

Mays Ln., Westmoreland County - 160+/- acres
Mays Ln.
Mount Pleasant, PA 15666

\$775,000
160± Acres
Westmoreland County



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Mount Pleasant, PA / Westmoreland County

SUMMARY

Address

Mays Ln.

City, State Zip

Mount Pleasant, PA 15666

County

Westmoreland County

Type

Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

40.1896 / -79.5611

Taxes (Annually)

\$2,138

Acreage

160

Price

\$775,000

Property Website

<https://www.mossyoakproperties.com/property/mays-ln-westmoreland-county-160-acres/westmoreland/pennsylvania/60579/>



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PROPERTY DESCRIPTION

Located outside of Mt. Pleasant, PA, this property is the ideal investment opportunity. Comprised of 160+/- acres with access from Mays Lane and Fisher Road, this parcel is ideally situated between Route 119 and the Pennsylvania Turnpike with utilities available in the southwest corner, mineral rights, and a large industrial park on its west and southwest border. Boasting excellent access, the ideal mix of field and timber, and excellent access, this property is ideal for development, investment, or recreation.

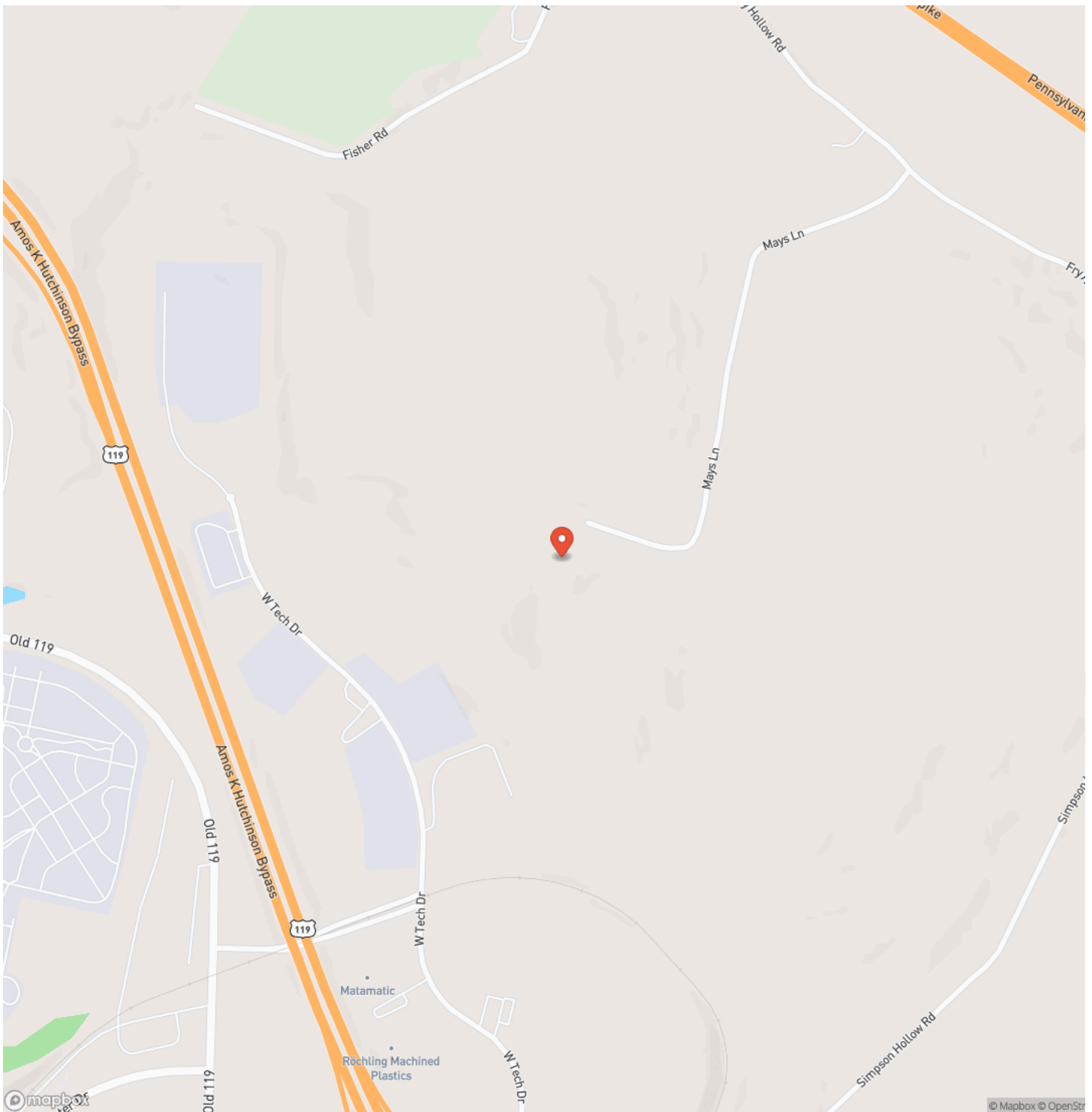
Features of the Property Include:

