

30 McCreight Road
30 McCreight Road
Indiana, PA 15701

\$899,000
268± Acres
Indiana County



**30 McCreight Road
Indiana, PA / Indiana County**

SUMMARY

Address

30 McCreight Road

City, State Zip

Indiana, PA 15701

County

Indiana County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

40.711794 / -79.255636

Taxes (Annually)

2143

Dwelling Square Feet

1750

Bedrooms / Bathrooms

3 / 2

Acreage

268

Price

\$899,000

Property Website

<https://www.mossoakproperties.com/property/30-mccreight-road-indiana-pennsylvania/70275/>



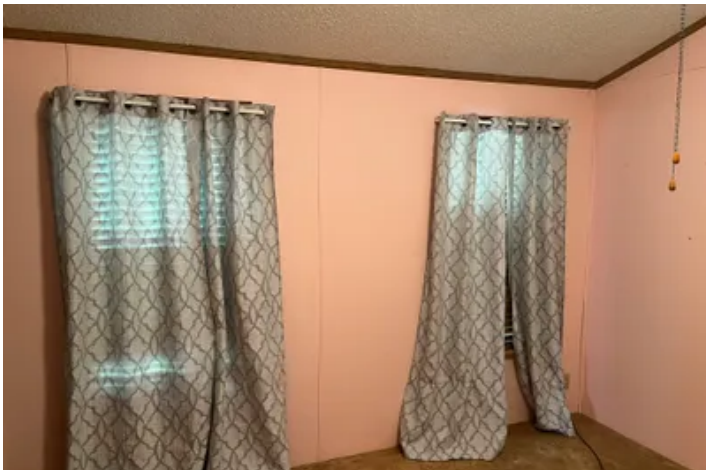
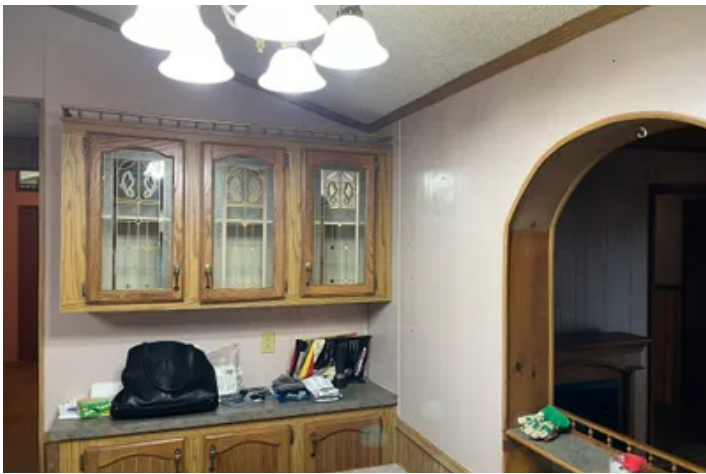
30 McCreight Road Indiana, PA / Indiana County

