

East Sandy Rd. - Venango County - 264 Acres
00 East Sandy Rd.
Kennerdell, PA 16374

\$775,000
264± Acres
Venango County



East Sandy Rd. - Venango County - 264 Acres
Kennerdell, PA / Venango County

SUMMARY

Address

00 East Sandy Rd.

City, State Zip

Kennerdell, PA 16374

County

Venango County

Type

Hunting Land, Recreational Land

Latitude / Longitude

41.311976 / -79.772124

Taxes (Annually)

2116

Acreage

264

Price

\$775,000

Property Website

<https://www.mossyoakproperties.com/property/east-sandy-rd-venango-county-264-acres-venango-pennsylvania/43832/>



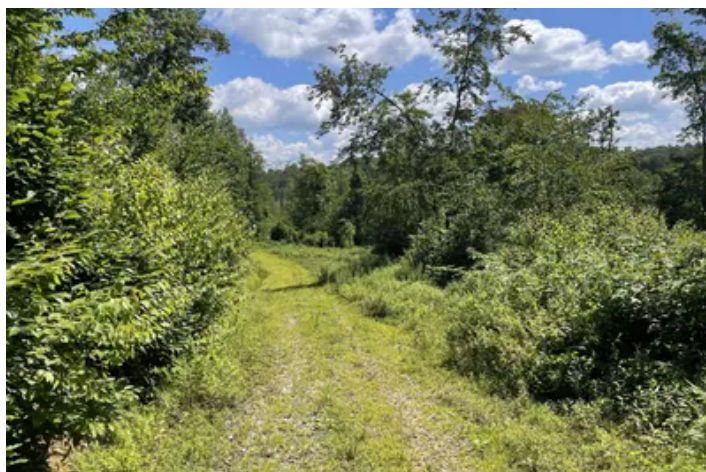
PROPERTY DESCRIPTION

Stunning larger acreage tract, with all of seller's OGMT rights to convey. Entering the property there is level ground with great potential building locations. A trail network from prior timbering efforts provides access to the whole property. Two creeks combine on the property and eventually flow into Porcupine Run, a naturally reproductive trout stream. This property features great views of the valley from either hillside, waterfalls, prime wildlife habitat, and an attractive hemlock valley, which gives this property that state park beauty and feel!

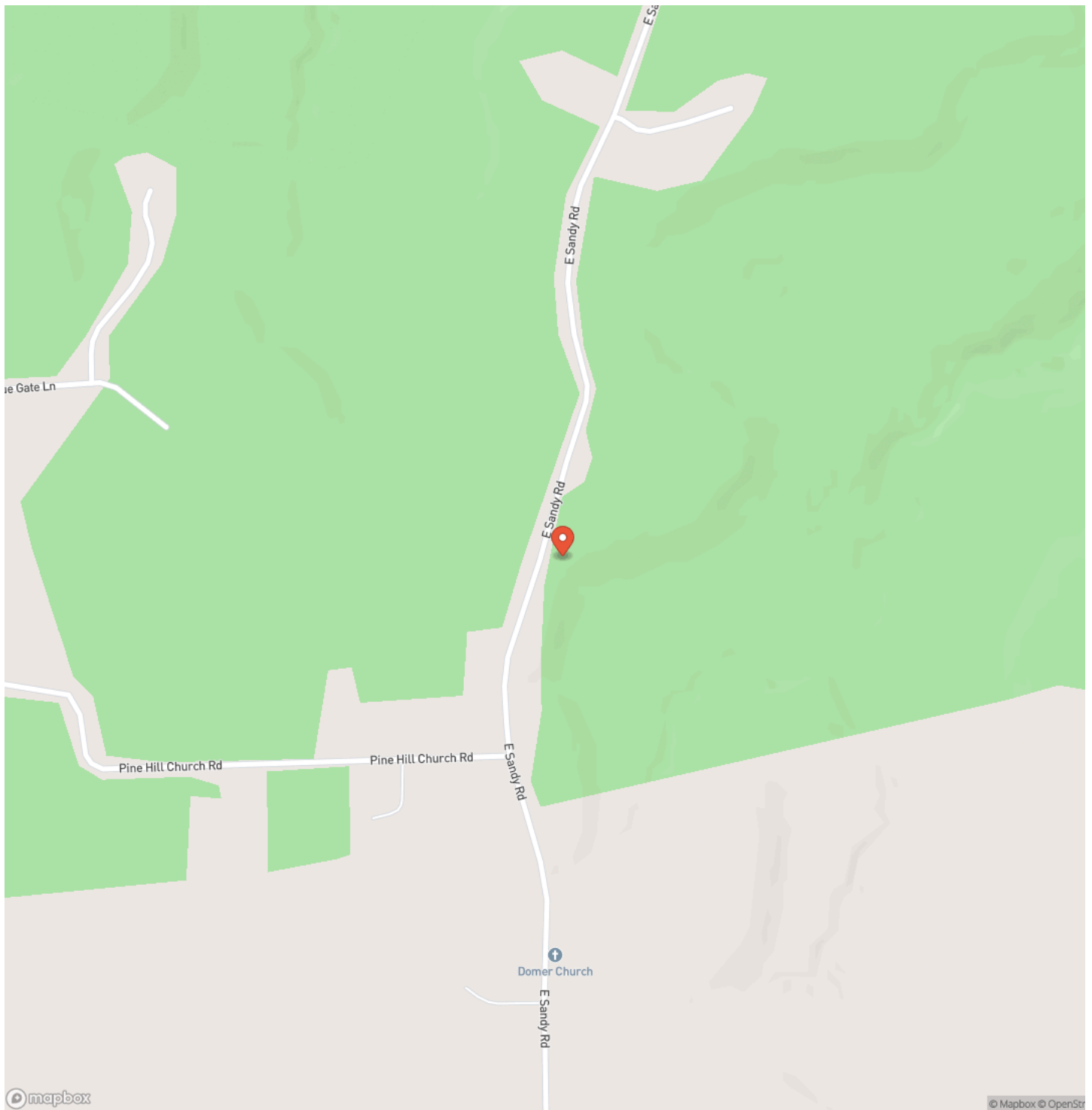
Features Of The Property Include:

