

Love and Emory Hill Rd., Westmoreland County - 132 acres
Love and Emory Hill Rd
Ruffs Dale, PA 15666

\$379,900
132± Acres
Westmoreland County



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Ruffs Dale, PA / Westmoreland County**

SUMMARY

Address

Love and Emory Hill Rd

City, State Zip

Ruffs Dale, PA 15666

County

Westmoreland County

Type

Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

40.1638 / -79.5947

Taxes (Annually)

\$910

Acreage

132

Price

\$379,900

Property Website

<https://www.mossyoakproperties.com/property/love-and-emory-hill-rd-westmoreland-county-132-acres/westmoreland/pennsylvania/41097/>



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PROPERTY DESCRIPTION

132+/- acres of vacant land outside of Ruffs Dale, PA located just an hour from Pittsburgh, 10 minutes from Interstate 70 and less than 20 minutes from New Stanton (PA Turnpike), ideally located to build your dream home or use as your private getaway. This property offers more than 3,500' of road frontage with excellent access from Emory Hill Road and Love Road, some timber, tillable acreage, and access throughout the property. Enjoy country living with the amenities of Tractor Supply, Walmart, restaurants, etc. being only a few minutes away. Properties offering seclusion, road frontage, an abundance of wildlife and mineral rights in SW Pennsylvania do not come along often. Be sure to check this property out!

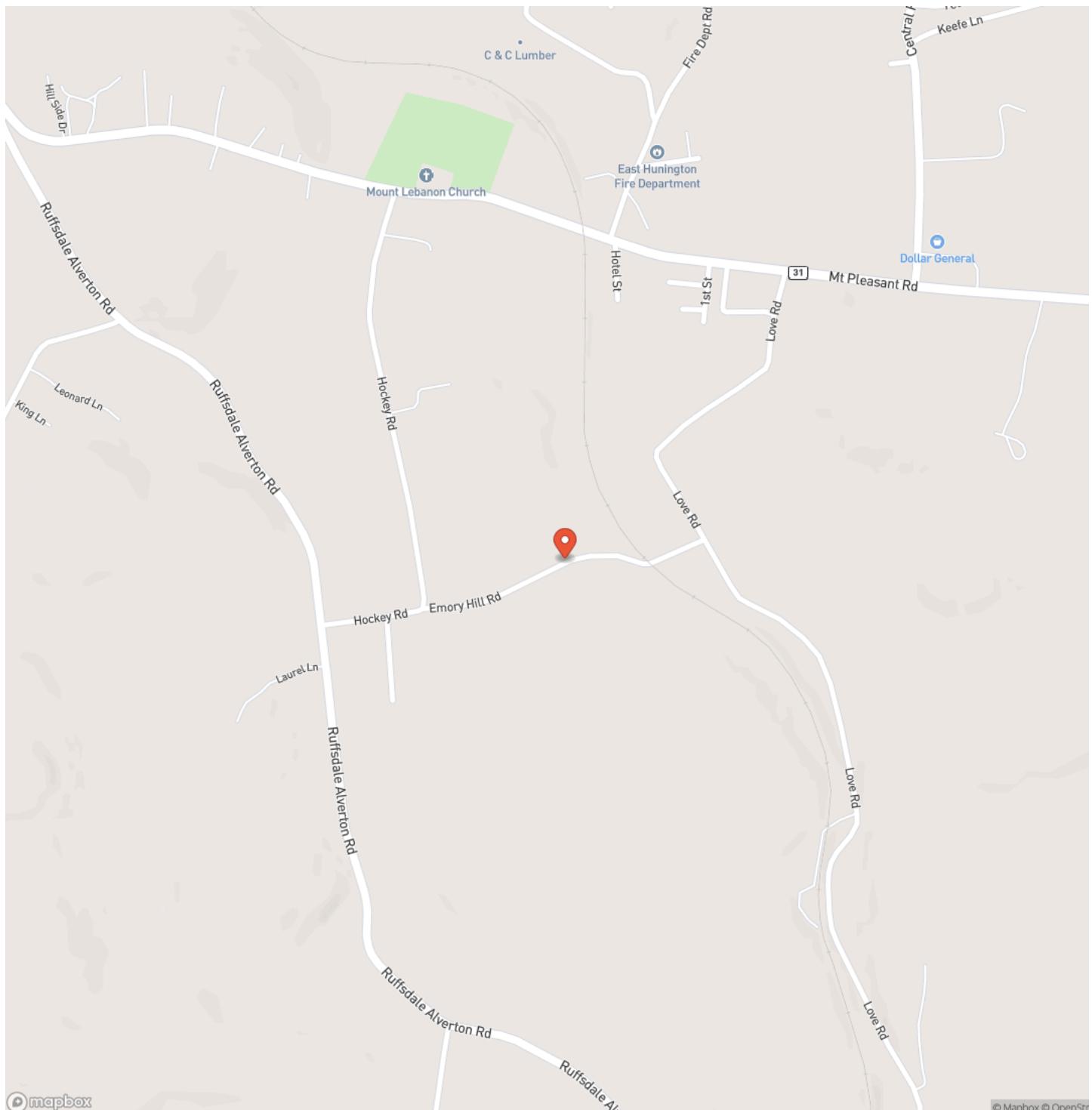
Features Of This Property Include:

