

Pigeon Creek Rd., Washington County - 13 +/- Acres  
Pigeon Creek Rd.  
Eighty Four, PA 15330

**\$229,900**  
13.51± Acres  
Washington County



**Pigeon Creek Rd., Washington County - 13 +/- Acres  
Eighty Four, PA / Washington County**

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**SUMMARY**

**Address**

Pigeon Creek Rd.

**City, State Zip**

Eighty Four, PA 15330

**County**

Washington County

**Type**

Undeveloped Land, Recreational Land, Hunting Land

**Latitude / Longitude**

40.103 / -80.0528

**Acreage**

13.51

**Price**

\$229,900

**Property Website**

<https://www.mossyoakproperties.com/property/pigeon-creek-rd-washington-county-13-acres/washington/pennsylvania/90742/>



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**PROPERTY DESCRIPTION**

**Prime 13.51 +/- Acre Homesite in Bentworth School District – Pigeon Creek Road, Eighty Four, PA**

Discover the perfect place to build your dream home on this beautiful 13.51 +/- acre parcel in Eighty Four, PA. Located in the **Bentworth School District**, this cleared and build-ready property offers the ideal blend of rural charm and modern convenience.

All **public utilities** are available, making construction hassle-free. The land features gently rolling terrain—ranging from flat to slightly hilly—perfect for a **farmette, horse property**, or simply enjoying the natural landscape.

Enjoy the peace of the countryside while staying connected: just minutes from **historic Route 40, Toll Road 43, and Interstate 70**, offering easy access to nearby towns and amenities.

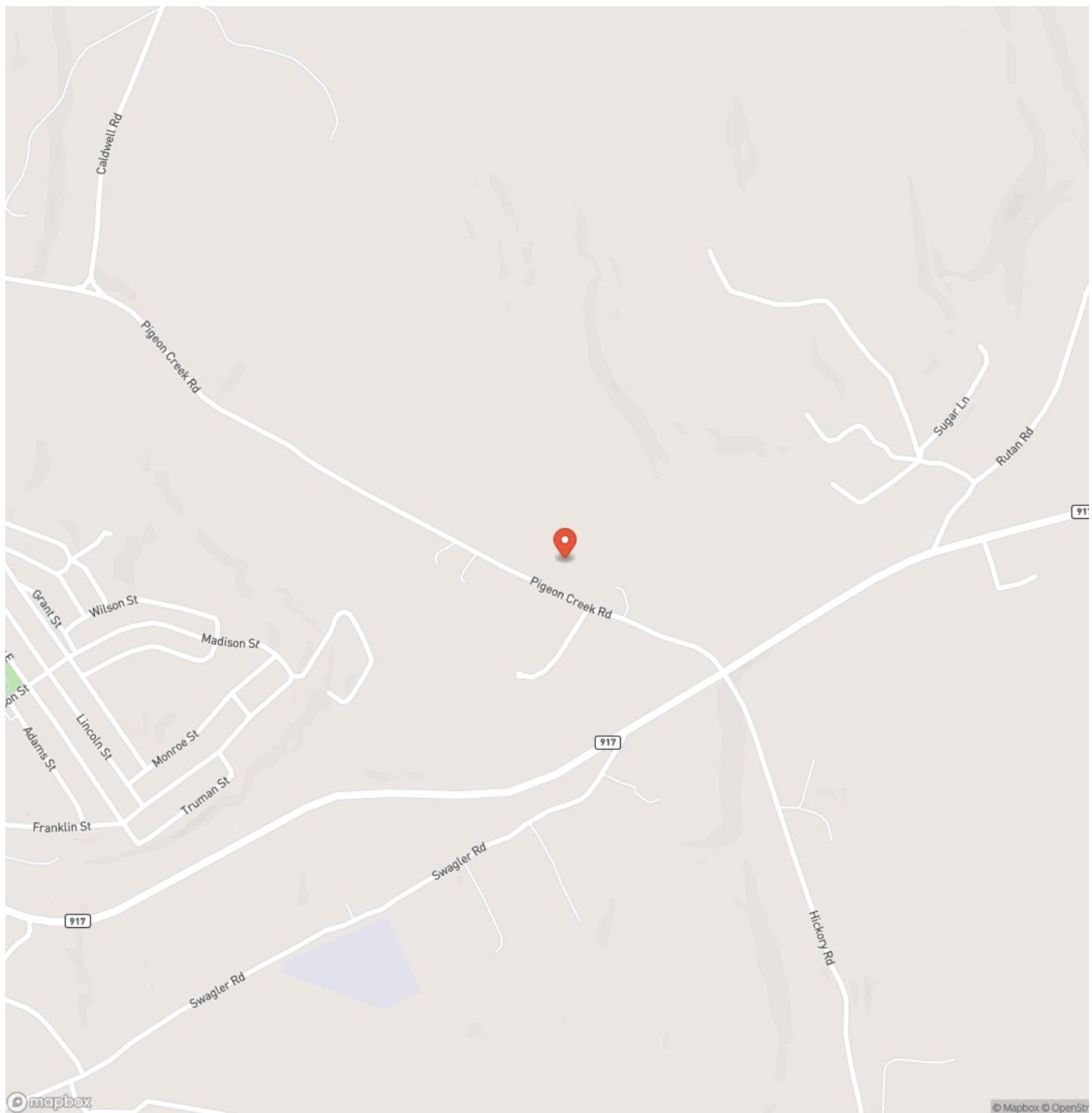
Don't miss this rare opportunity to own a versatile and scenic piece of Washington County!

