

0 Sandy Plains Rd - Clarksville - Washington - 12.7 +/-
0 Sandy Plains Rd
Clarksville, PA 15322

\$49,900
12.7± Acres
Washington County



Boundary



Boundary



**0 Sandy Plains Rd - Clarksville - Washington - 12.7 +/-
Clarksville, PA / Washington County**

SUMMARY

Address

0 Sandy Plains Rd

City, State Zip

Clarksville, PA 15322

County

Washington County

Type

Hunting Land, Lot, Undeveloped Land

Latitude / Longitude

39.990329 / -80.034228

Acreage

12.7

Price

\$49,900

Property Website

<https://www.mossyoakproperties.com/property/0-sandy-plains-rd-clarksville-washington-12-7-washington/pennsylvania/94297/>



0 Sandy Plains Rd - Clarksville - Washington - 12.7 +/- Clarksville, PA / Washington County

PROPERTY DESCRIPTION

0 Sandy Plains Rd - Clarksville, Washington County, PA 12.7 ± Acres | Approved for On-Lot Sewage | Private & Versatile Tract

Discover 12.7 ± acres of beautifully wooded land along Sandy Plains Road in Clarksville, Washington County. This versatile property is ideal for those seeking a peaceful home site, a manageable recreational parcel, or a small hunting tract in a private, quiet setting.

With on-lot sewage approval already in place, much of the groundwork has been completed for future development. The property offers excellent road frontage, flat to gently rolling terrain, and multiple potential building locations. Mature timber stands and diverse habitat create natural beauty and attract wildlife, making this a perfect escape for outdoor enthusiasts.

Whether you're looking to build your dream home, a weekend cabin, or simply want a scenic piece of land to enjoy, this tract provides the space, privacy, and convenience you've been looking for.

Property Highlights:

- 12.7 ± acres in Washington County
- Approved for on-lot sewage
- Excellent road frontage on Sandy Plains Road
- Flat areas ideal for building
- Gentle rolling topography throughout
- Mature timber offering character and privacy
- Great small hunting or recreational parcel
- Peaceful wooded setting with convenient access

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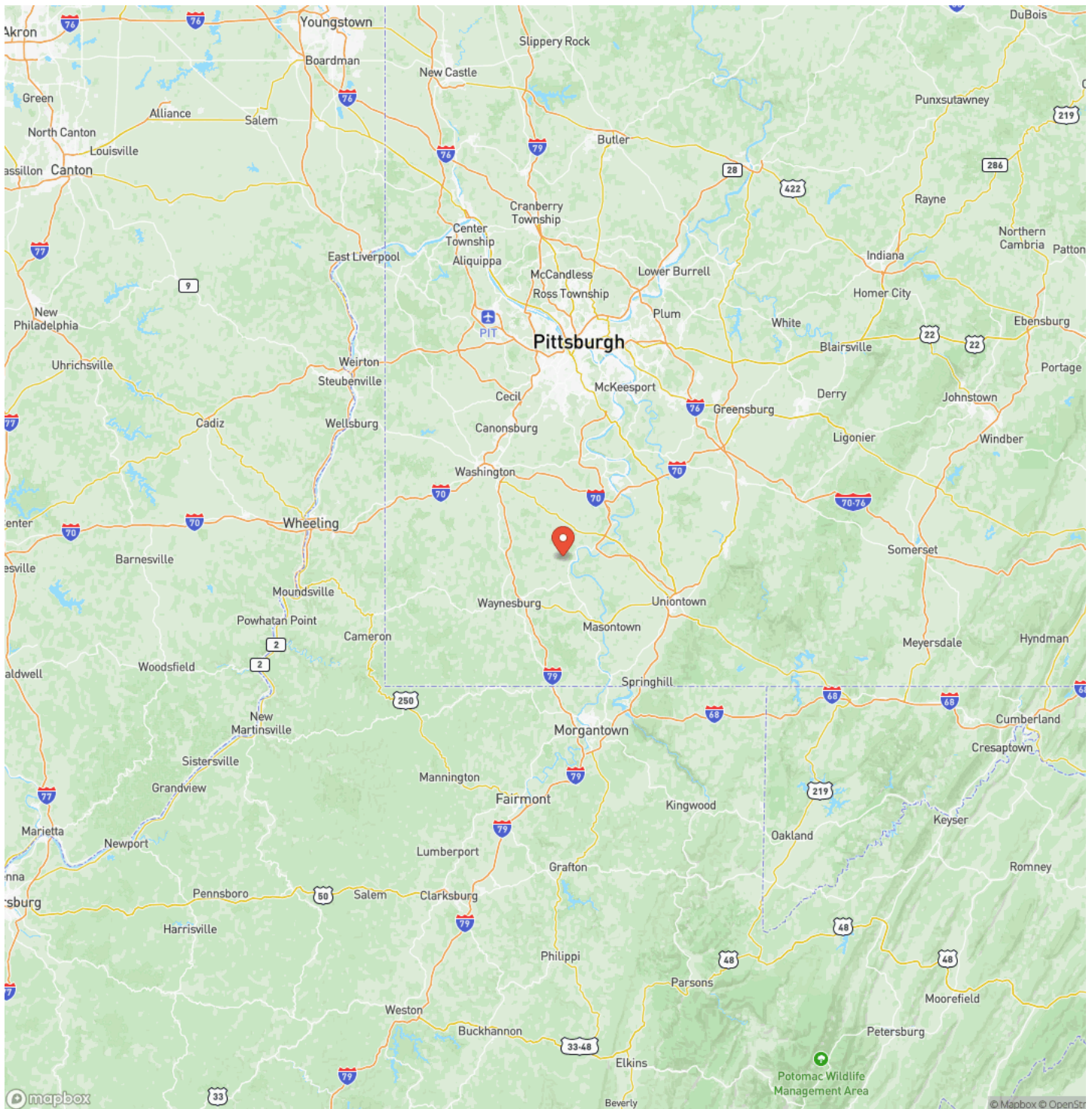


Locator Map



0 Sandy Plains Rd - Clarksville - Washington - 12.7 +/-
Clarksville, PA / Washington County

Locator Map



0 Sandy Plains Rd - Clarksville - Washington - 12.7 +/-
Clarksville, PA / Washington County

Satellite Map



**0 Sandy Plains Rd - Clarksville - Washington - 12.7 +/-
Clarksville, PA / Washington County**

LISTING REPRESENTATIVE

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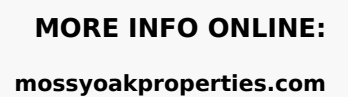
Belle Vernon, PA 15012

NOTES



MORE INFO ONLINE:

mossyoakproperties.com

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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

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