

Westmoreland County Development Property
Mays Ln.
Mount Pleasant, PA 15666

\$1,200,000
160± Acres
Westmoreland County



Westmoreland County Development Property
Mount Pleasant, PA / Westmoreland County

SUMMARY

Address

Mays Ln.

City, State Zip

Mount Pleasant, PA 15666

County

Westmoreland County

Type

Undeveloped Land, Timberland, Hunting Land

Latitude / Longitude

40.1896 / -79.5611

Taxes (Annually)

2138

Acreage

160

Price

\$1,200,000

Property Website

<https://www.mossyoakproperties.com/property/westmoreland-county-development-property-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:

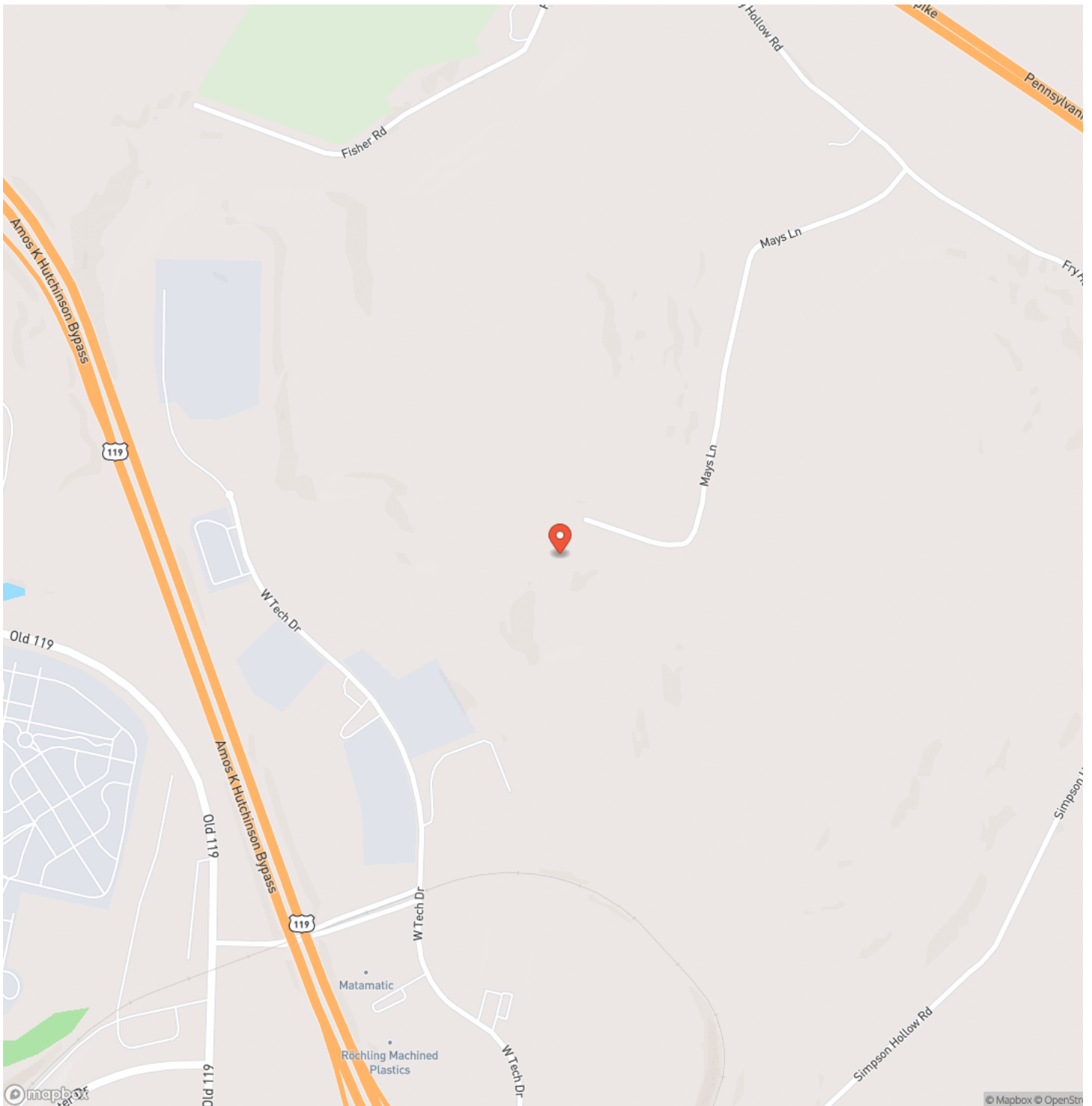
- 160 +/- total acres
- Zoned as Agricultural (A) District by Hempfield Township
- Utilities available in the SW corner at Westec Drive
- Rolling to sloping topography
- Perfect mix of woods and field
- Excellent access throughout the property
- Accessible from Mays Lane and Fisher Road
- Mineral rights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



