

Mudlick Hollow Rd., Beaver County - 68 acres  
Mudlick Hollow Rd  
Beaver, PA 15001

**\$459,000**  
68± Acres  
Beaver County



**Mudlick Hollow Rd., Beaver County - 68 acres**  
**Beaver, PA / Beaver County**

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**SUMMARY**

**Address**

Mudlick Hollow Rd

**City, State Zip**

Beaver, PA 15001

**County**

Beaver County

**Type**

Undeveloped Land, Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

40.6882 / -80.3576

**Taxes (Annually)**

1846

**Acreage**

68

**Price**

\$459,000

**Property Website**

<https://www.mossyoakproperties.com/property/mudlick-hollow-rd-beaver-county-68-acres-beaver-pennsylvania/54236/>



## **Mudlick Hollow Rd., Beaver County - 68 acres Beaver, PA / Beaver County**

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### **PROPERTY DESCRIPTION**

68 +/- acres for sale in Beaver County, Pennsylvania. Bordering the Parkway West (376) and 12 miles from Pittsburgh International Airport, this property boasts location, location, location! Close proximity to Center Township, Hopewell Township and the beautiful town of Beaver, approximately 10-minutes from Raccoon State Park and Brady's Run Park and a short 30-minute commute into the city of Pittsburgh. The property is comprised of rolling to sloping topography, medium to mature growth timber and is highlighted by a number of springs and creeks. Mineral rights are included with the sale of the property.

#### ***Features Of This Property Include:***

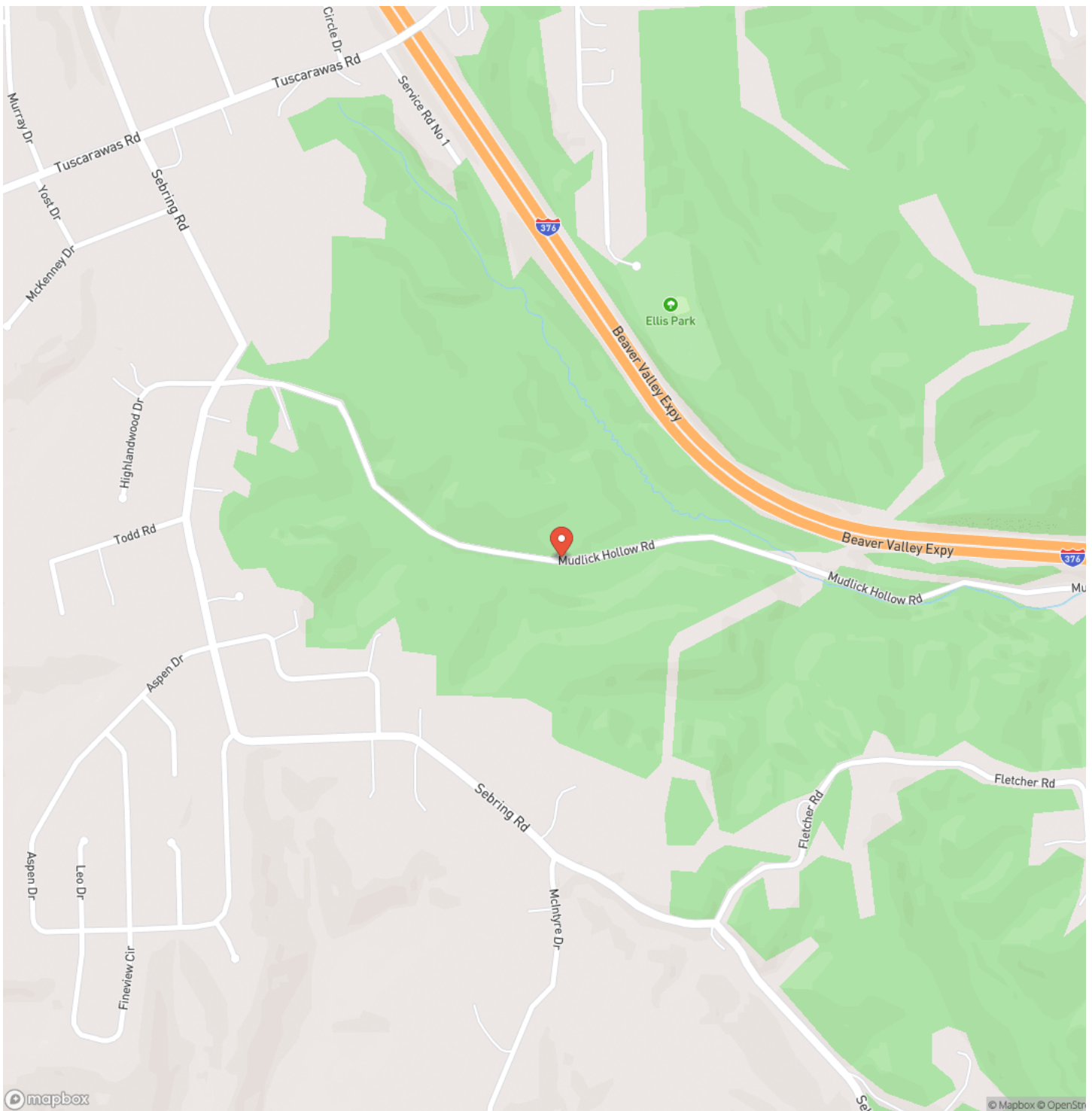
- Location: Mudlick Hollow Road, Beaver, PA 15009
- Land Use: Unused and Undeveloped Vacant Land
- Excellent timber throughout the property
- Beaver Area School District
- Bordering Parkway West (376)
- Approximately 12 miles from Pittsburgh International Airport
- 1 1/2 miles from the new Shell Cracker Plant
- Minutes to the Parkway West (376) and the Southern Beltway
- 5,000 feet of road frontage along Mudlick Hollow Road
- Excellent trail system for accessing property
- Topography ranges from level to rolling with a few steeper areas
- GPS Coordinates: 40.6881, -80.3573
- Mineral Rights transfer with the purchase of the property



