

48+/- Acres Avella PA
26 Liberty Ln
Avella, PA 15312

\$229,999
48± Acres
Washington County



48+/- Acres Avella PA
Avella, PA / Washington County

SUMMARY

Address

26 Liberty Ln

City, State Zip

Avella, PA 15312

County

Washington County

Type

Recreational Land, Timberland

Latitude / Longitude

40.2731 / -80.4727

Acreage

48

Price

\$229,999

Property Website

<https://www.mossoakproperties.com/property/48-acres-avella-pa-washington-pennsylvania/12362/>



48+/- Acres Avella PA Avella, PA / Washington County

PROPERTY DESCRIPTION

48+/- acres of vacant land in Washington County, Pennsylvania. Located outside of beautiful Avella, Pa., this 48-acre property is waiting for a new owner to take advantage of the abundance of outdoor activities it offers. If you are a hunter and/or investor, then this property is what you have been looking for. This property offers timber, ridge tops, cover, producing hardwoods and excellent road frontage access. Located just an hour from Pittsburgh and approximately 20 minutes from Washington (Interstate 70). With large rubs scattered throughout the property, deer and turkeys throughout, this property is certain to give its new owner a lifetime of quality hunting and memories.

Features of this property include:

- *Motivated Sellers*
- 48+/- acres
- Access from Liberty Ln and Independence Rd.
- Mature Oak, Cherry, Poplar, etc.
- Trails to access via vehicle or atv
- Avella Area School District
- Topography varies from rolling to steep
- Multiple areas to build a home
- Public water available and sewage available
- latitude [40.273098](#) , [-80.4727266](#)
- Property is entered into Pennsylvania's Clean & Green Tax Program
- Current annual taxes are \$50+/-
- Mineral Rights reserved by seller

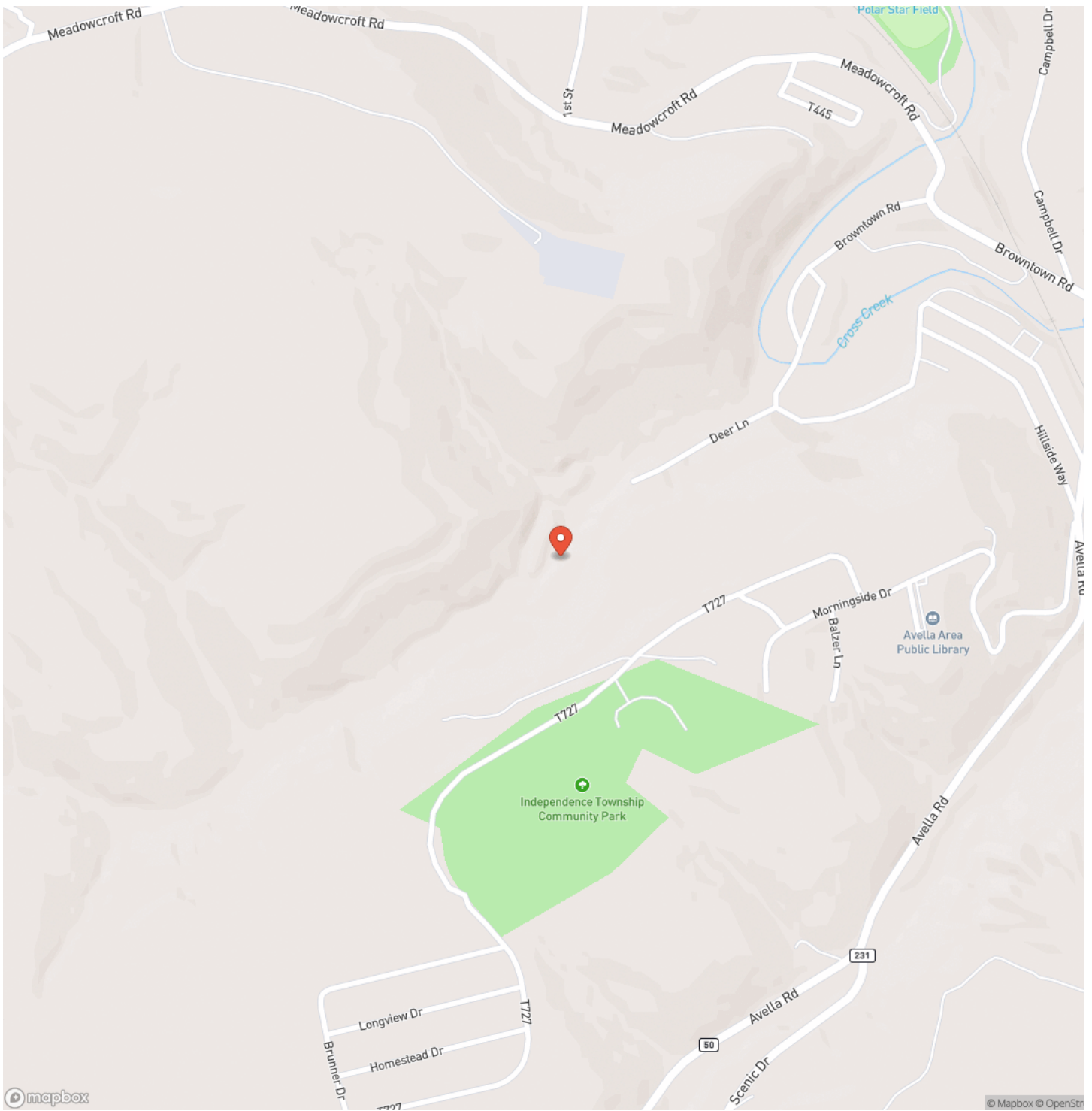
Property offering seclusion, road frontage, timber and an abundance of wildlife in SW PA doesn't come along often. Mineral Rights reserved by seller. Call today with any questions or if you would like to view the property.