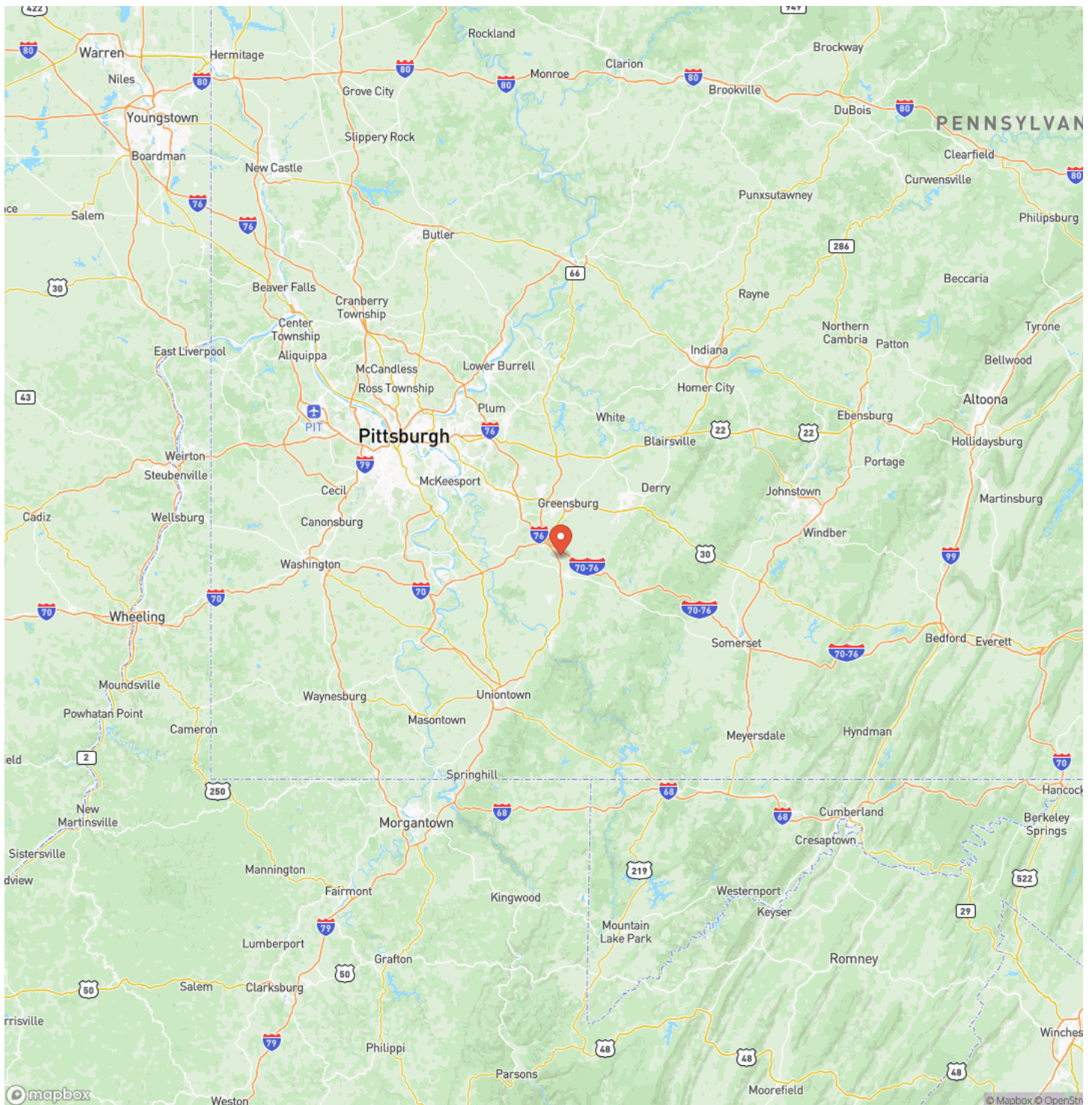
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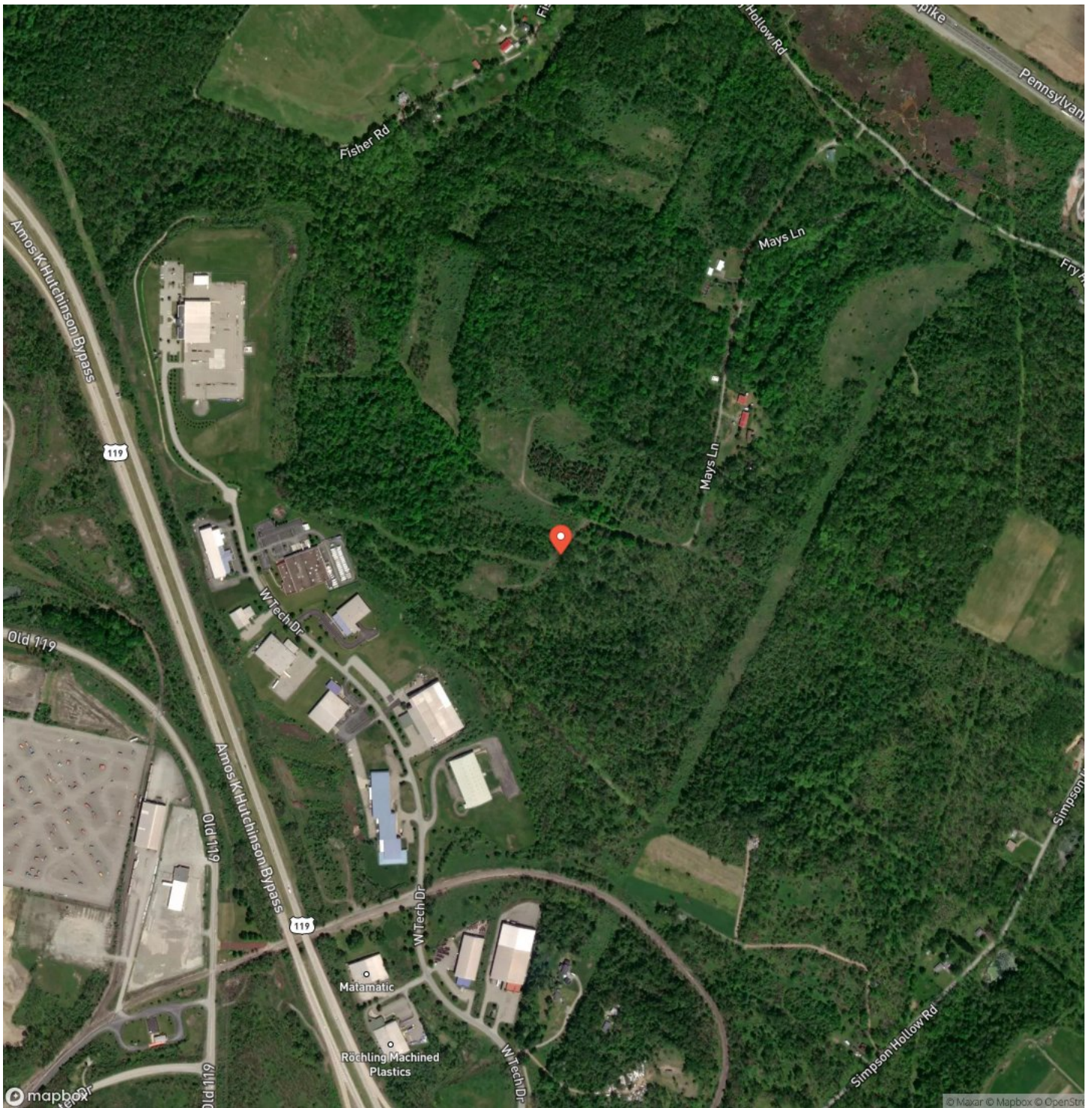
Locator Map



Locator Map



Satellite Map



This image shows a blank 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.



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

