

0 Whyel Rd_Yukon Rd - West Newton - Westmoreland -
22.27 +-
0 Whyel Rd
West Newton, PA 15089

\$59,900
22.270± Acres
Westmoreland County



**0 Whyel Rd_Yukon Rd - West Newton - Westmoreland - 22.27 +-
West Newton, PA / Westmoreland County**

SUMMARY

Address

0 Whyel Rd

City, State Zip

West Newton, PA 15089

County

Westmoreland County

Type

Hunting Land, Lot, Recreational Land, Undeveloped Land

Latitude / Longitude

40.231663 / -79.681316

Acreage

22.270

Price

\$59,900

Property Website

https://www.mossoakproperties.com/property/0-whyel-rd_yukon-rd-west-newton-westmoreland-22-27-westmoreland-pennsylvania/80797/



0 Whyel Rd_Yukon Rd - West Newton - Westmoreland - 22.27 +/- West Newton, PA / Westmoreland County

PROPERTY DESCRIPTION

22.27 +/- Acres of Recreational & Residential Land - West Newton, PA

Discover the perfect blend of privacy, potential, and proximity with this 22.27 +/- acre parcel of vacant land located in beautiful West Newton, Pennsylvania. Ideal for hunters, nature lovers, or those seeking a peaceful place to build, this property offers a wide range of possibilities.

Enjoy convenient road access and multiple sites well-suited for building your dream home, cabin, or recreational retreat. Public water and electric are available nearby, making future development straightforward.

This property is a hunter's paradise, featuring excellent opportunities for deer and turkey hunting. Several clearings are ideal for establishing food plots to attract and sustain game. Whether you're an experienced hunter or just looking for a peaceful slice of nature, this land delivers.

Secluded yet just minutes from the amenities, including shops, dining, and schools, making this property both a practical and private investment.

Another valuable bonus: all owned oil, gas, and mineral rights will be transferred to the buyer, offering additional long-term potential.

Features of the Property Include:

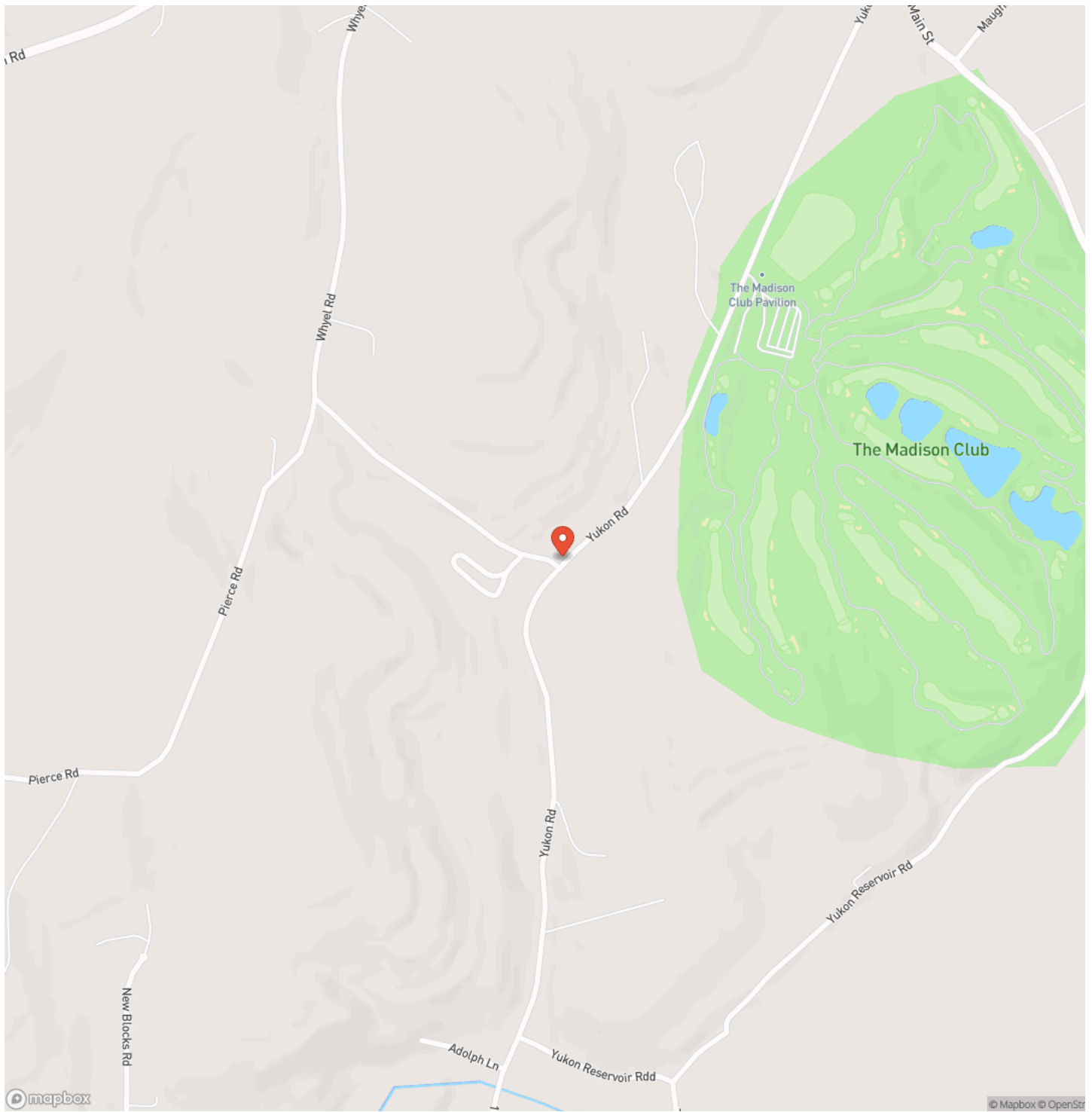
- 22.27 +/- total acres of wooded and open land
- Excellent hunting for deer and turkey
- Several potential food plot locations
- Multiple buildable sites with road access
- Public water and electric nearby
- Close to town and essential amenities
- Yough School District
- 8 minutes to New Stanton, I-70 & I-76
- 45 Minutes to Pittsburgh
- ***All owned oil, gas, and mineral rights convey***