- 264 +/- total acres
- Owner's OGMT rights convey
- Free and clear of leases
- Property predominantly wooded
- Potential building locations
- Topography varies
- Waterfalls
- Scenic views
- Great trail network
- Loads of prime wildlife habitat
- 1:29 to Pittsburgh, 2:12 to Cleveland

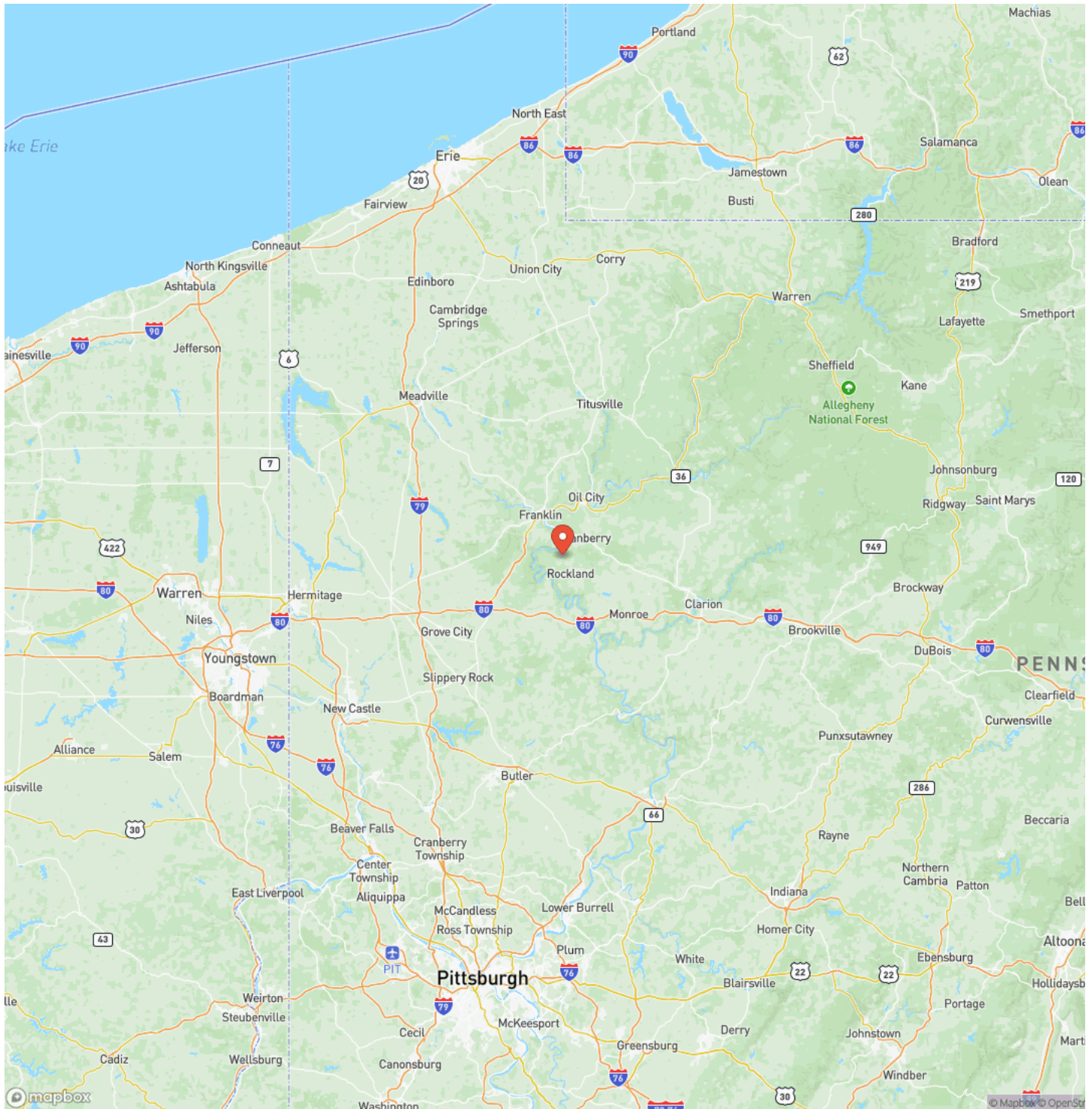
