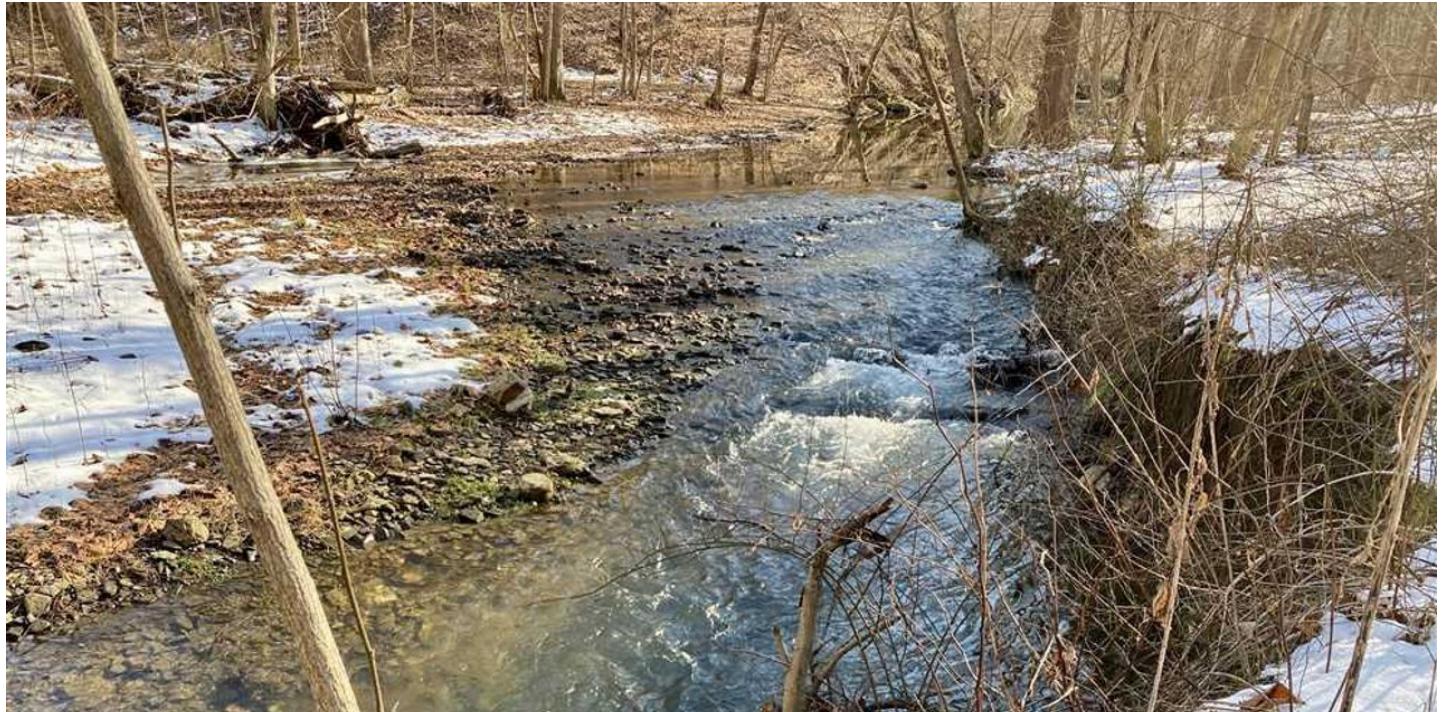


**45+/- Acres For Sale in Washington
County, PA
S. Ridge Rd.
Coal Center, PA 15423**

**\$119,000
45.400 +/- acres
Washington County**



45+/- Acres For Sale in Washington County, PA Coal Center, PA / Washington County

SUMMARY

Address

S. Ridge Rd.

City, State Zip

Coal Center, PA 15423

County

Washington County

Type

Farms, Recreational Land, Timberland

Latitude / Longitude

40.0791 / -79.9381

Acreage

45.400

Price

\$119,000

Property Website

<https://palandpros.com/property/45-acres-for-sale-in-washington-county-pa-washington-pennsylvania/11600/>



45+/- Acres For Sale in Washington County, PA Coal Center, PA / Washington County

PROPERTY DESCRIPTION

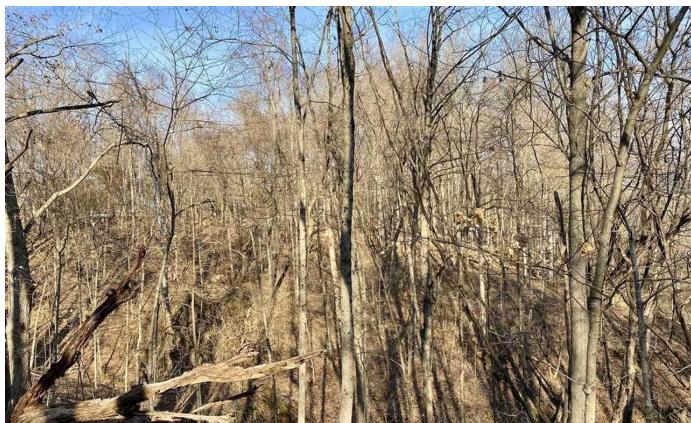
45+/- acres of land for sale in Washington, County Pa. Located in California Area School District and just minutes south of Interstate 70 and Toll Road 43, this property offers the outdoorsmen the rare combination of hunting and trout fishing. Pike Run winds through the property, offering the fishermen the opportunity to fish for state stocked trout in the spring or take advantage of the abundance of wildlife during hunting season.

