

49 Ridge Road  
49 Ridge Road  
Rossiter, PA 15772

**\$549,000**  
49± Acres  
Indiana County



**49 Ridge Road**  
**Rossiter, PA / Indiana County**

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**SUMMARY**

**Address**

49 Ridge Road

**City, State Zip**

Rossiter, PA 15772

**County**

Indiana County

**Type**

Residential Property

**Latitude / Longitude**

40.897072 / -78.887393

**Dwelling Square Feet**

2884

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

49

**Price**

\$549,000

**Property Website**

<https://www.mossyoakproperties.com/property/49-ridge-road-indiana-pennsylvania/60265/>



**PROPERTY DESCRIPTION**

49+/- acres in Banks Township, Indiana County, PA. This home has over 2,800 sq ft with two bedrooms and a full bath. The open floor plan of this home will give you plenty of space for entertaining your guests. You can enjoy sitting on the large covered back porch looking at the AMAZING view of the countryside. This property is private and off the grid with 200,000 cubic feet of free gas, and 50% of the gas rights convey to the new owner. There is also a 30' x 80' workshop and a 20' x 44' barn with a 20' x 16' lean-to attached to the barn. The full basement gives the new owner additional opportunities.

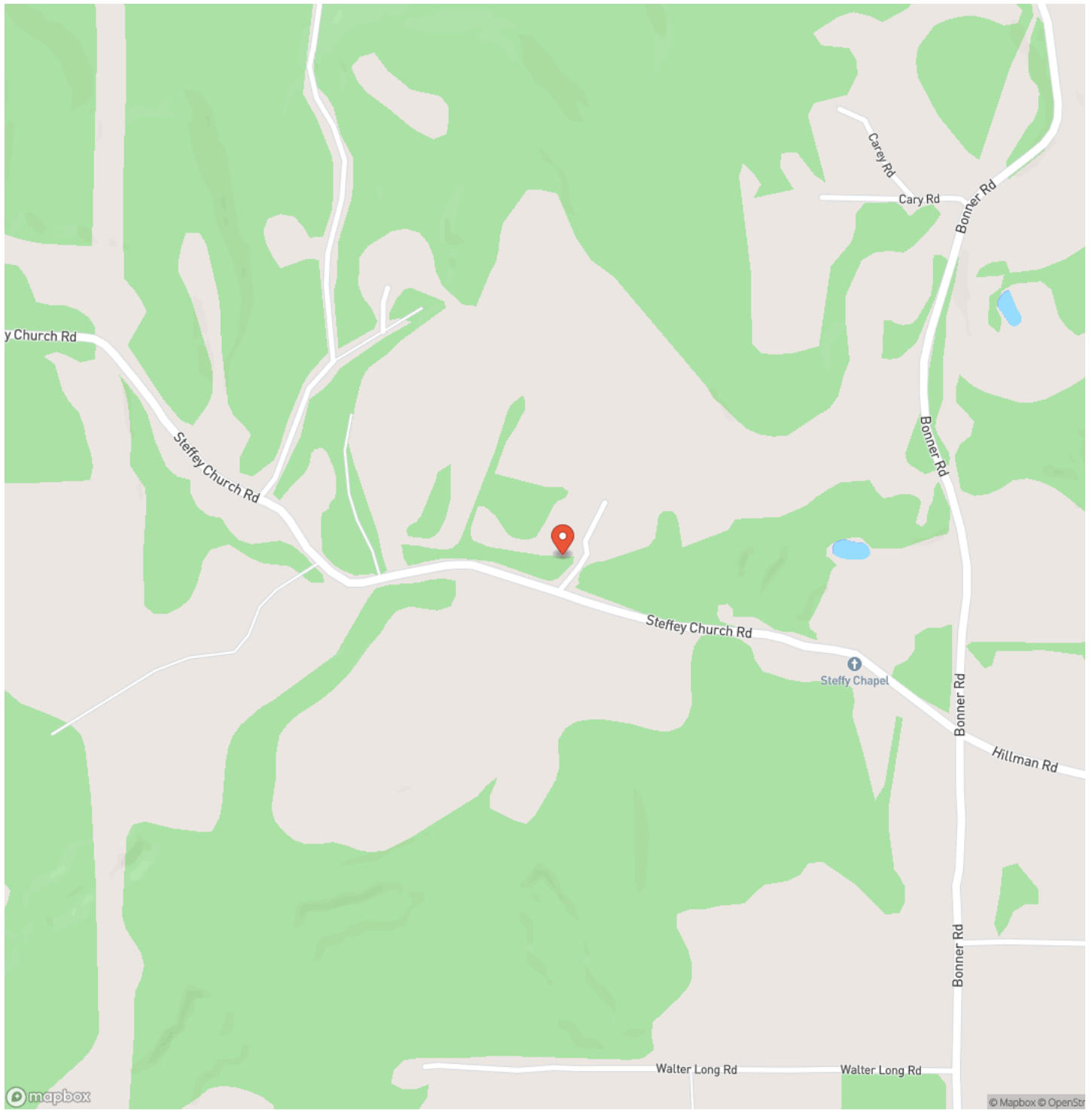
***Feature of the Home and Property Include:***