Don't miss out on your opportunity to own a diverse and valuable piece of land in Westmoreland County. Schedule your visit today and explore everything this exceptional property has to offer!

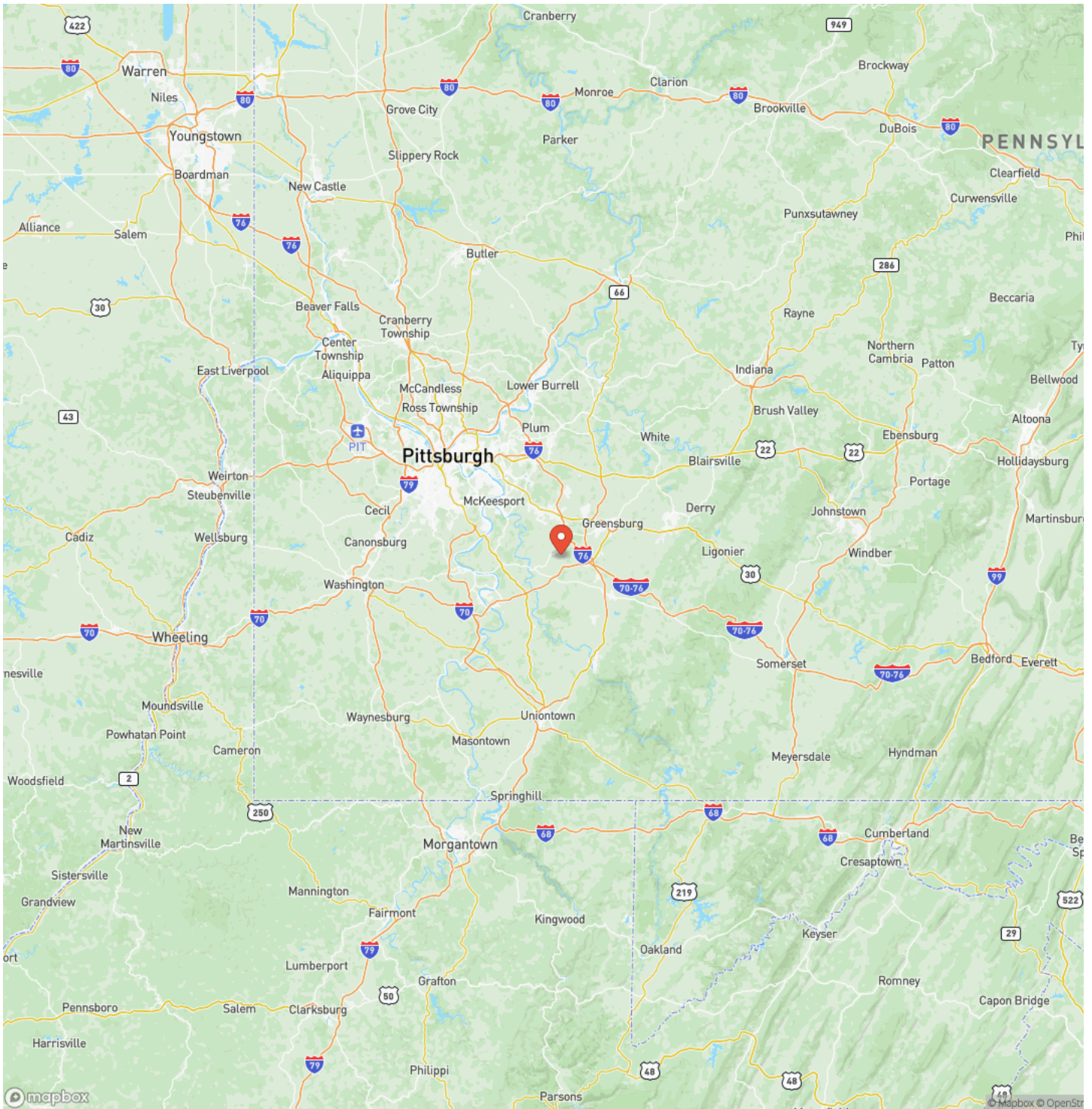
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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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