

Brown Rd., Fayette County - 178 acres
Brown Rd
Mill Run, PA 15464

\$399,000
178± Acres
Fayette County



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Mill Run, PA / Fayette County

SUMMARY

Address

Brown Rd

City, State Zip

Mill Run, PA 15464

County

Fayette County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

39.9871 / -79.3958

Taxes (Annually)

3448

Acreage

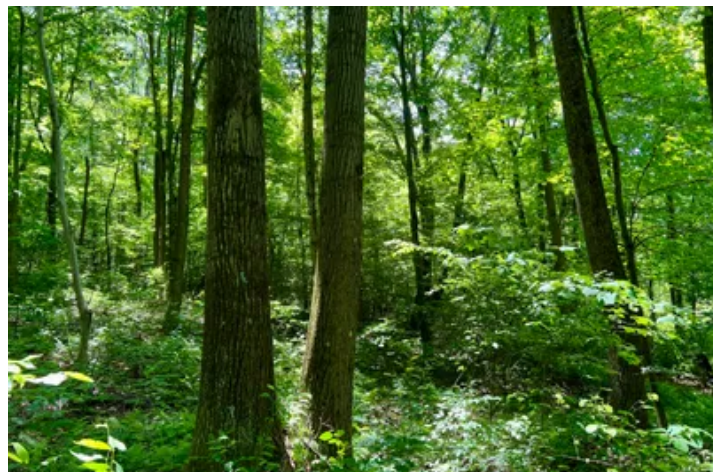
178

Price

\$399,000

Property Website

<https://www.mossyoakproperties.com/property/brown-rd-fayette-county-178-acres-fayette-pennsylvania/58846/>



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PROPERTY DESCRIPTION

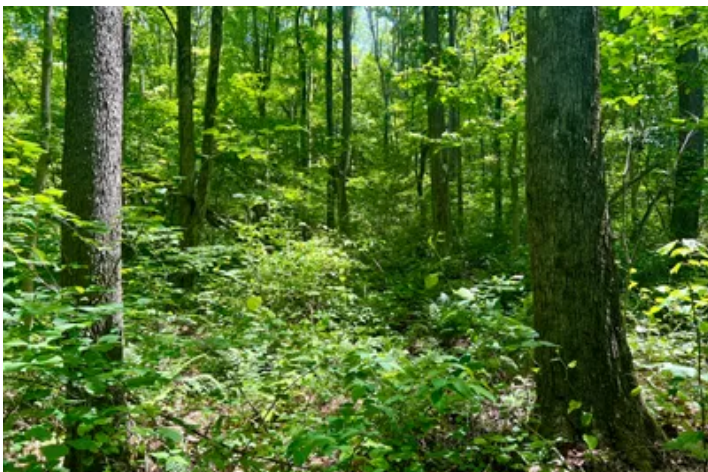
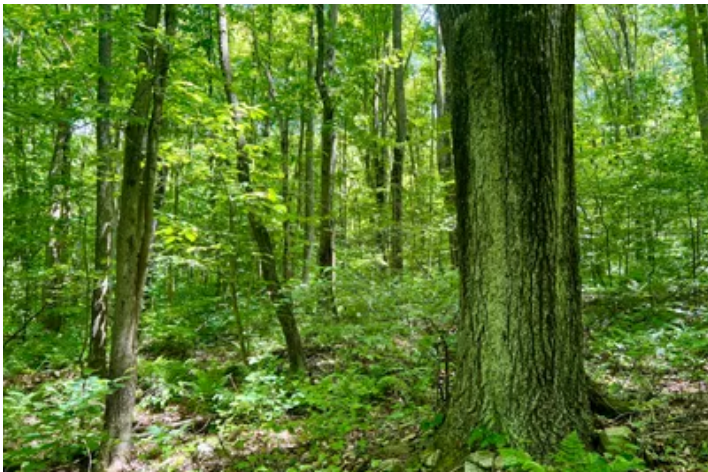
This beautiful 178+/- acre parcel is in Mill Run, PA, boasting mature timber across a large portion of the property, fields from perfectly reclaimed strip mine operation and excellent access from Brown Road. Hunting, fishing, horseback riding, camping, etc. are just a few activities that can be done at this secluded sportsman's paradise.