PROPERTY DESCRIPTION

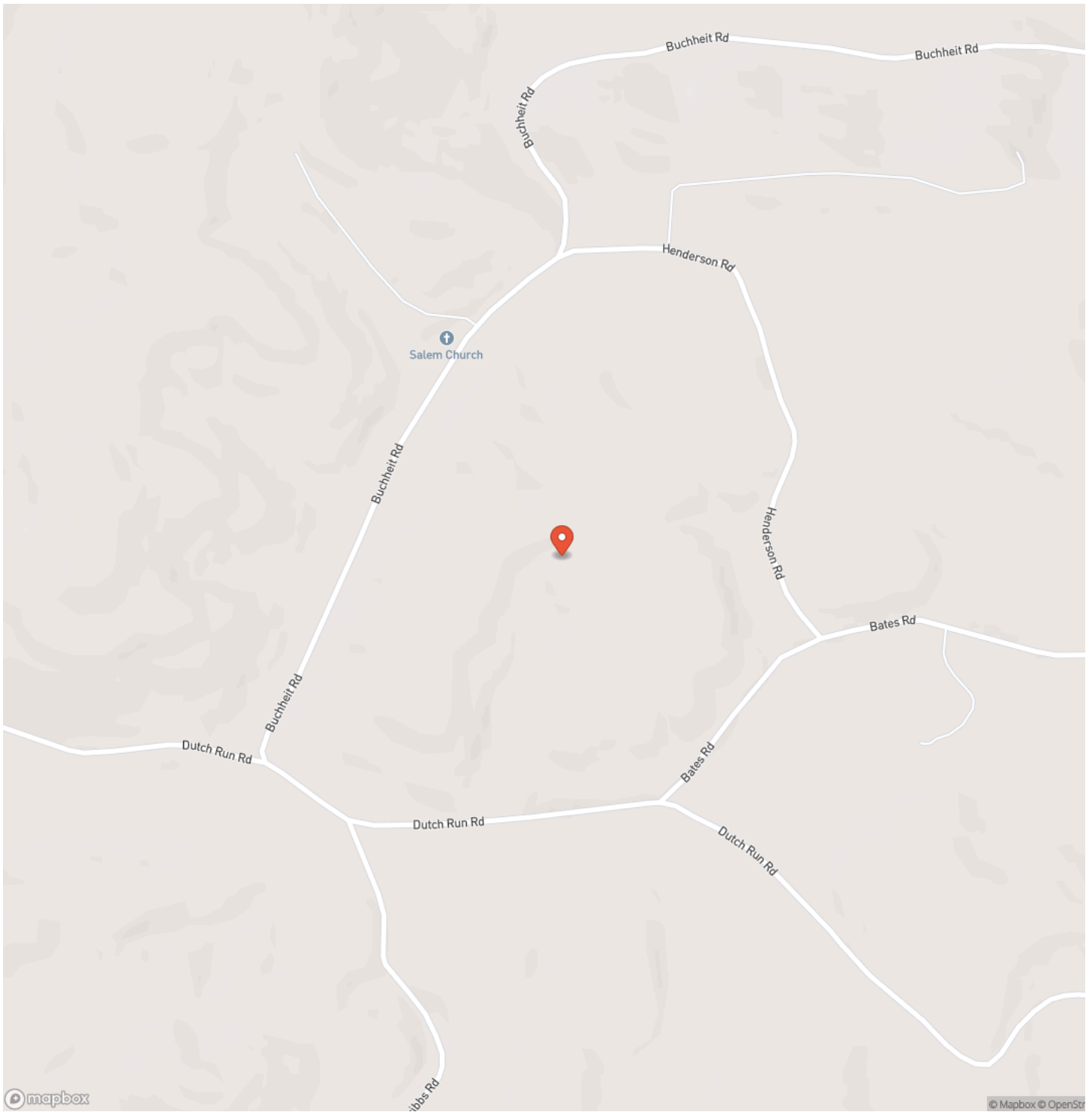
30 McCreight Road is in Washington Township, Indiana County, PA, with 268+/- acres. A property like this does not hit the market very often in Indiana County! This diverse property has extensive road frontage along McCreight and Cribbs Road, with access throughout the property. The wooded part of this ground is made up of a younger stand of hardwoods with some softwoods and apple trees. The open field and rolling terrain makes it a hunter's paradise with pinch points and cover for wildlife. The 3-bedroom, 2-bath 1,750-square-foot manufactured home, and 3-bay large garage (approximately 32' x 44') give you plenty of storage room. This property is being sold **AS IS** and is enrolled in the Clean and Green program, with all owned rights being conveyed to the new owner.

