

Meadville Rd Farm Titusville PA
Meadville Rd, Titusville PA 16354
Titusville, PA 16354

\$169,000
35± Acres
Venango County



Meadville Rd Farm Titusville PA
Titusville, PA / Venango County

SUMMARY

Address

Meadville Rd, Titusville PA 16354

City, State Zip

Titusville, PA 16354

County

Venango County

Type

Farms, Hunting Land, Ranches, Undeveloped Land

Latitude / Longitude

41.60456 / -79.80209

Acreage

35

Price

\$169,000

Property Website

<https://www.mossoakproperties.com/property/meadville-rd-farm-titusville-pa-venango-pennsylvania/83593/>



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PROPERTY DESCRIPTION

Welcome to 35+/- Acres off of Meadville Road in Titusville, PA

This tract is being broken out of a larger tract and is currently farmed with rotational crops. There are no structures on this land. This mostly flat and level, mostly tillable parcel would be an excellent continued farm, hunting spot, or new homestead site. Wildlife is abundant and there is a producing water well and gas well on the property. OGM rights are negotiable and can convey to the buyer.

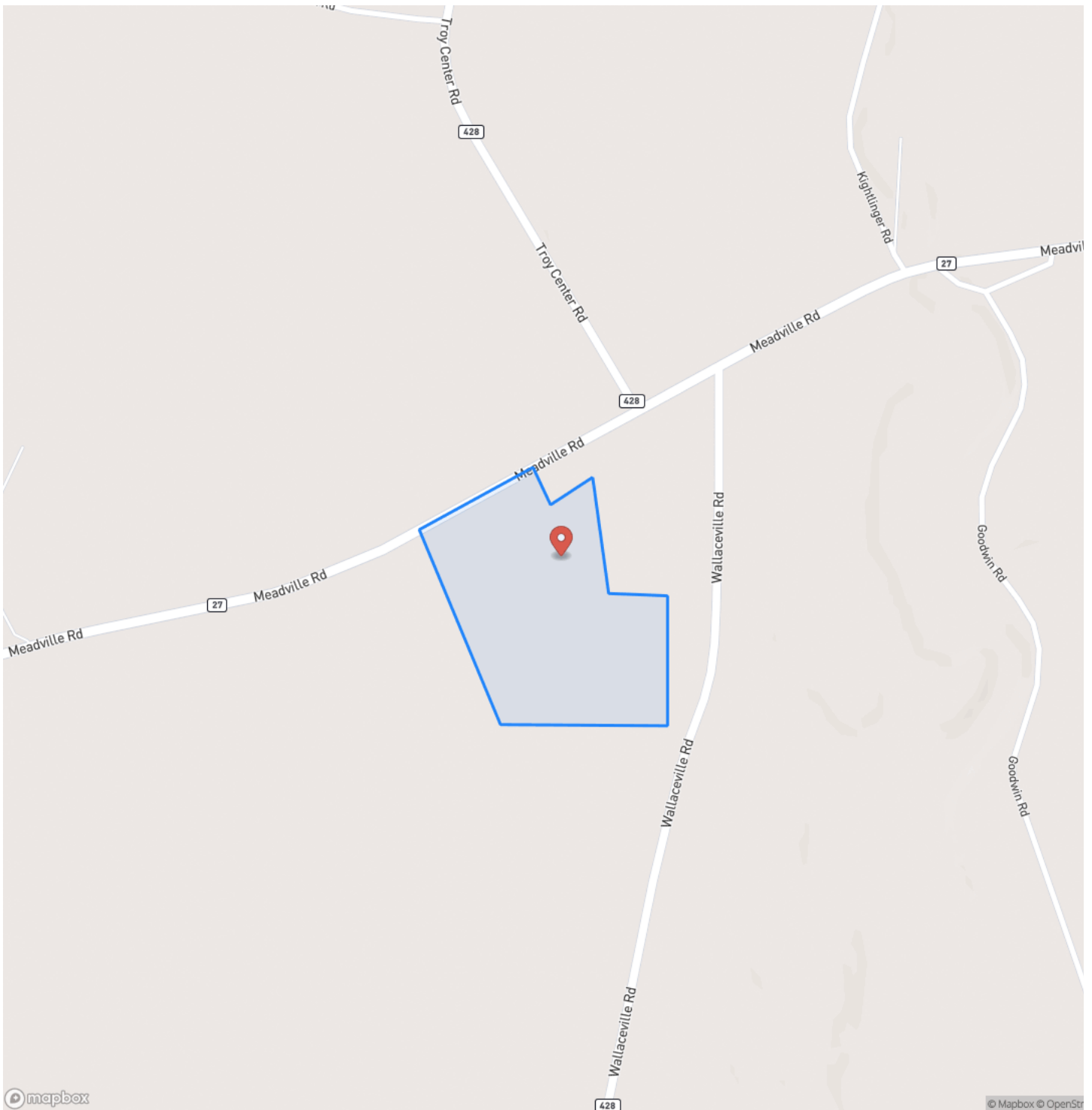
Features of the Property Include:

- 35+/- total acres mostly tillable with a nice wooded stand
- Located in a peaceful, serene, rural setting
- Tons of wildlife from bear and whitetail deer to small game and predators
- Minutes from Titusville and short distance to Meadville, Oil City, and Franklin
- Multiple potential homesites
- Oil, gas and mineral rights can convey to the buyer with a producing well on the property

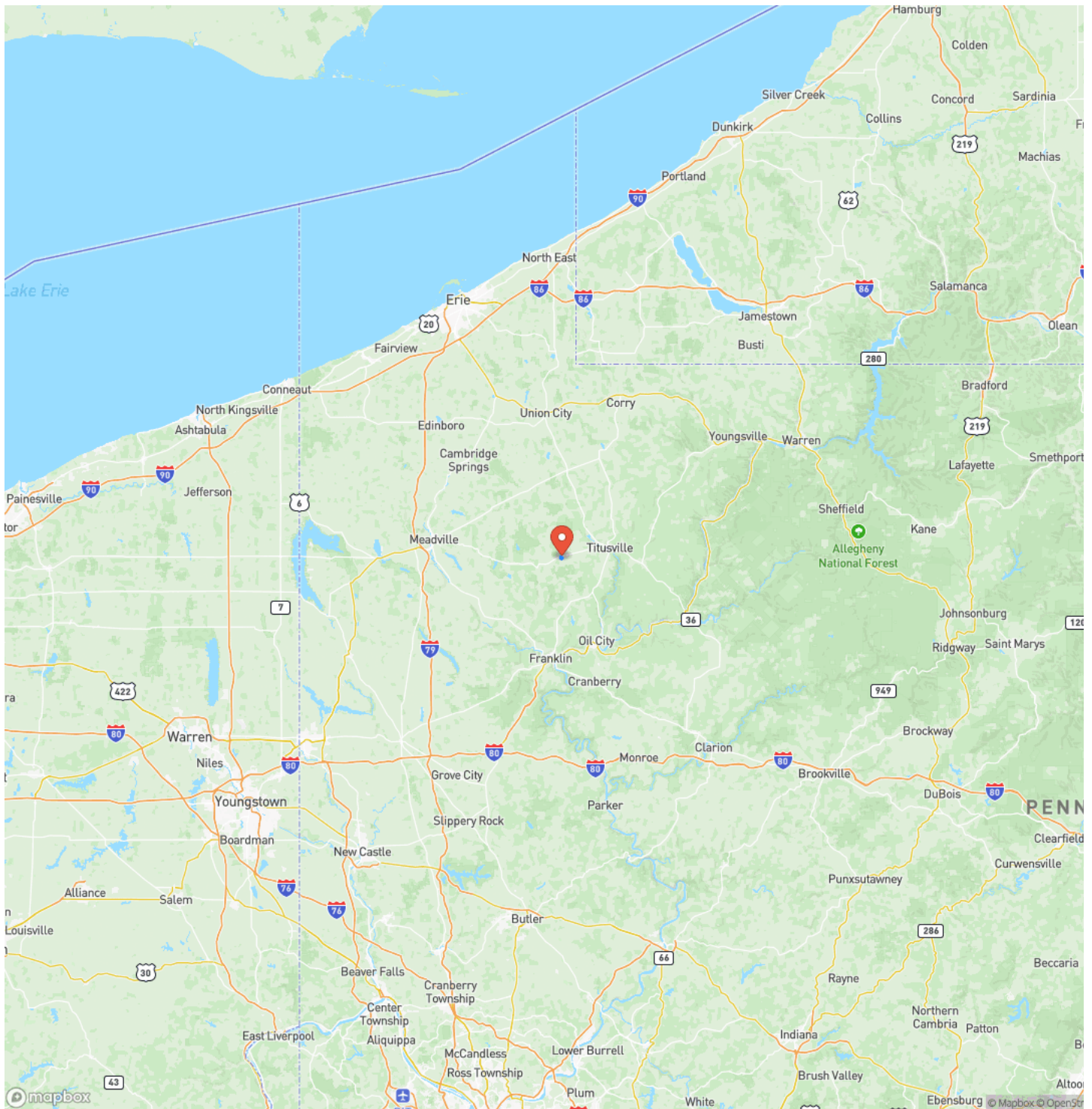
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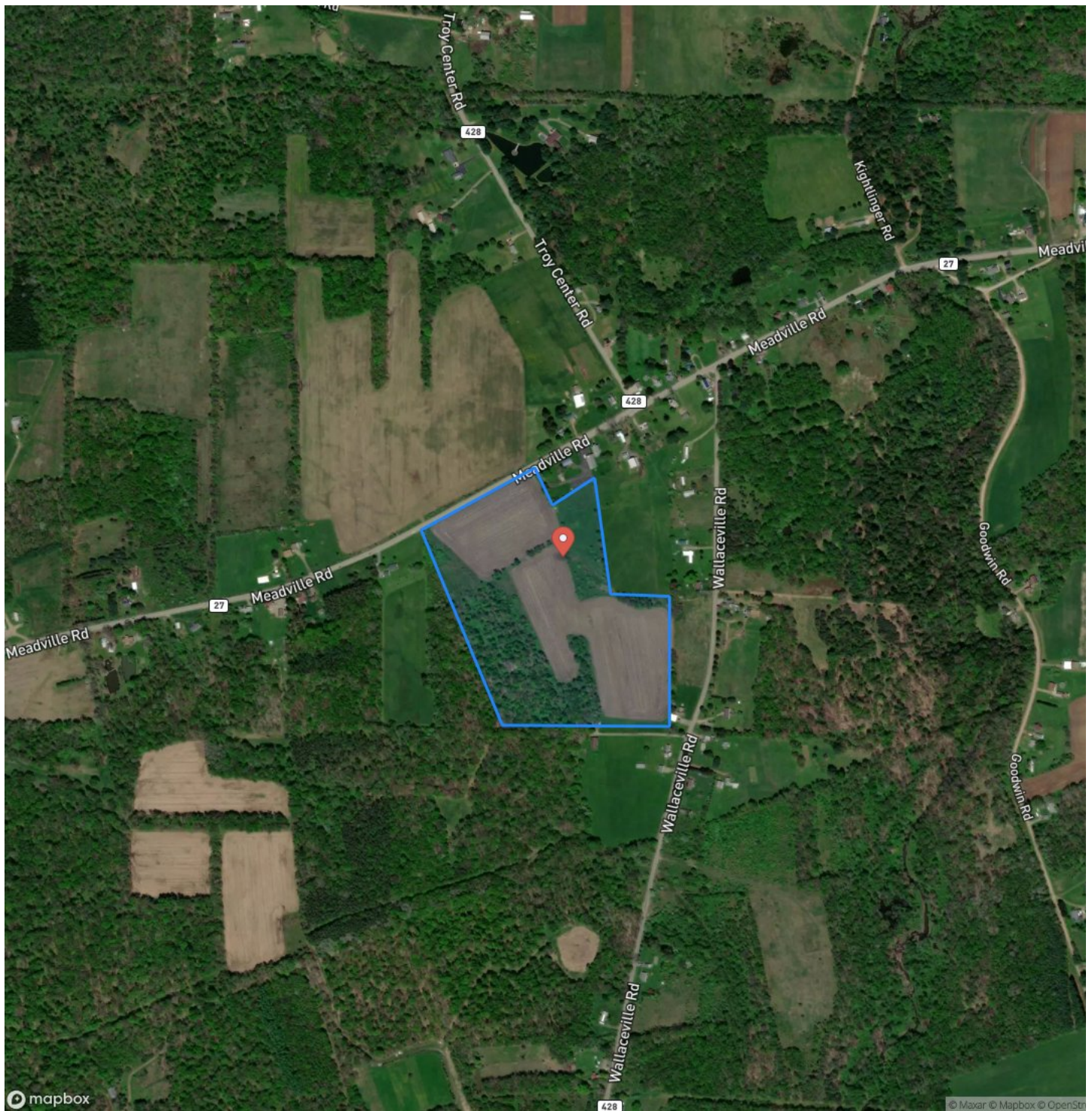
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Humes

Mobile

(412) 877-3915

Office

(724) 678-1232

Email

dhumes@mossyoakproperties.com

Address

511 Skyline Drive

City / State / Zip

NOTES

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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.

Mossy Oak Properties Pennsylvania Land Professionals

511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
mossyoakproperties.com