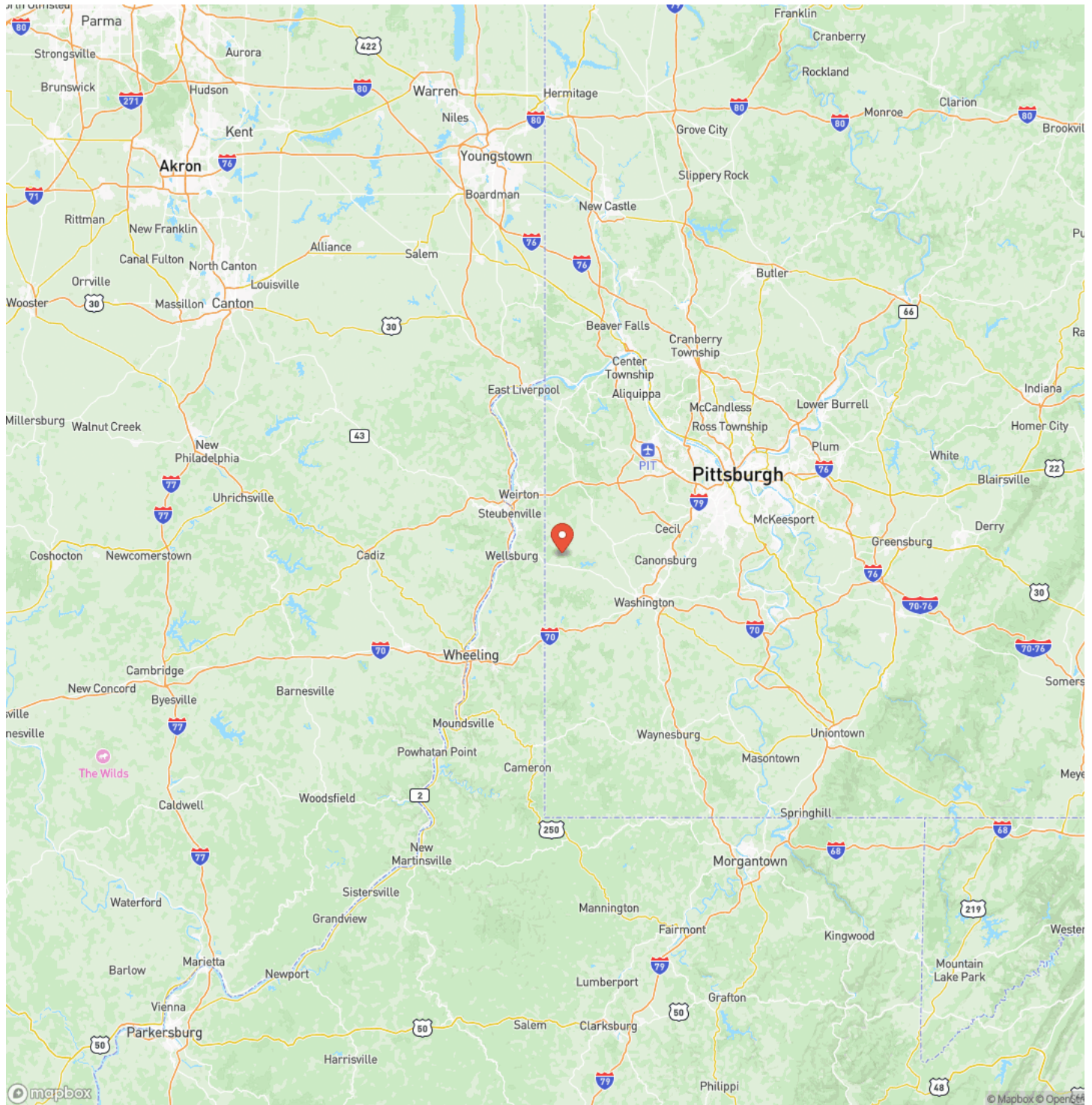
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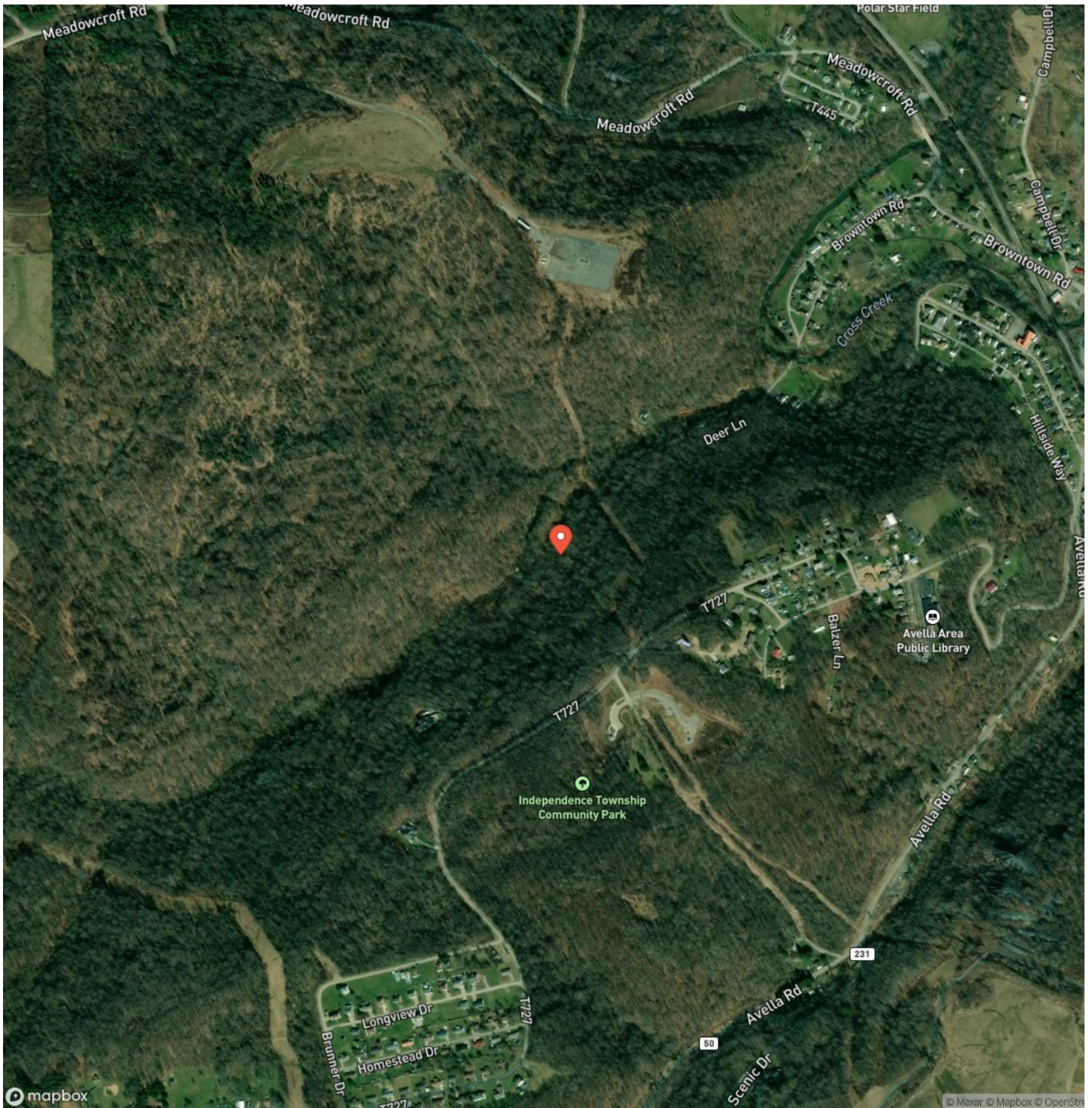
Locator Map



Locator Map



Satellite Map



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City / State / Zip
Belle Vernon, PA 15012

NOTES



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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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