- 132+/- acres
- Access from Love Road and Emory Hill Road
- Trails to access via vehicle or ATV
- Neighboring properties consist of tillable, pasture and timber
- Southmoreland School District
- Topography varies from low and flat to rolling
- Shallow gas well on the property
- Mineral rights transfer with the property
- Latitude 40.1638, Longitude -79.5947
- Property is entered into Pennsylvania's Clean and Green Tax Program
- Annual taxes are approximately \$910

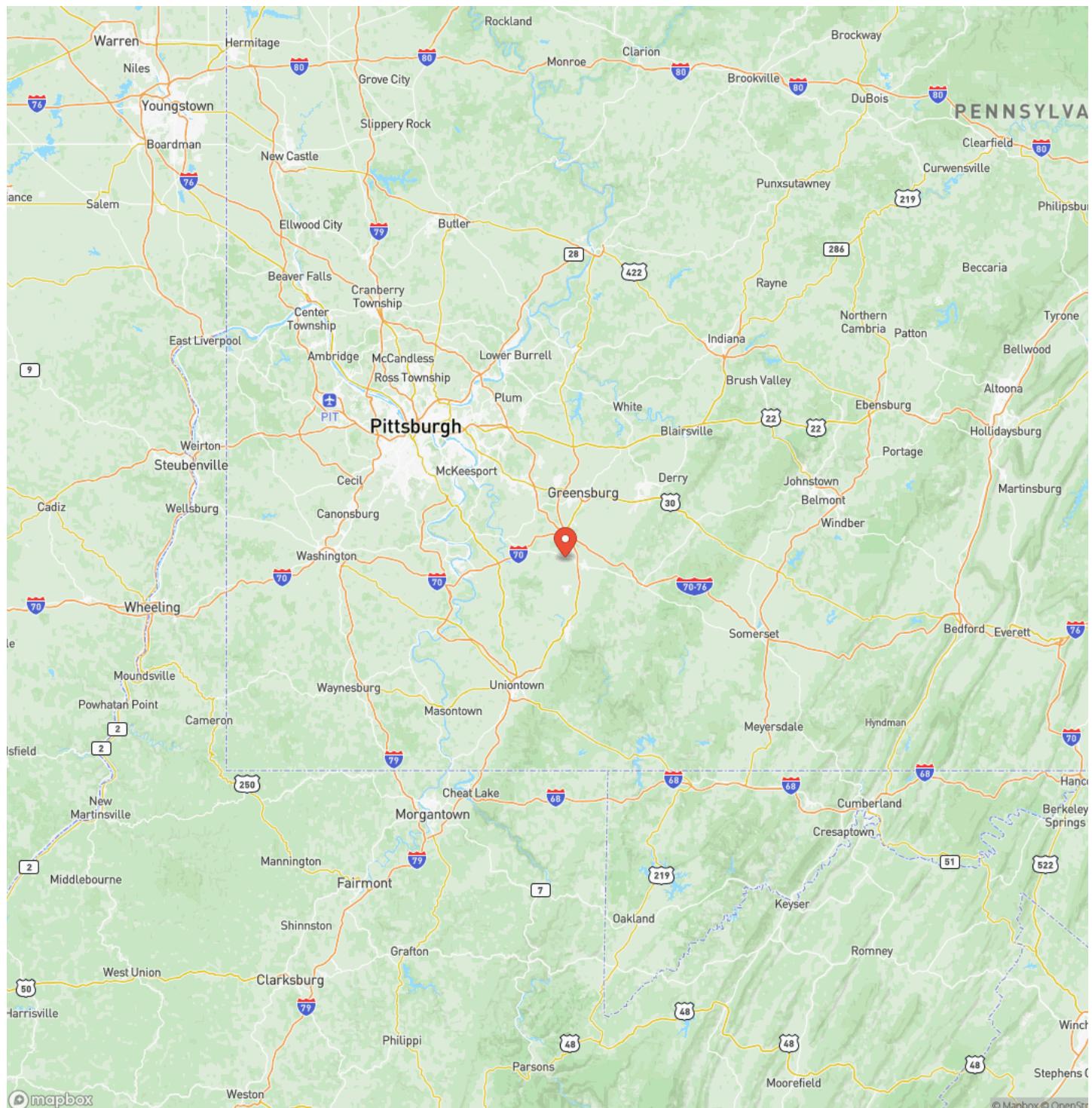
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Locator Map

