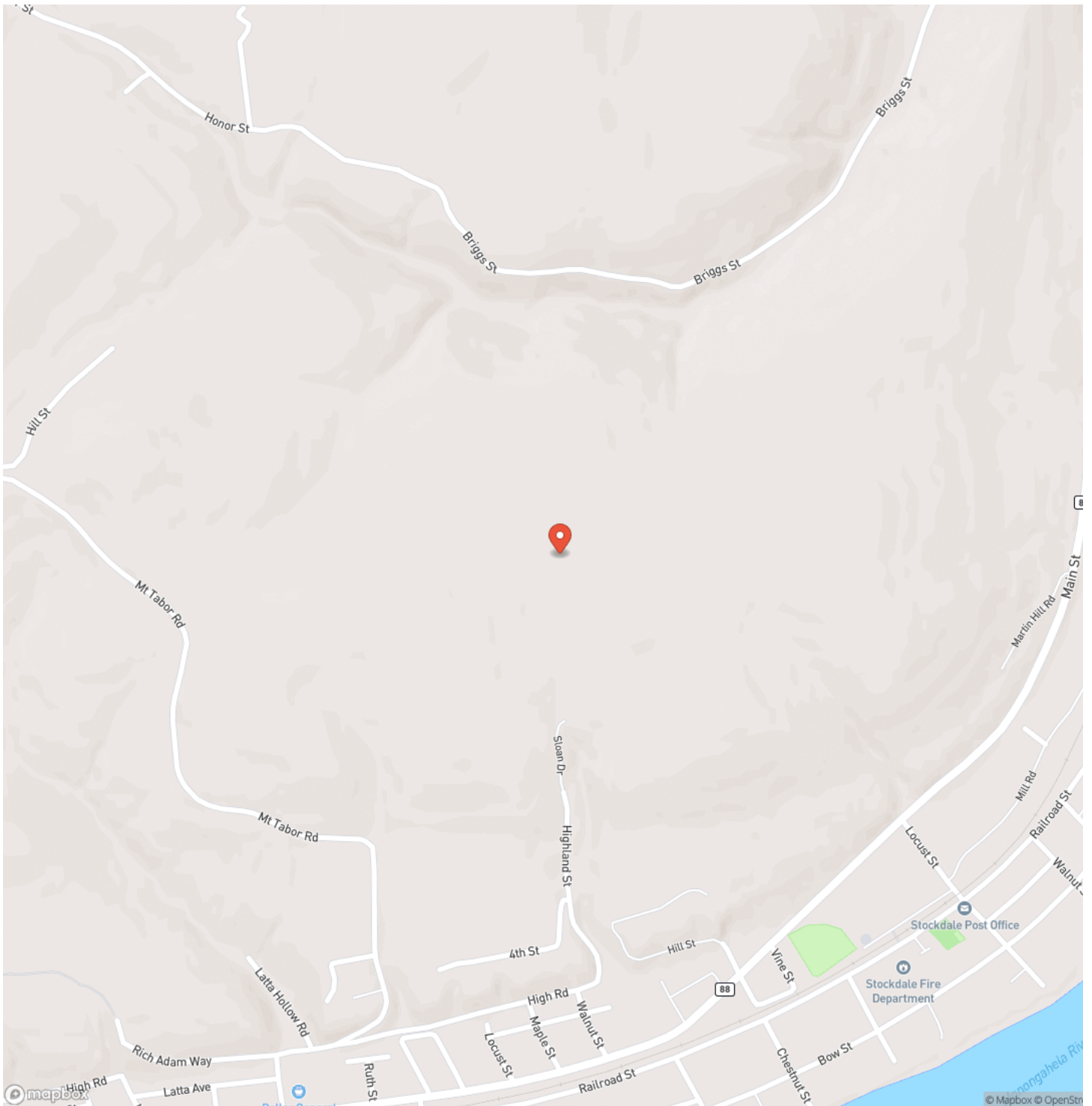




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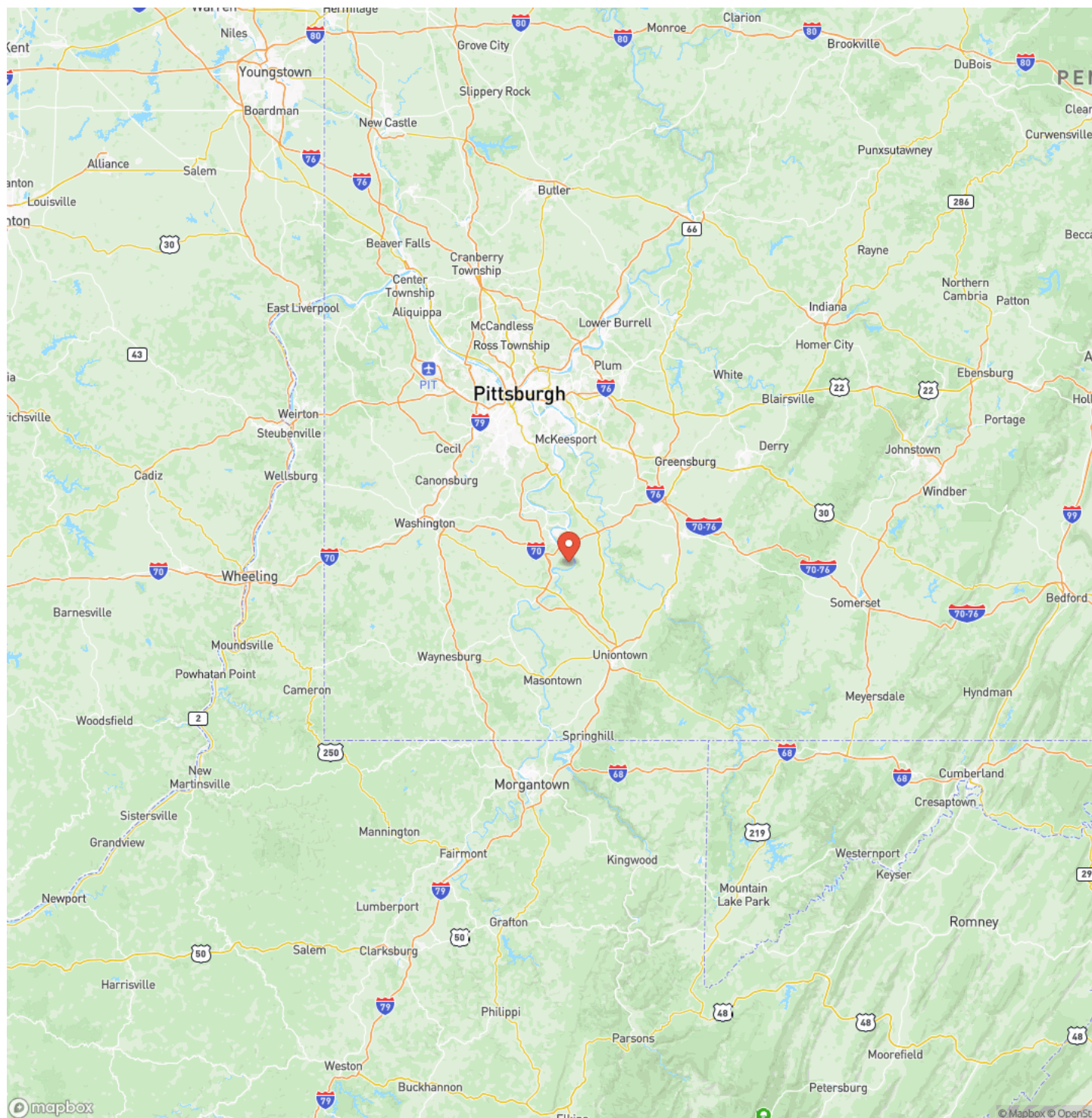
## Locator Map





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## Locator Map



**MORE INFO ONLINE:**  
**[mossyoakproperties.com](http://mossyoakproperties.com)**



## Satellite Map



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## 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

Belle Vernon, PA 15012

## NOTES



**MORE INFO ONLINE:**

**mossyoakproperties.com**



## 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.



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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.





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**Mossy Oak Properties Pennsylvania Land Professionals**

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