

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

\$379,900
132± Acres
Westmoreland County



Love and Emory Hill Rd., Westmoreland County - 132 acres
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/>



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

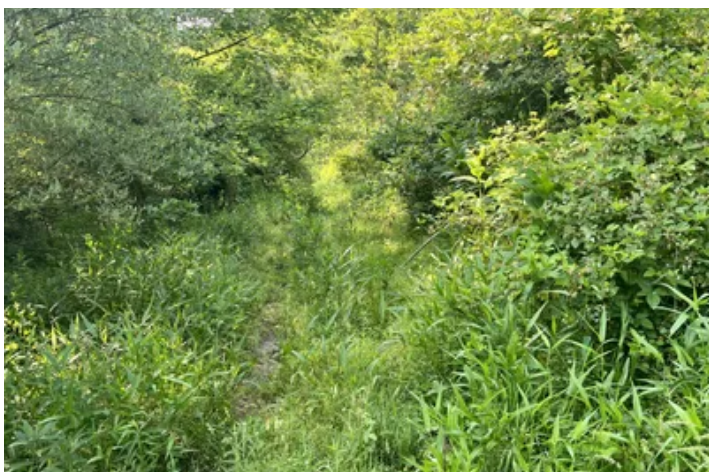
PROPERTY DESCRIPTION

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!

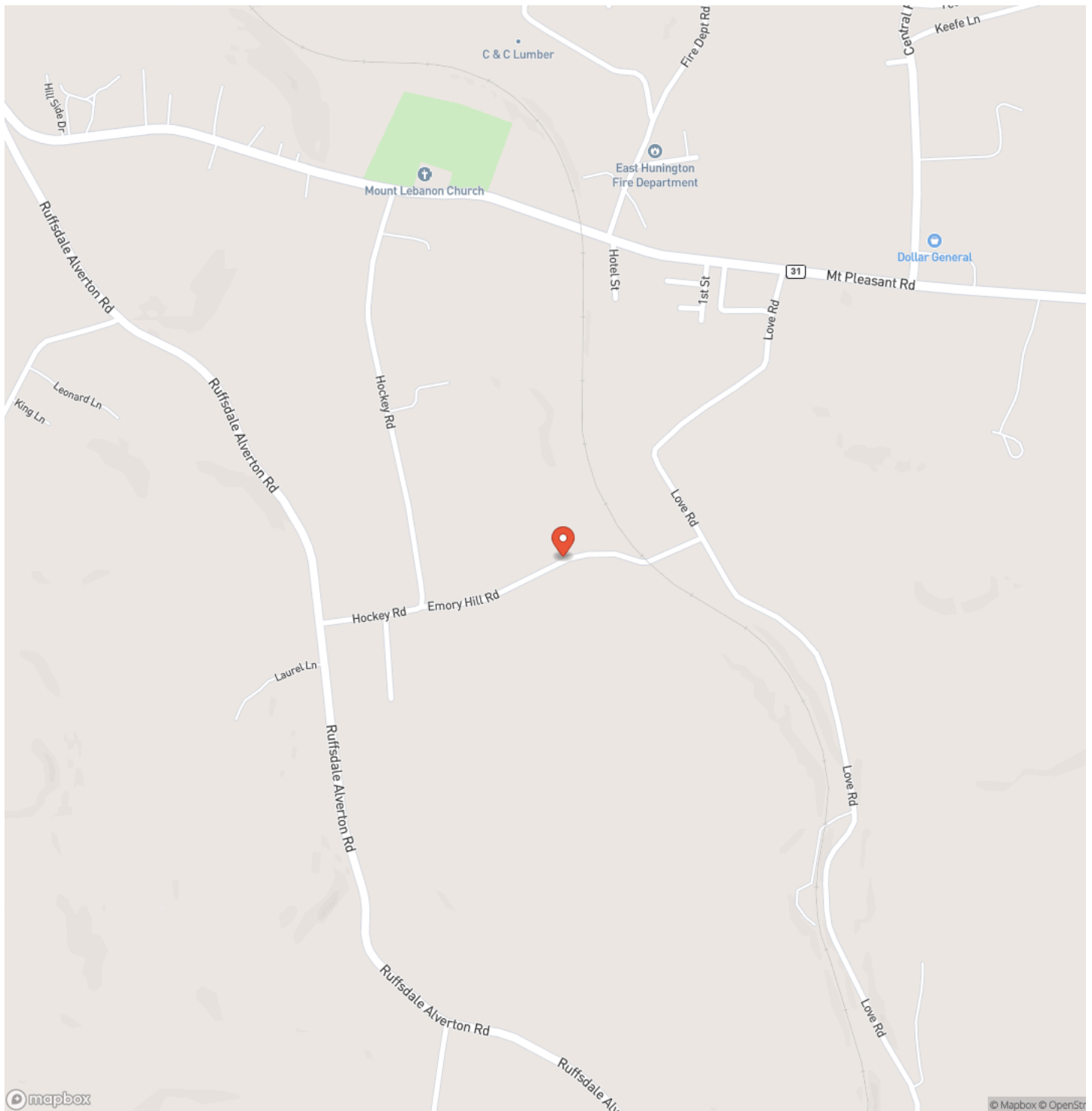
Features Of This Property Include:

- 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

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

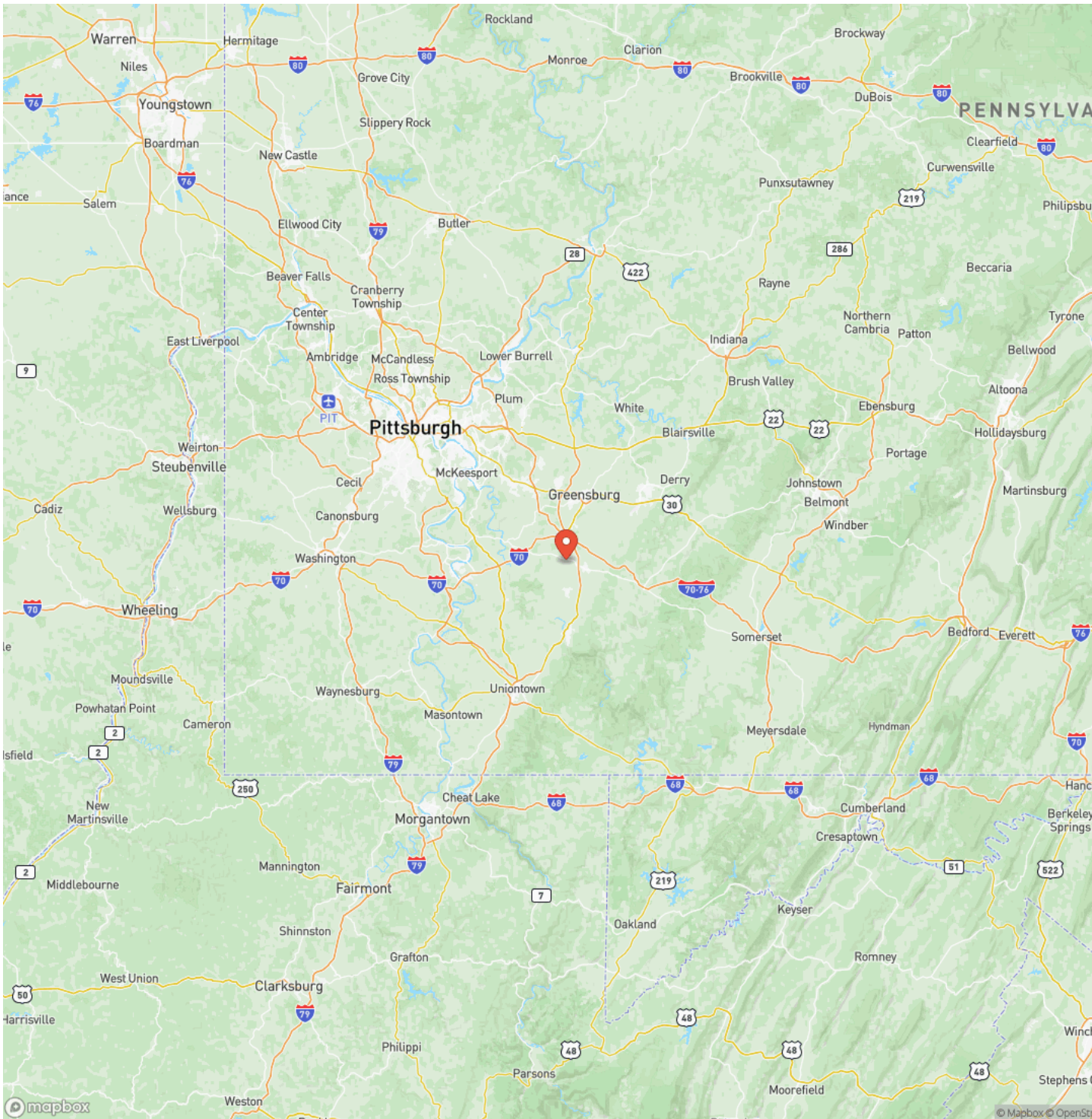


Locator Map



Ruffs Dale, PA / Westmoreland County

Locator Map



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

Satellite Map



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

Belle Vernon, PA 15012

NOTES



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