Property features include:

- Mostly wooded acreage
- Mix of hardwoods and cherry
- Some trails through property
- State stocked trout stream runs through the property
- Seller states good deer and turkey hunting
- Small game hunting rabbit and squirrel
- Some thick cover for wildlife
- Topography ranges from flat to steep
- Good access to property from 2 roads
- Building sites for a house or cabin
- Not far from interstate 70, toll road 43 and historic route 40
- Minutes from California University of Pennsylvania
- GPS Coordinates are 40.0583, -79.9258

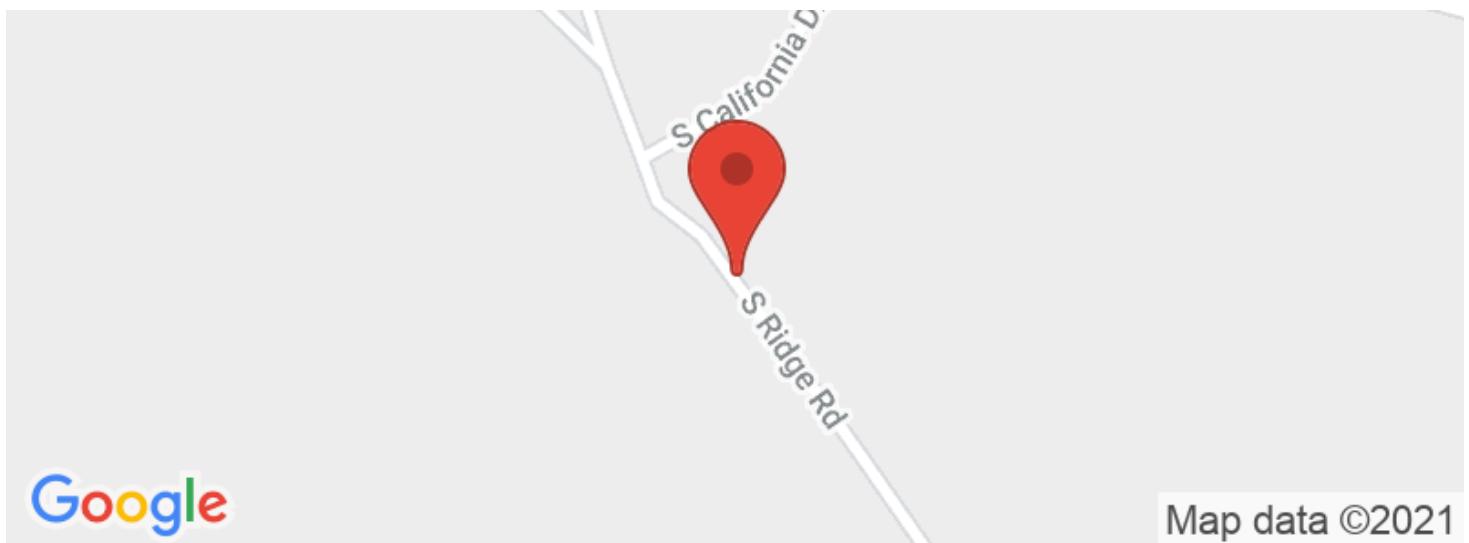
Property has road frontage along Pike Run Rd, Ridge Rd, and Circle Rd. Plenty of mature trees with little to evidence of a past timber harvest. Sellers are retaining the mineral rights. Annual property taxes are approximately \$300. Property is located in Daisytown, PA off of Ridge Rd.