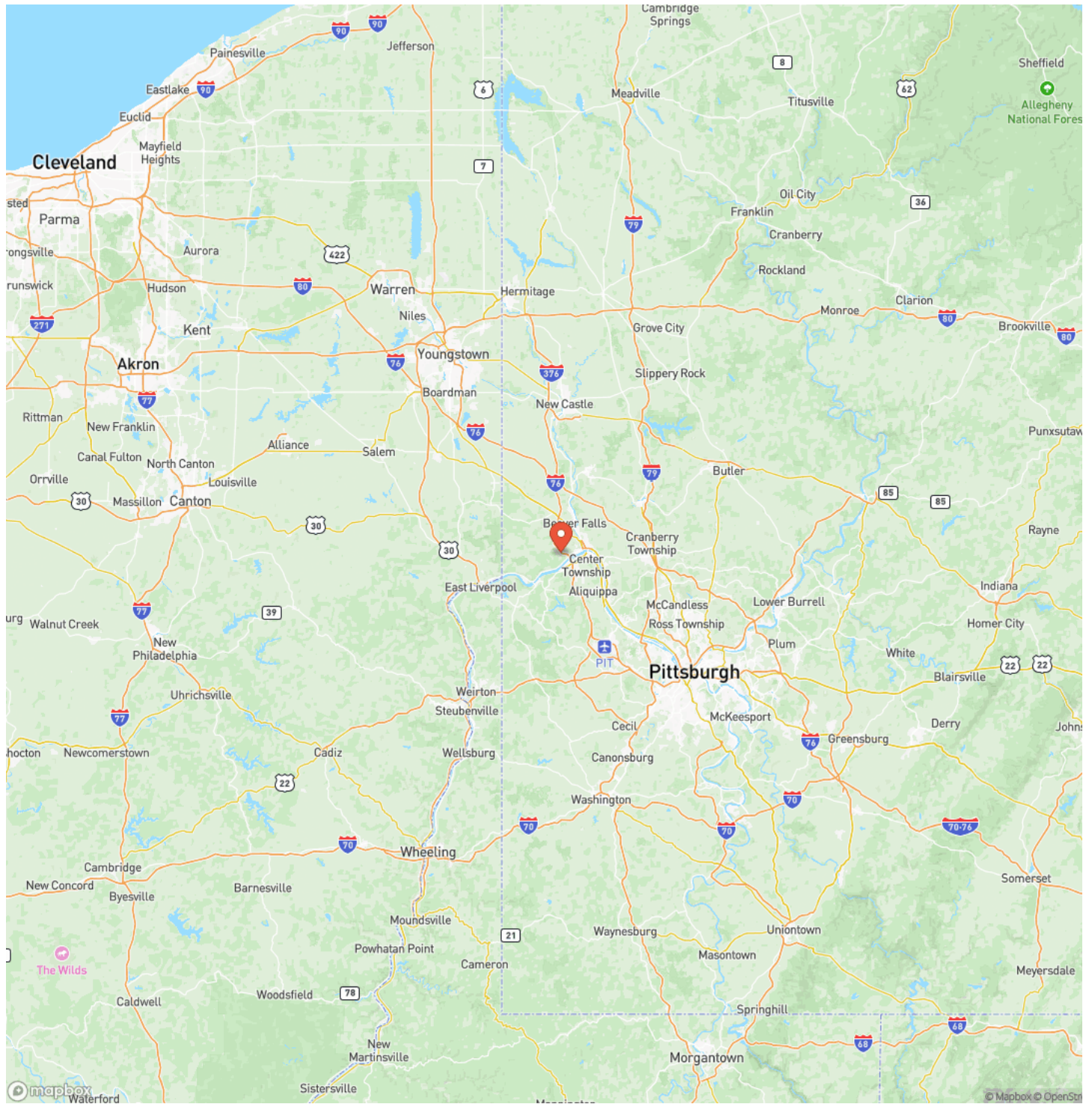
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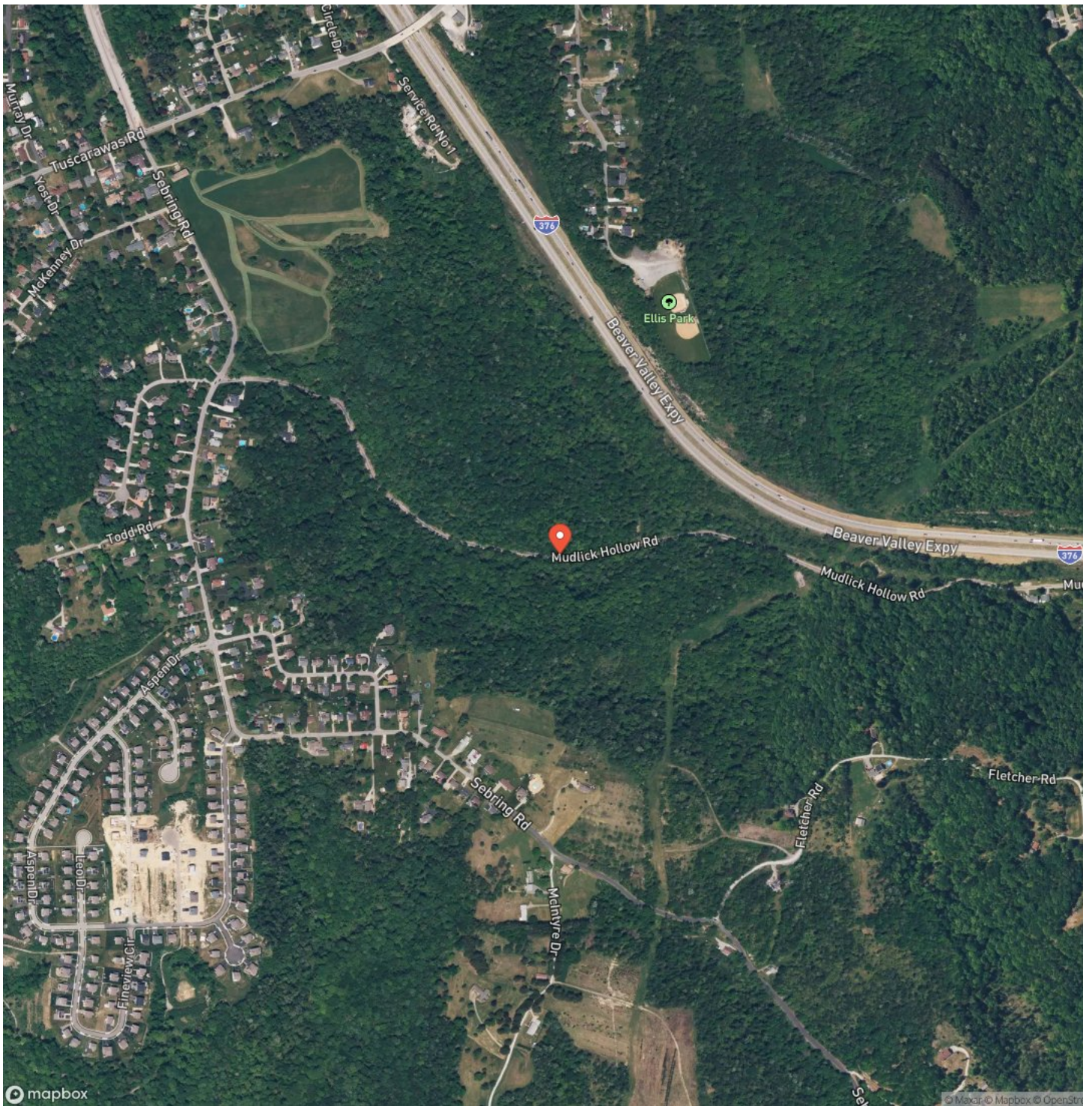
## Locator Map



# Locator Map



## Satellite Map









## **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.



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**Mossy Oak Properties Pennsylvania Land Professionals**

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