

Lincoln Ave., Washington County - 10 acres  
0 Lincoln Ave  
Bentleyville, PA 15314

**\$199,900**  
10.200± Acres  
Washington County





**Lincoln Ave., Washington County - 10 acres**  
**Bentleyville, PA / Washington County**

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**SUMMARY**

**Address**

0 Lincoln Ave

**City, State Zip**

Bentleyville, PA 15314

**County**

Washington County

**Type**

Undeveloped Land, Lot

**Latitude / Longitude**

40.1195 / -80.0162

**Taxes (Annually)**

100

**Acreage**

10.200

**Price**

\$199,900

**Property Website**

<https://www.mossoakproperties.com/property/lincoln-ave-washington-county-10-acres-washington-pennsylvania/30757/>



## Lincoln Ave., Washington County - 10 acres Bentleyville, PA / Washington County

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### **PROPERTY DESCRIPTION**

10+/- acres for sale in Bentleyville, PA. This 10 acre tract consists of open acreage ranging from flat to sloping terrain. A property of this acreage with all utilities is a rare find in today's market. Perfectly located minutes from Interstate 70 and Toll Road 43 making Washington, Uniontown easily accessed.

Property features include:

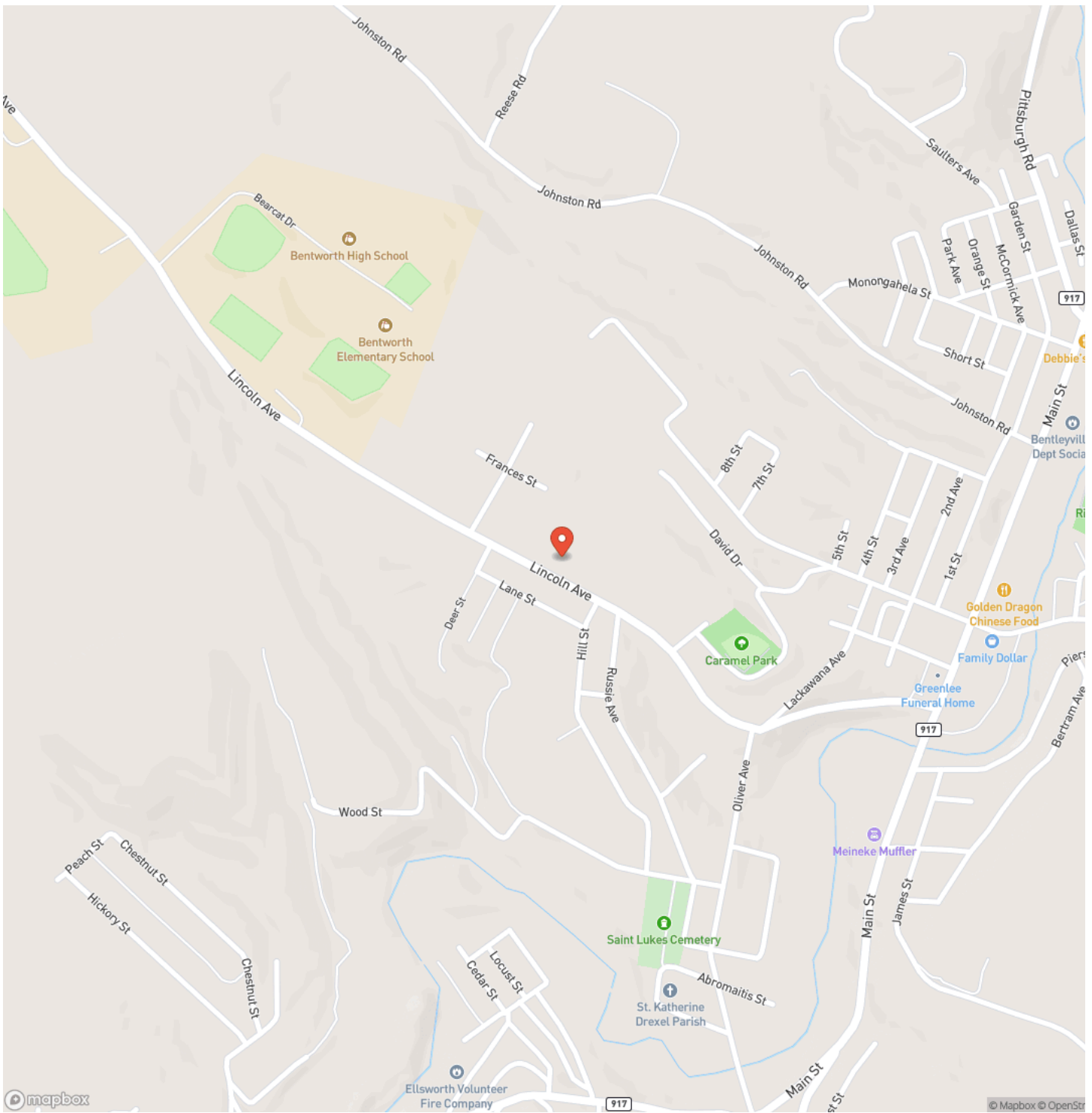
- Majority of the property is comprised of open acreage
- Excellent building sites for a home
- All public utilities available
- Minutes from Interstate 70 and Toll Road 43
- A short drive to Washington, Uniontown and Pittsburgh
- Excellent access from Lincoln Ave. and Frances St.
- Flat to rolling terrain
- GPS Coordinates are 40.1195, -80.0162