**45+/- Acres For Sale in Washington County, PA
Coal Center, PA / Washington County**



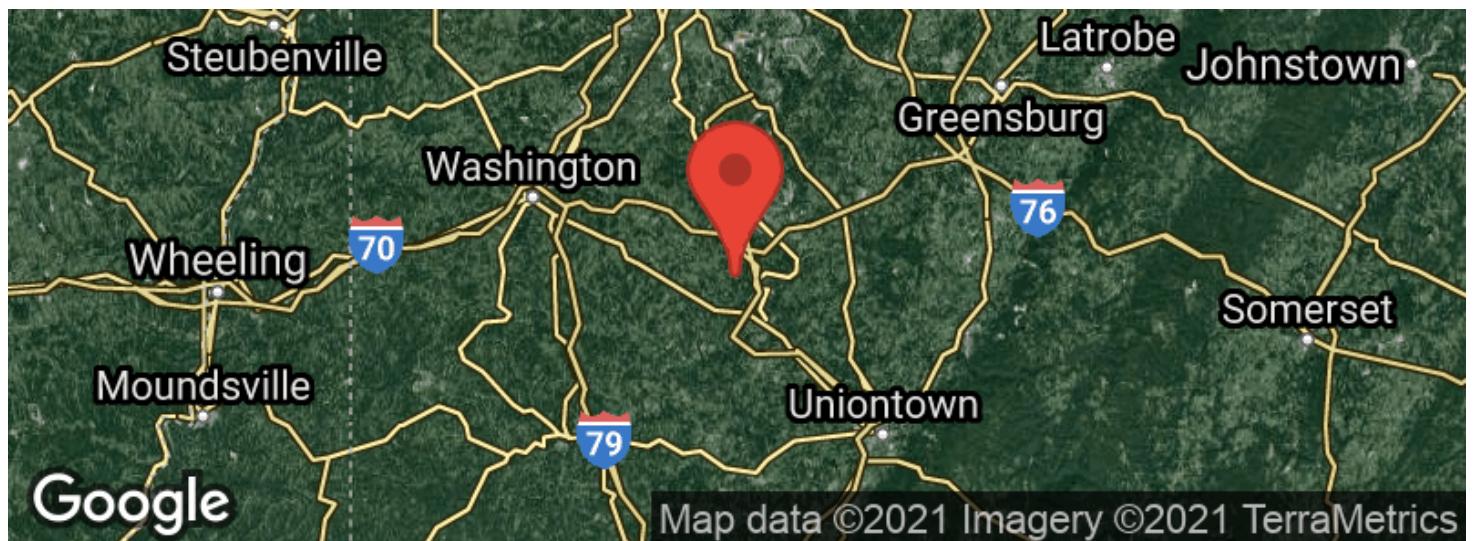
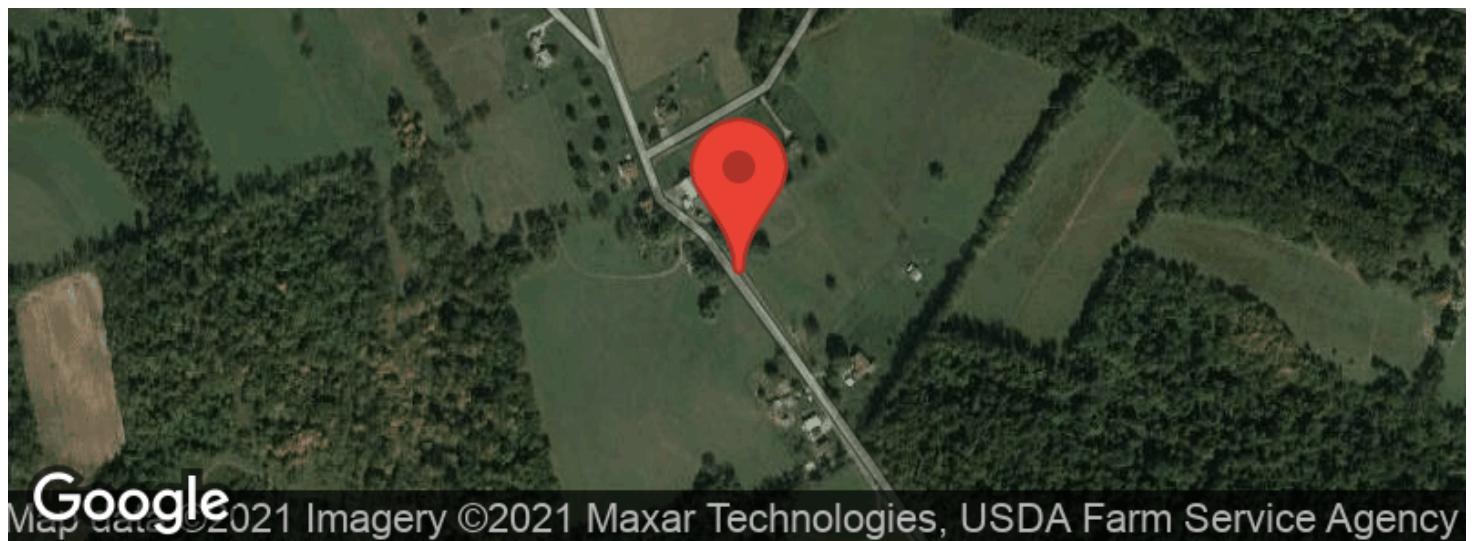


Locator Maps



45+- Acres For Sale in Washington County, PA
Coal Center, PA / Washington County

Aerial Maps



45+- Acres For Sale in Washington County, PA Coal Center, PA / Washington 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



Page 8

MORE INFO ONLINE:

www.palandpros.com

NOTES



Page 9

MORE INFO ONLINE:

www.palandpros.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) 747-5979
www.palandpros.com



Page 11

MORE INFO ONLINE:

www.palandpros.com