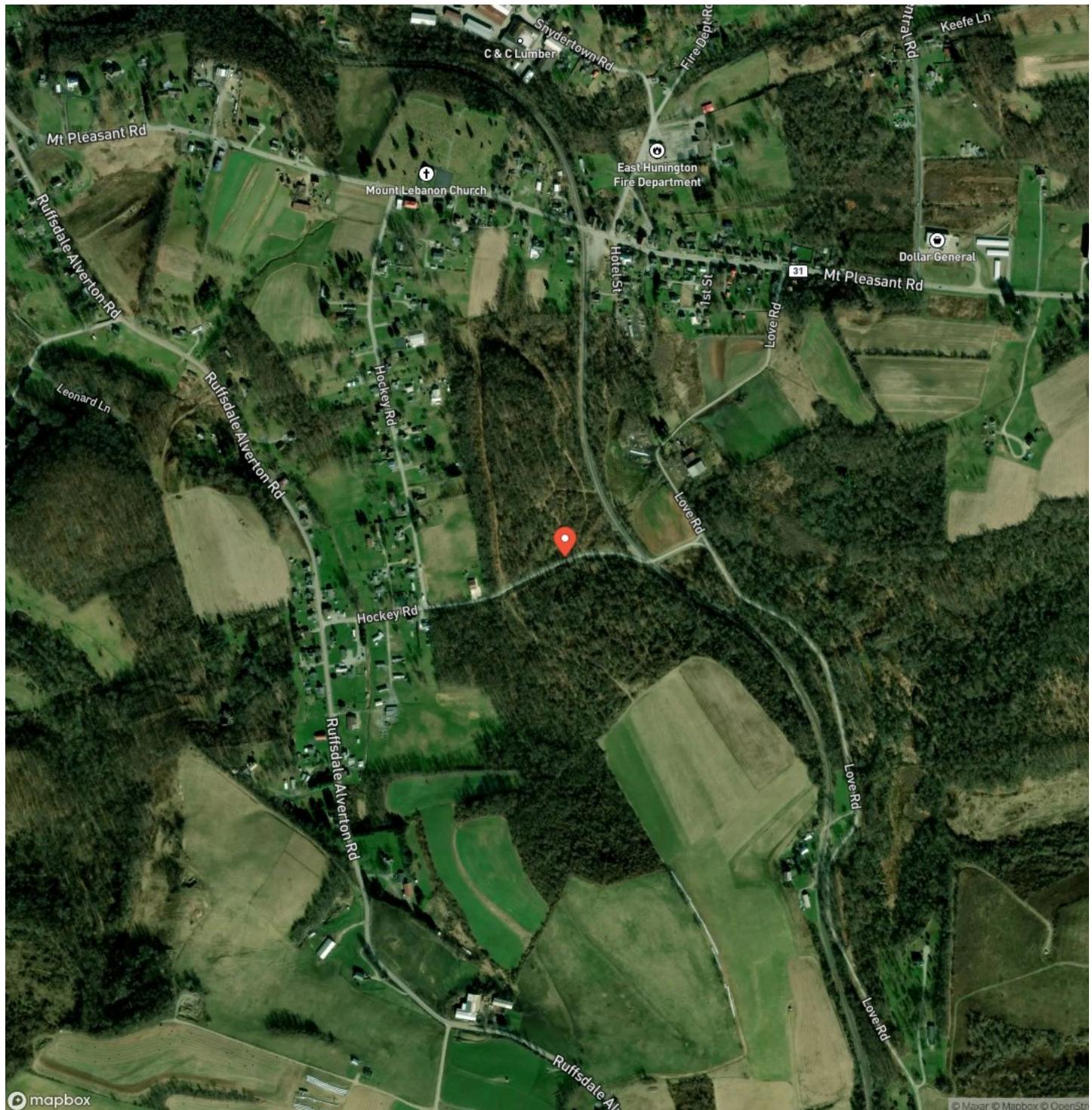


Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

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DISCLAIMERS

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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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