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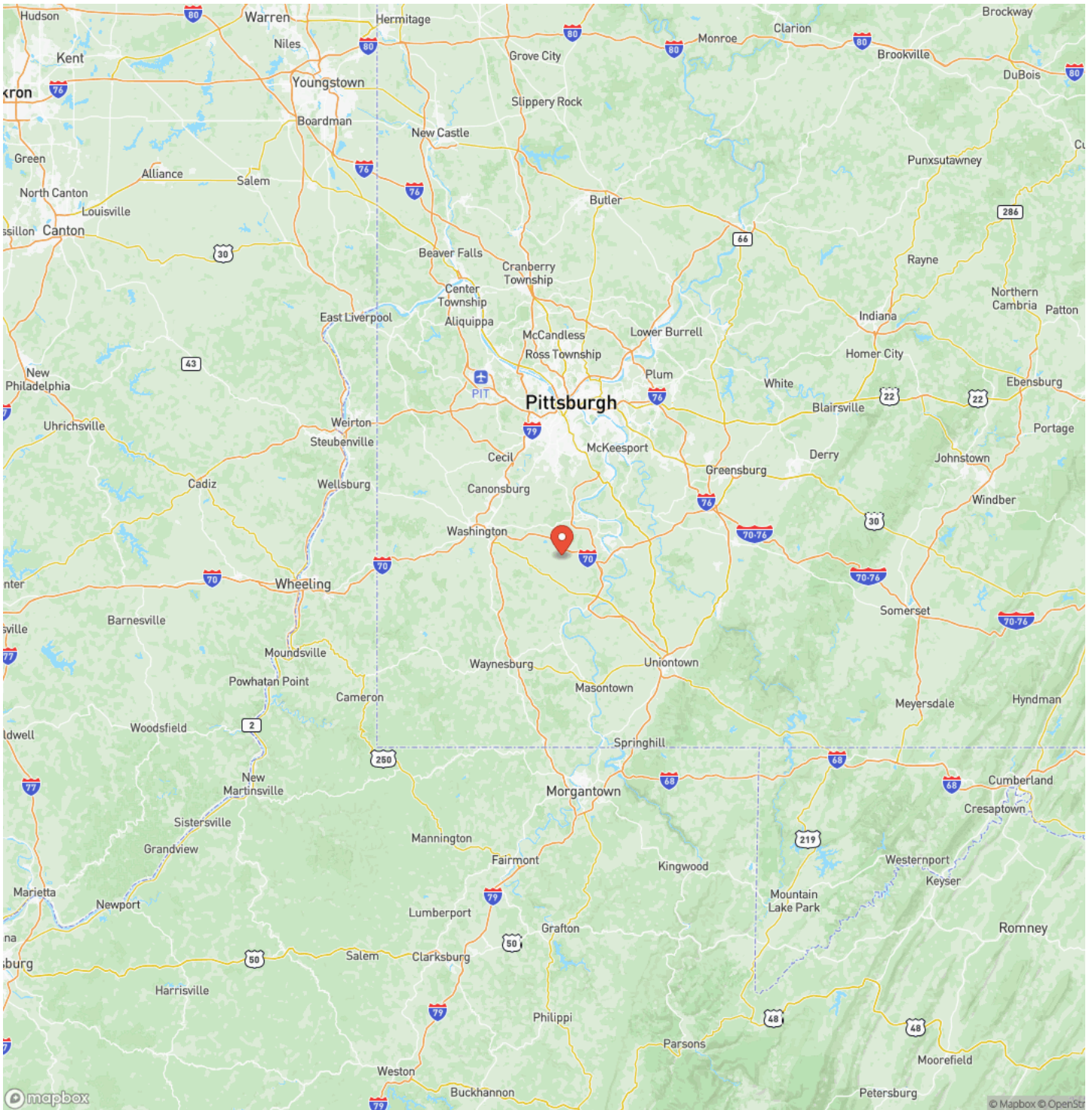


