

Hickory Nut Rd., Washington County - 80+/- Acres
Hickory Nut Rd
Avella, PA 15312

\$499,000
80± Acres
Washington County



Hickory Nut Rd., Washington County - 80+/- Acres
Avella, PA / Washington County

SUMMARY

Address

Hickory Nut Rd

City, State Zip

Avella, PA 15312

County

Washington County

Type

Farms, Hunting Land, Horse Property, Recreational Land, Ranches,
Undeveloped Land

Latitude / Longitude

40.2105 / -80.4483

Acreage

80

Price

\$499,000

Property Website

<https://www.mossyoakproperties.com/property/hickory-nut-rd-washington-county-80-acres-washington-pennsylvania/87194/>



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PROPERTY DESCRIPTION

80 +/- Acres - Hickory Nut Road, Avella, PA - Washington County

Discover the beauty and potential of this 80 +/- acre property located along Hickory Nut Road in Avella, Washington County, Pennsylvania. This scenic tract features a stunning mix of gently rolling open fields and a timbered draw that adds natural diversity and character to the landscape.

A meandering creek runs through the property, enhancing its appeal for recreation, wildlife habitat, or potential homestead development. The open ground offers excellent potential for farming, food plots, or equestrian use, while the wooded areas provide ample opportunities for hunting, hiking, and enjoying nature.

With its balance of field and forest, this property offers the ideal combination of privacy, natural beauty, and usable land-all within a peaceful rural setting.

Property Highlights:

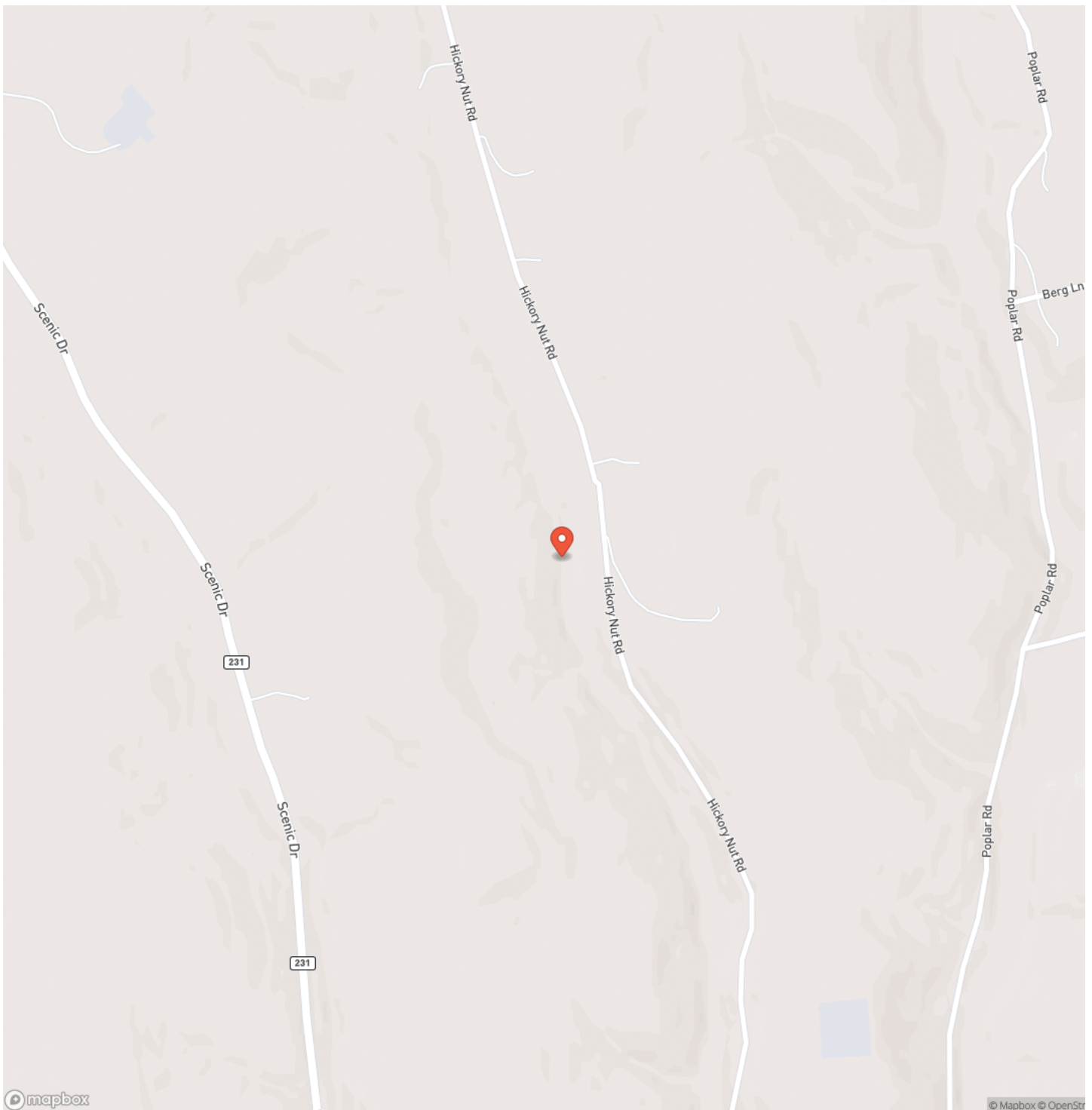
- 80 +/- total acres
- Mix of gently rolling fields and wooded draw
- Meandering creek runs through property
- Ideal for farming, food plots, or equestrian use
- Excellent hunting, hiking, and recreation potential
- Great opportunity for a homestead or weekend retreat