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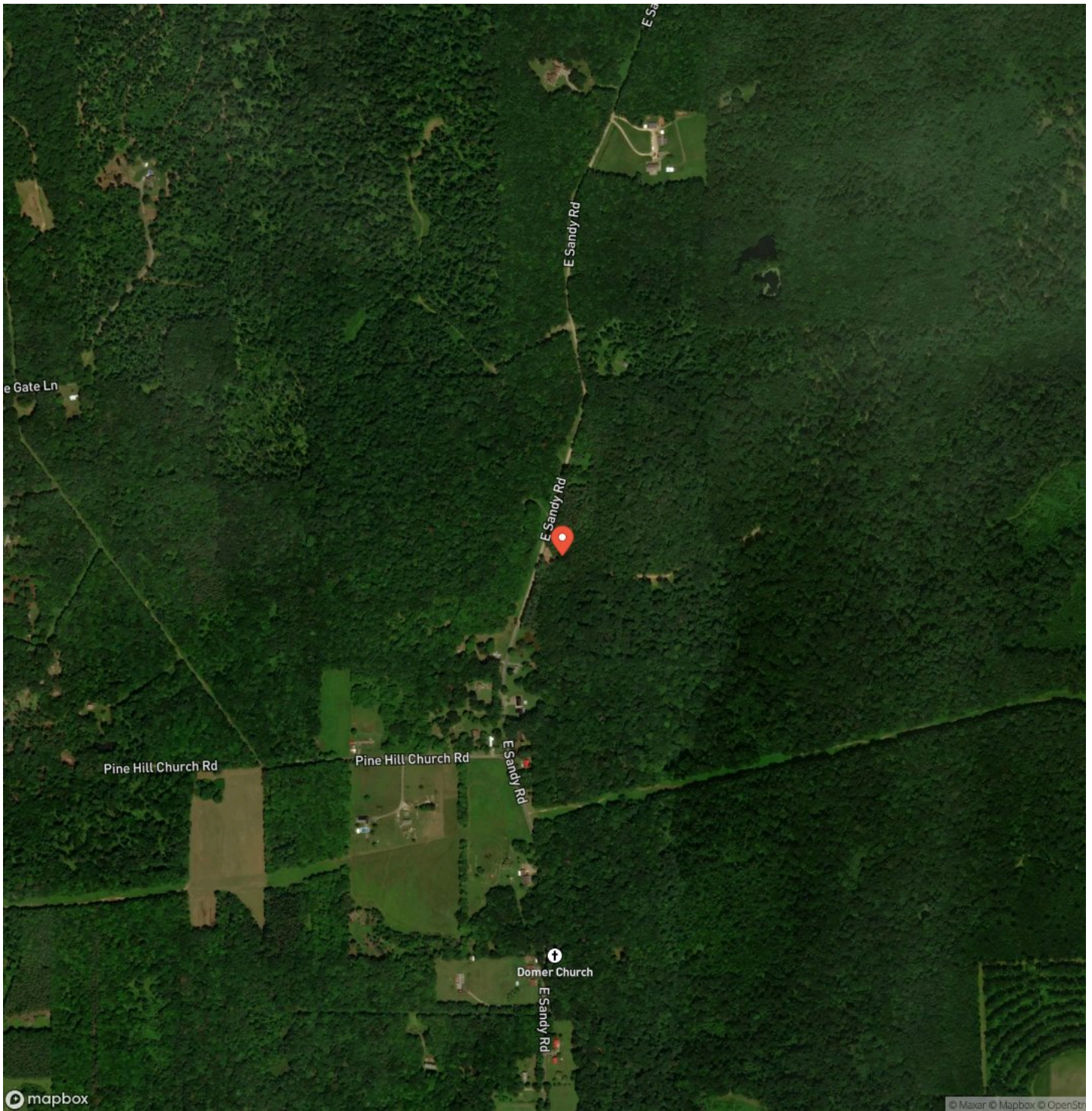
Locator Map



Locator Map



Satellite Map



East Sandy Rd. - Venango County - 264 Acres
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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Belle Vernon, PA 15012

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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