

Unionville Rd., Beaver County - 16 +/- Acres
Unionville Rd
Rochester, PA 15074

\$139,000
16± Acres
Beaver County



PointVue



Unionville Rd., Beaver County - 16 +/- Acres
Rochester, PA / Beaver County

SUMMARY

Address

Unionville Rd

City, State Zip

Rochester, PA 15074

County

Beaver County

Type

Undeveloped Land, Recreational Land, Hunting Land

Latitude / Longitude

40.7071 / -80.2536

Acreage

16

Price

\$139,000

Property Website

<https://www.mossyoakproperties.com/property/unionville-rd-beaver-county-16-acres-beaver-pennsylvania/85079/>



Unionville Rd., Beaver County - 16 +/- Acres
Rochester, PA / Beaver County

PROPERTY DESCRIPTION

Discover 16+/- scenic acres along Freedom-Unionville Road in Rochester, PA (15074), located within the desirable Rochester Area School District.

This expansive property offers a mix of open space and wooded areas, providing the ideal setting for your dream home, recreational retreat, or future investment. A previously installed sand mound septic system is present on the property and will require inspection and reapproval. As an added bonus, **mineral rights are included and will transfer with the sale**—offering long-term value. Enjoy privacy and peaceful surroundings with the convenience of nearby amenities and access to major roadways.

Don't miss this unique opportunity to own a piece of Western Pennsylvania's countryside.

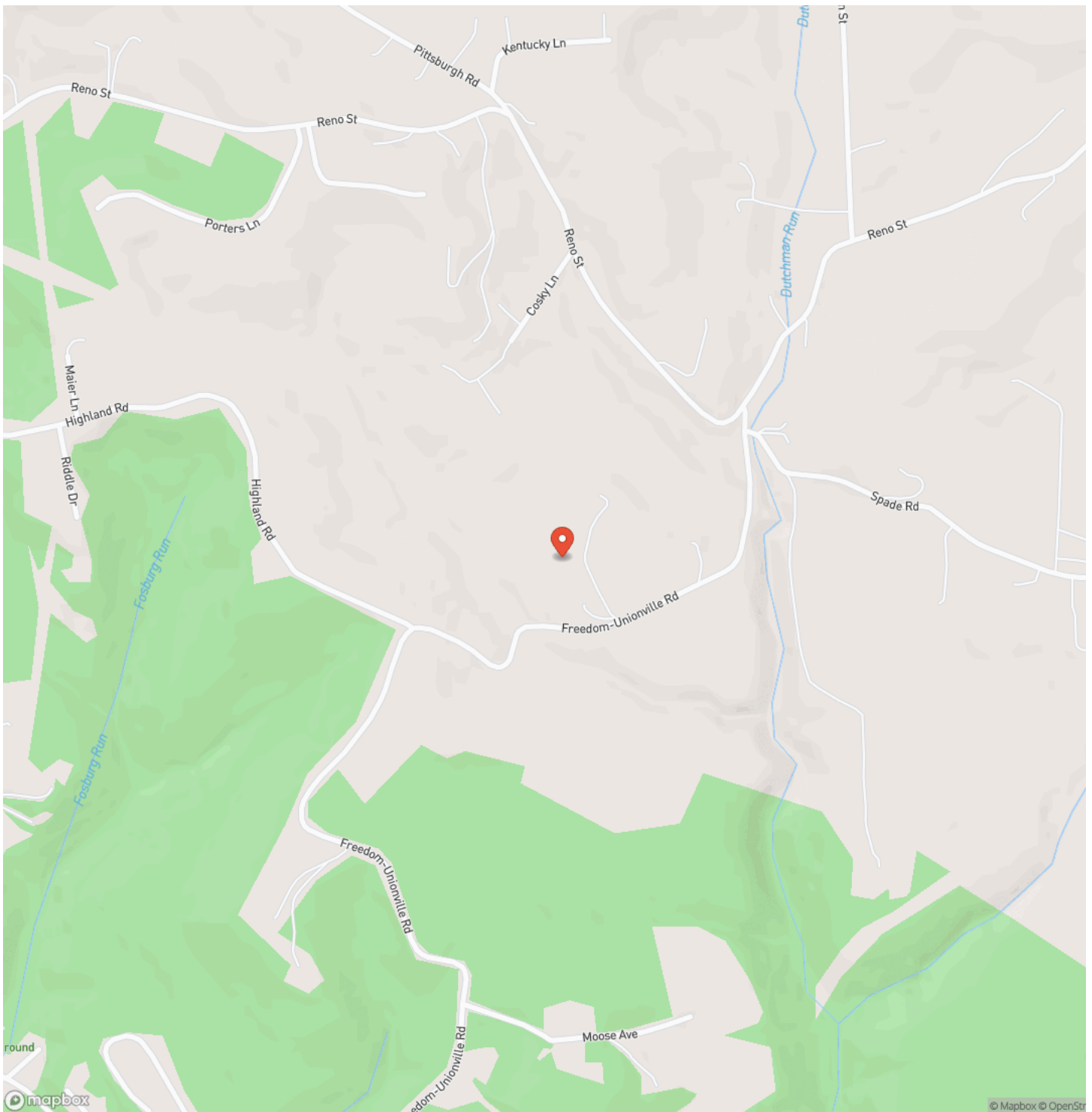
Property Highlights:

- 16+/- total acres of diverse terrain – open fields and wooded sections
- Ideal for residential, recreational, or investment use
- Previously installed sand mound septic system (requires inspection and reapproval)
- ***Mineral rights included*** and will transfer with sale
- Located in the Rochester Area School District

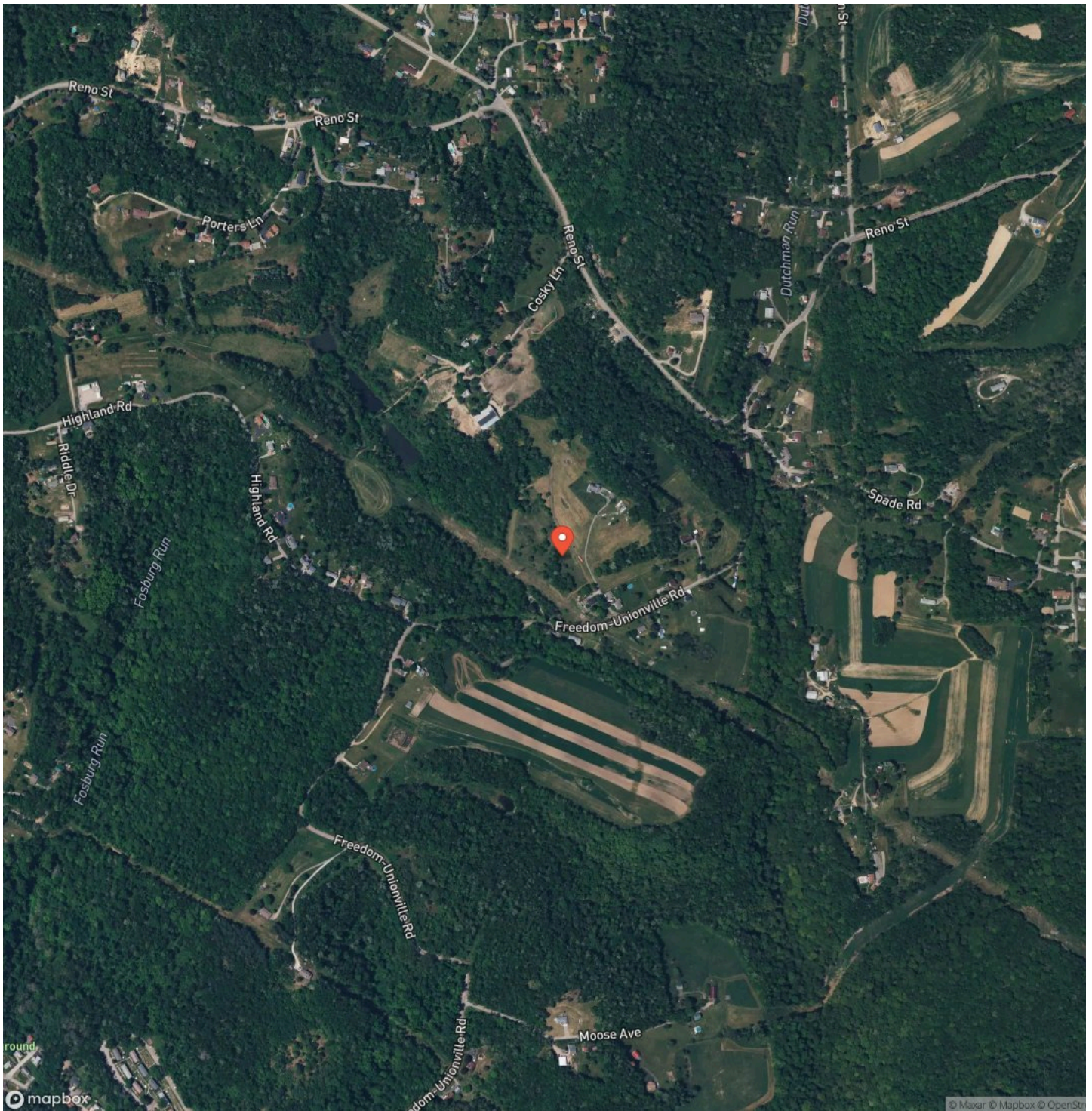
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Locator Map



Satellite Map



Unionville Rd., Beaver County - 16 +/- Acres
Rochester, PA / Beaver County

LISTING REPRESENTATIVE

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NOTES

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MORE INFO ONLINE:

mossyoakproperties.com

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



MORE INFO ONLINE:
mossyoakproperties.com

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

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