Whether you're looking to build, farm, or simply escape, this property is the perfect canvas for your vision.

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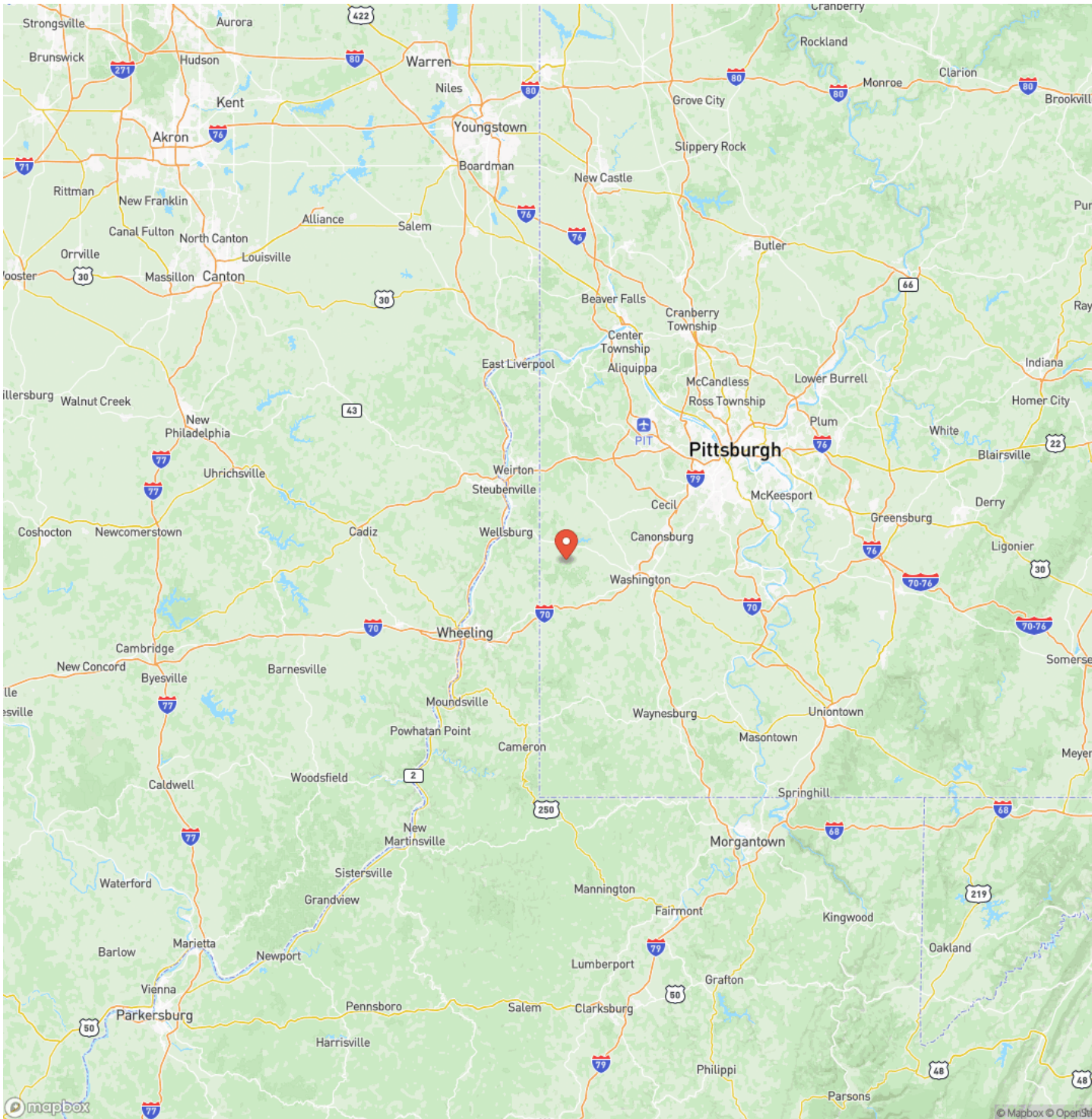
Locator Map



Hickory Nut Rd., Washington County - 80+/- Acres

Avella, PA / Washington County

Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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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

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