Features Of The Property Include:

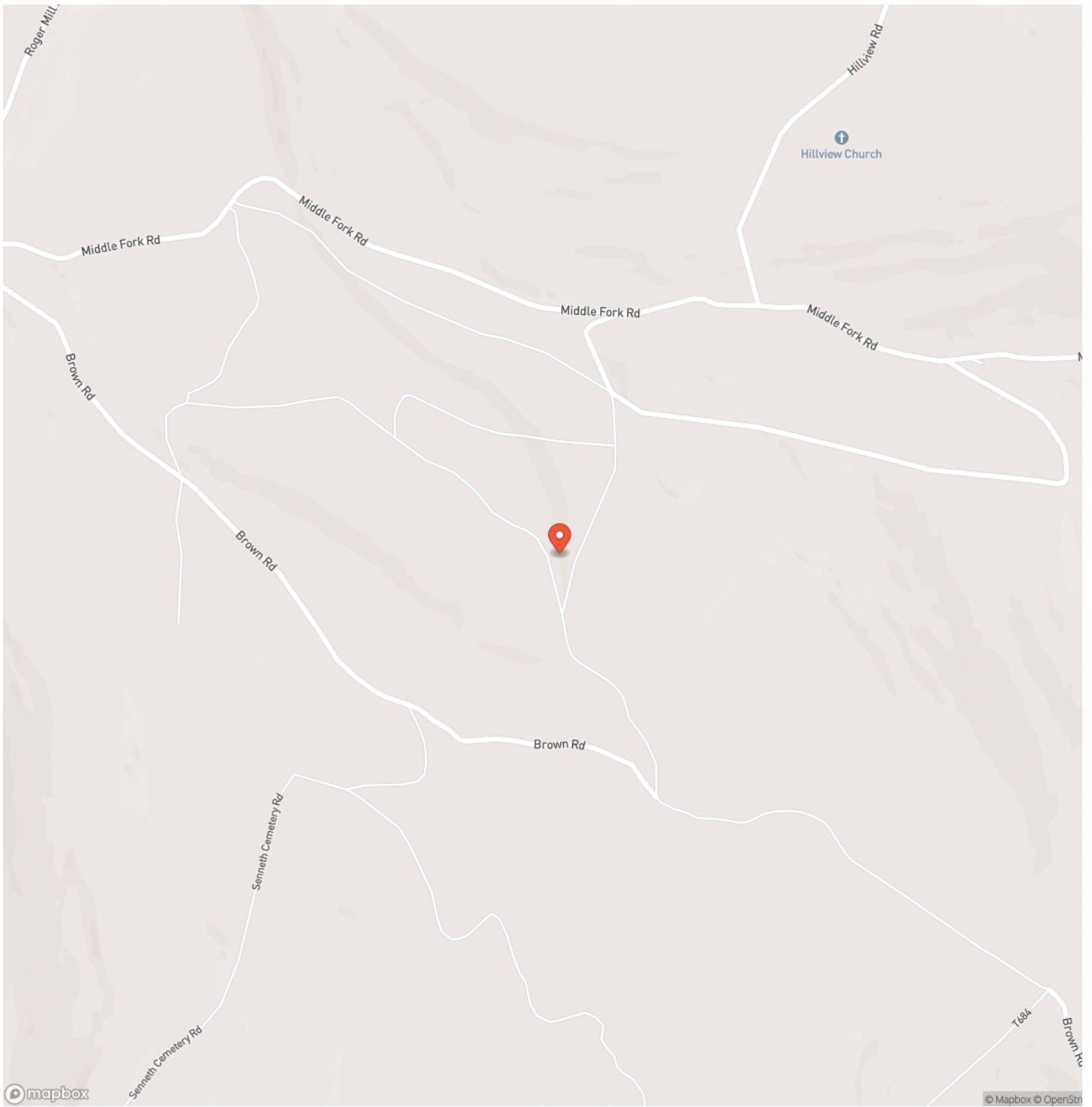
- 178+/- total acres
- Excellent access from Brown Road and additional marginal road
- Beautiful pond
- Excellent access to most areas of the property
- Significant portion has excellent marketable timber
- Topography varies from level to sloping
- Abundance of bear, deer, turkey and small game
- Close proximity to the Youghiogheny River, Ohiopyle and Connellsville
- Abandoned mobile home on the property, requiring clean up (see pictures)
- GPS coordinates: 39.9871, -79.3958