# Locator Map



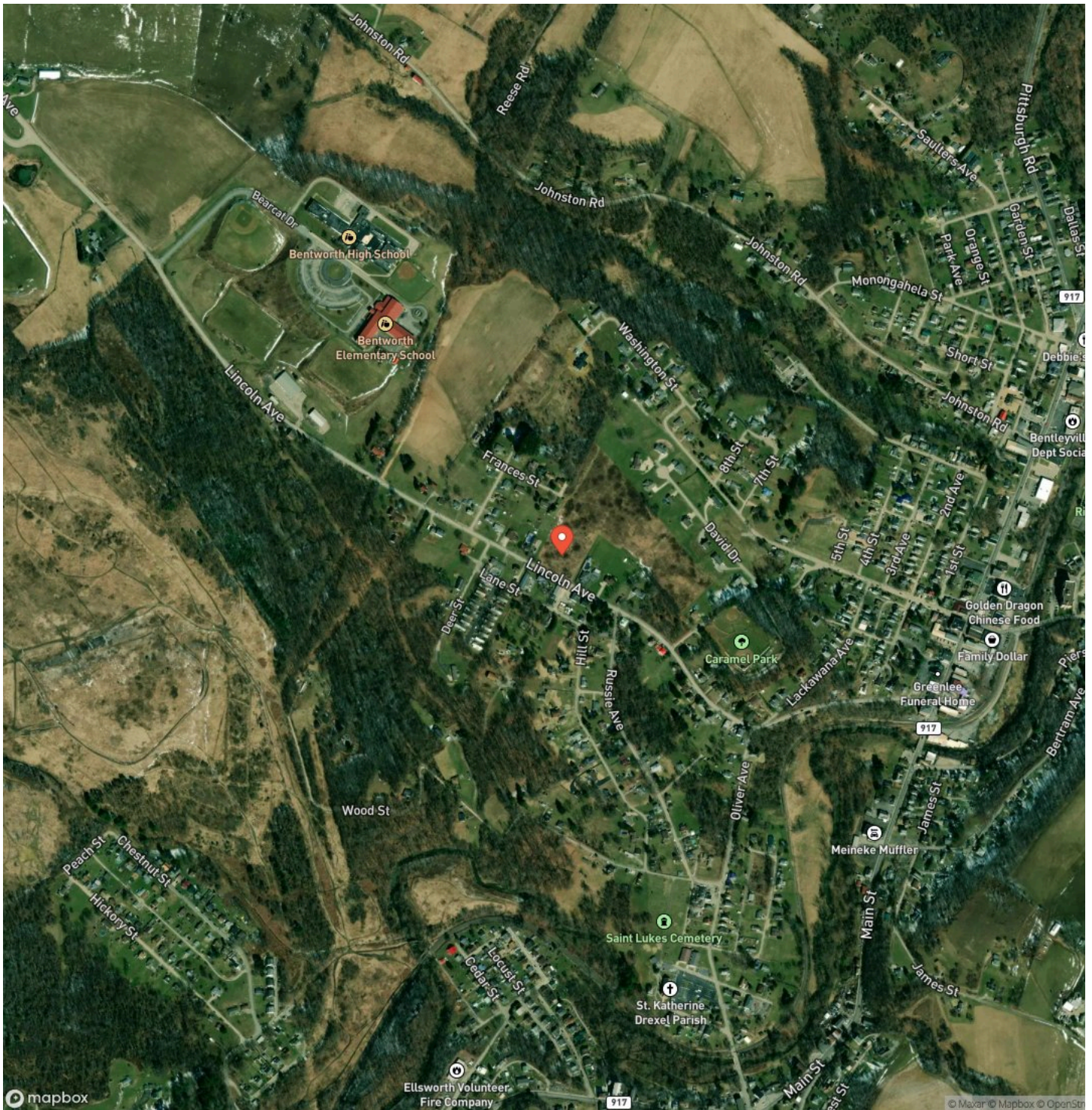


# Locator Map





## Satellite Map









## **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.



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