- 160 +/- total acres
- Zoned as Agricultural (A) District by Hempfield Township
- Utilities available in the SW corner at Westec Drive
- Rolling to sloping topography
- Perfect mix of woods and field
- Excellent access throughout the property
- Accessible from Mays Lane and Fisher Road
- Mineral rights transfer
- Significant development potential
- Close proximity to New Stanton, Greensburg and Mt. Pleasant
- Ideally located between Route 119 and the PA Turnpike

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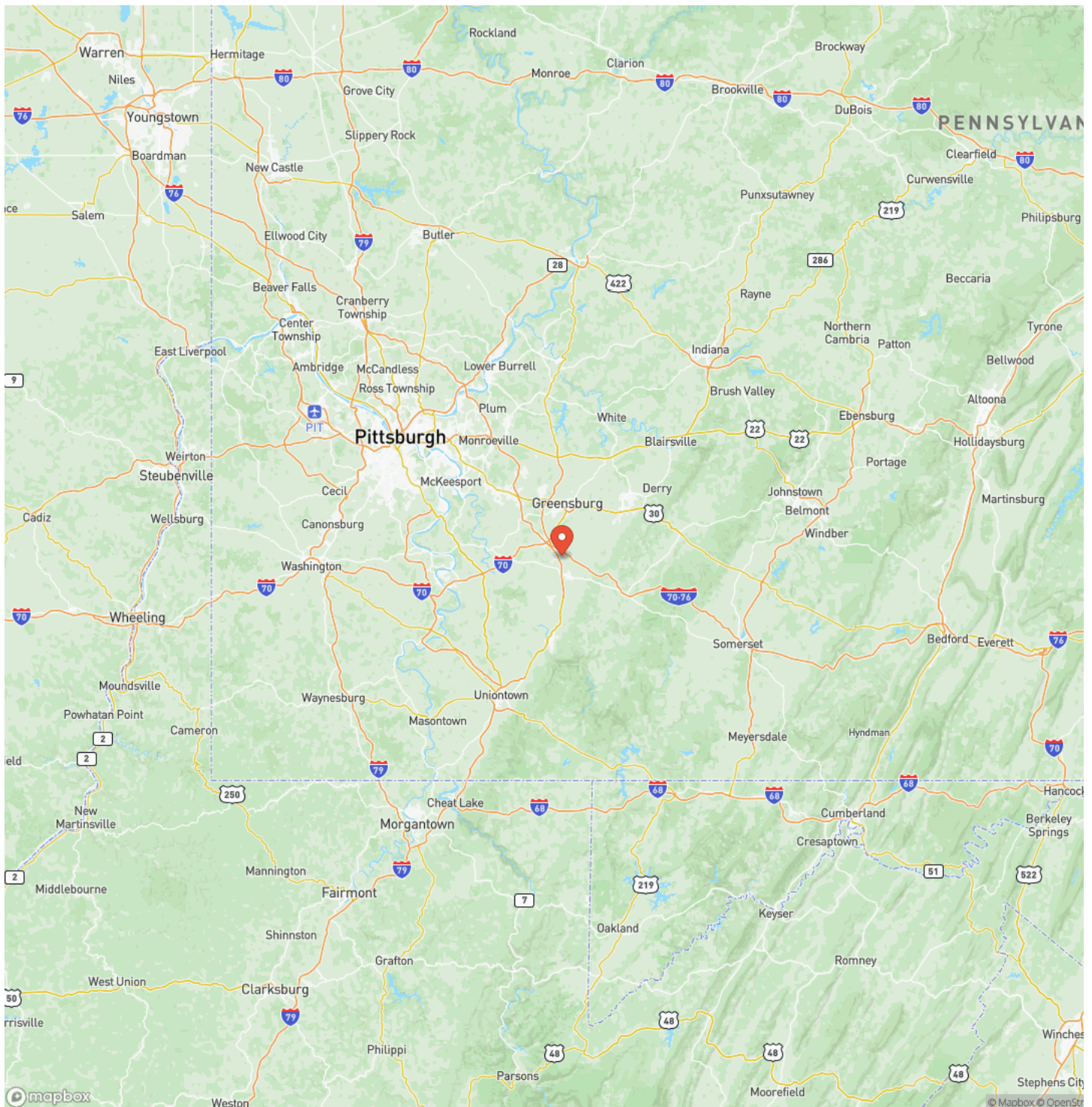


Locator Map



Mount Pleasant, PA / Westmoreland County

Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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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

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