- 49+/- total acres
- 2,884 sq ft
- Amazing view
- Built in 2021
- 200,000 sq ft of free gas
- 50% of gas rights convey
- 30' x 80' workshop
- 20' x 44' barn
- Hunting property
- Private setting
- Solar panels

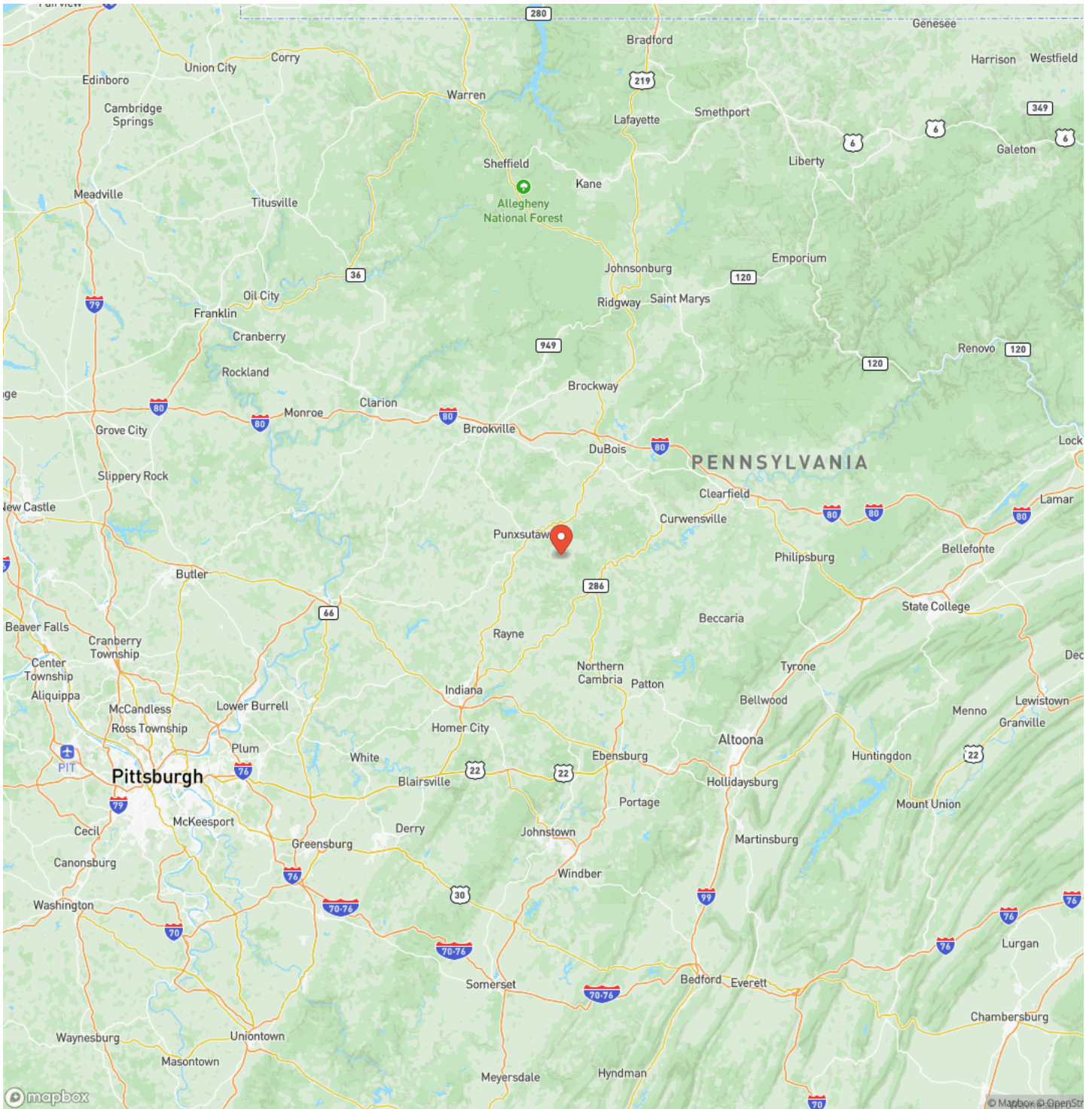
49 Ridge Road  
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## Locator Map



# Locator Map



## Satellite Map



49 Ridge Road  
Rossiter, PA / Indiana County

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**LISTING REPRESENTATIVE**  
For more information contact:



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**Address**  
511 Skyline Drive

**City / State / Zip**  
Belle Vernon, PA 15012

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**NOTES**

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## **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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