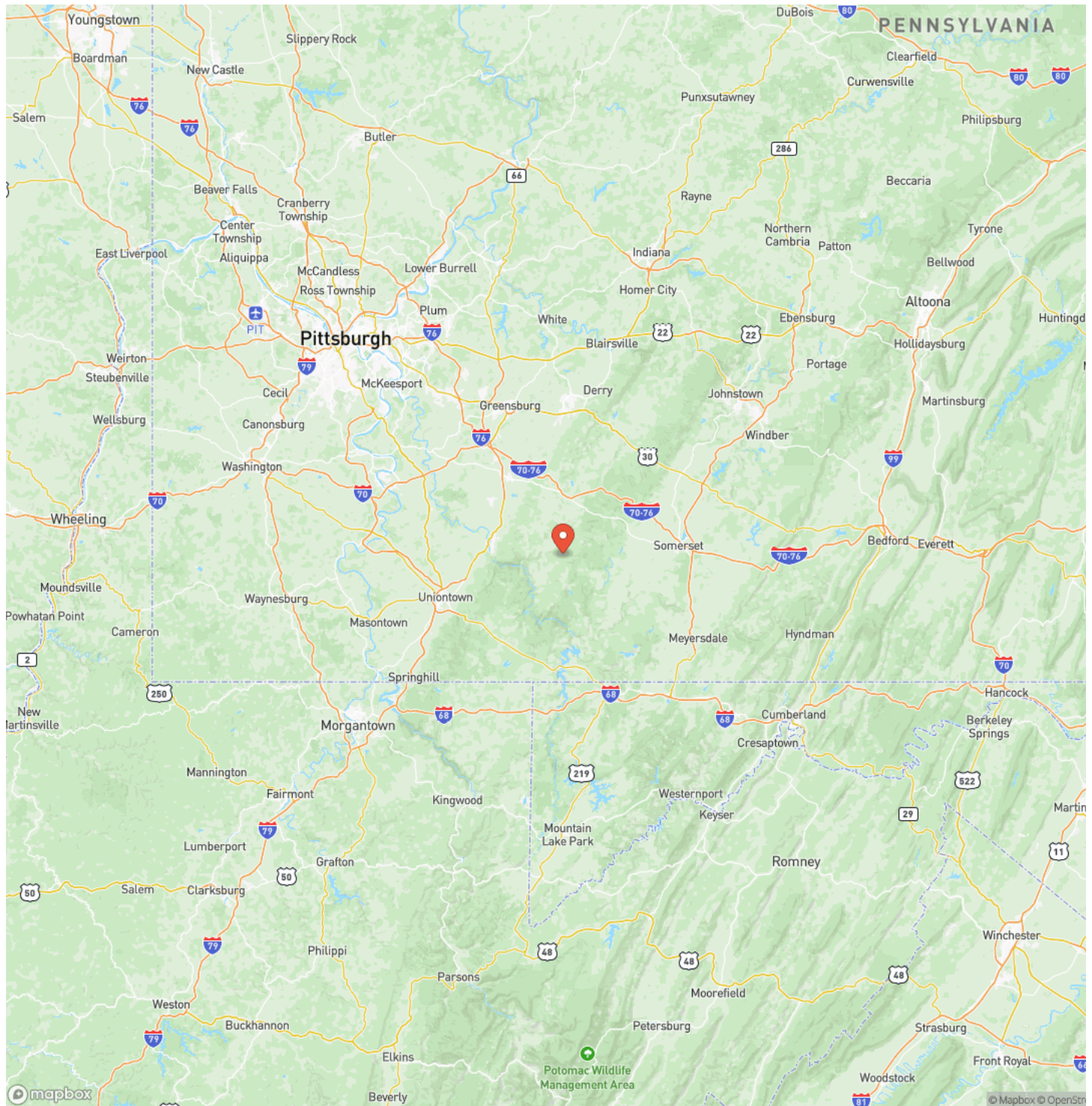
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE
For more information contact:



Representative
Benjamin Beck
Mobile
(724) 747-5979
Office
(724) 747-5979
Email
bbeck@mossyoakproperties.com
Address
511 Skyline Dr.
City / State / Zip
Belle Vernon, PA 15012

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.



Mossy Oak Properties Pennsylvania Land Professionals

511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
mossyoakproperties.com