Features of the House and Property Include:

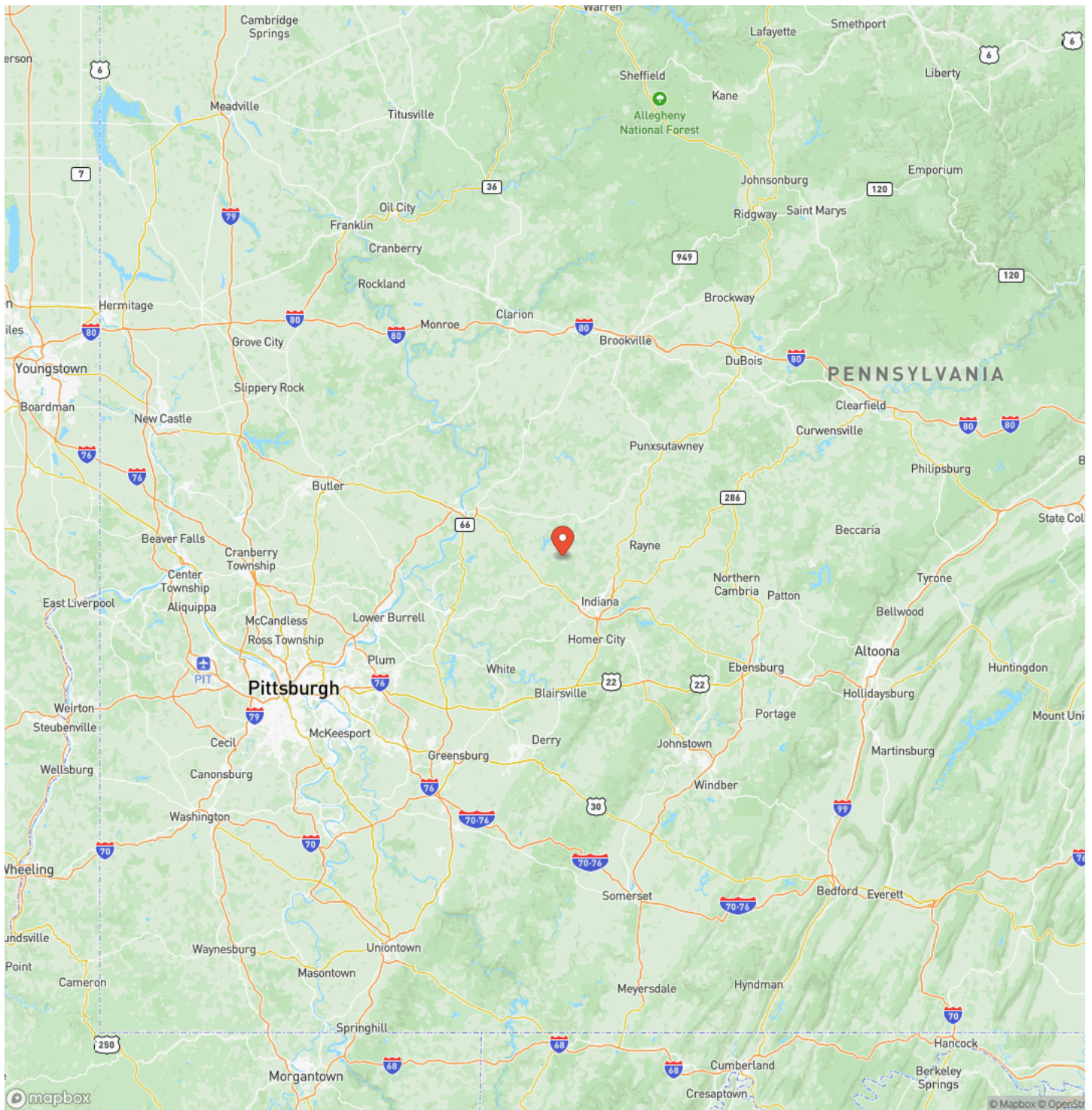
- 268+/- total acres
- 1,750-sq-ft home
- 3-bedrooms, 2-baths
- 3-bay garage
- Pond
- Access throughout the property
- Enrolled in Clean and Green
- Road frontage
- Hardwood stands
- Open fields
- Good hunting ground
- Washington Township
- Approximately 10 minutes to Indiana and approximately 20 minutes to Kittanning, PA



Locator Map



Locator Map



Satellite Map



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.

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