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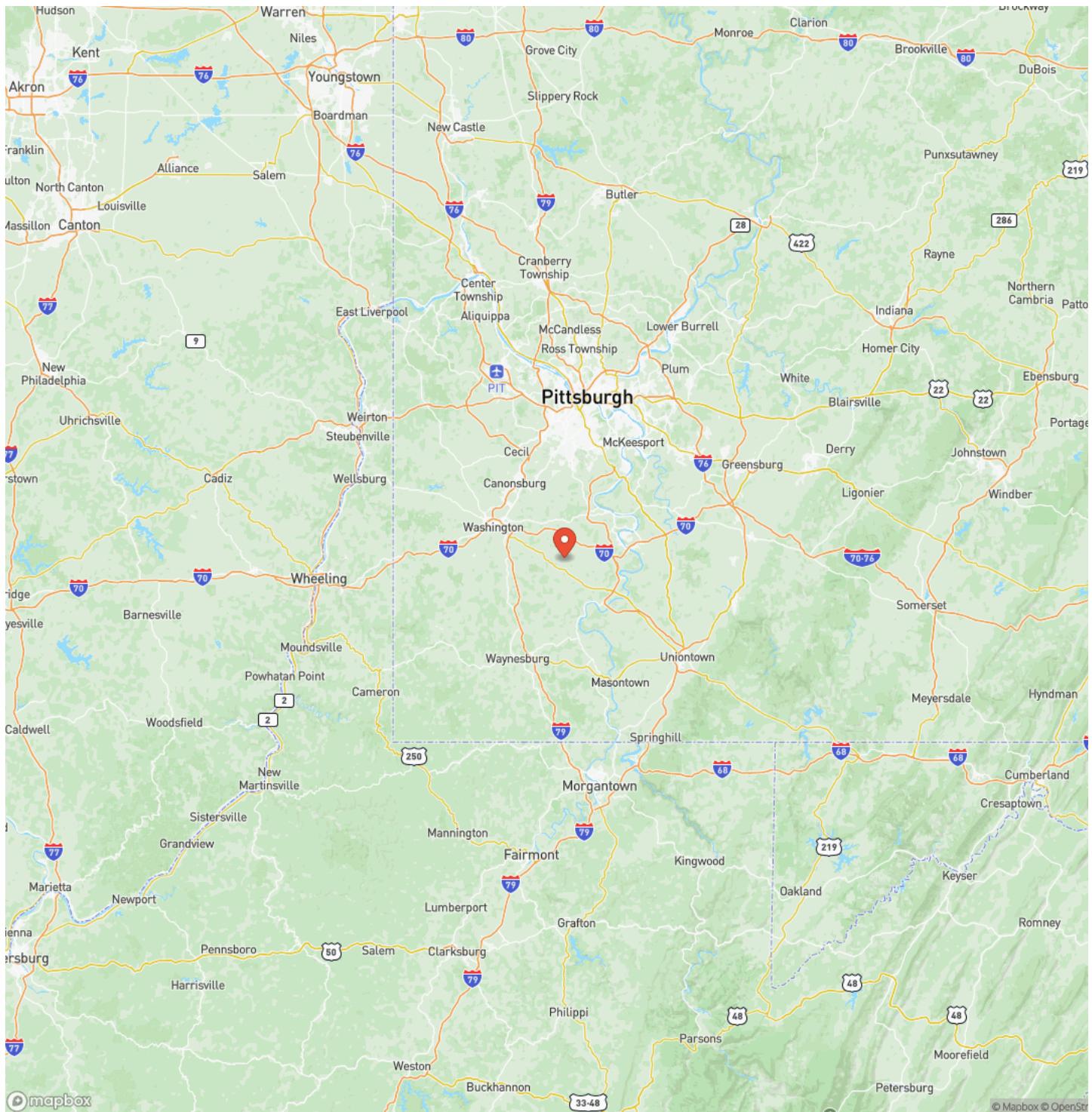


## Locator Map



**Pigeon Creek Rd., Washington County - 13 +/- Acres  
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## Locator Map



Pigeon Creek Rd., Washington County - 13 +/- Acres  
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## Satellite Map



## **Pigeon Creek Rd., Washington County - 13 +/- Acres Eighty Four, PA / Washington County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Benjamin Beck

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## Address

511 Skyline Dr.

**City / State / Zip**

Belle Vernon, PA 15012

## NOTES



**MORE INFO ONLINE:**

[mossyoakproperties.com](http://mossyoakproperties.com)

## NOTES

## **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.

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