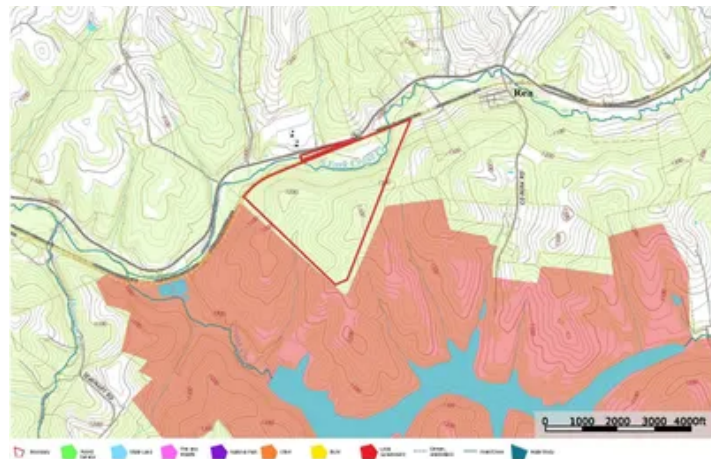


Cross Creek's Hidden Gem
Avella Rd
Avella, PA 15312

\$899,000
219± Acres
Washington County



Cross Creek's Hidden Gem
Avella, PA / Washington County

SUMMARY

Address

Avella Rd

City, State Zip

Avella, PA 15312

County

Washington County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.2716 / -80.4159

Acreage

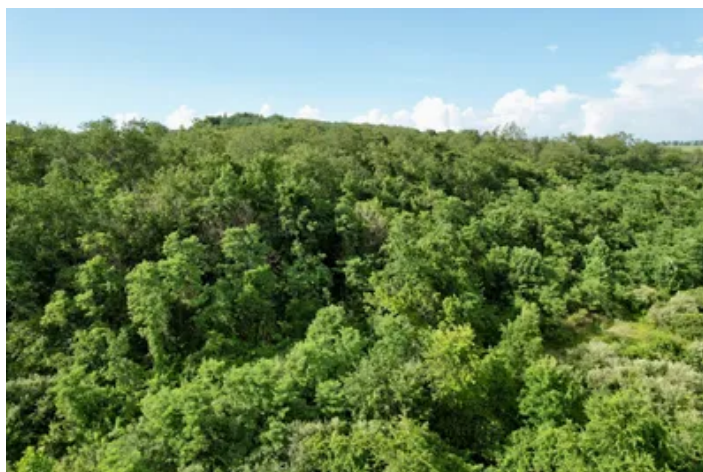
219

Price

\$899,000

Property Website

<https://www.mossoakproperties.com/property/cross-creek-s-hidden-gem/washington/pennsylvania/86154/>



Cross Creek's Hidden Gem

Avella, PA / Washington County

PROPERTY DESCRIPTION

Discover the unmatched potential of this 219+/- acre surveyed property located in scenic Avella, Pennsylvania. Bordering the expansive Cross Creek County Park, this remarkable tract of land offers privacy, beauty, and versatility in a highly sought-after area of Washington County.

The property features over 3,000 feet of South Fork Cross Creek gently winding through its landscape, enhancing both its natural beauty and wildlife appeal. A diverse stand of mature timber—including oak, walnut, poplar, and other valuable hardwoods—adds to the long-term investment value and character of the land.

Ideal for outdoor enthusiasts, hunters, or conservation-minded buyers, the property includes excellent open fields perfect for food plots, habitat restoration, or agricultural use. Whether you're looking to create a private retreat, recreational haven, or a conservation preserve, this property offers endless opportunity.

Please note: Mineral rights are reserved and do not transfer with the sale.

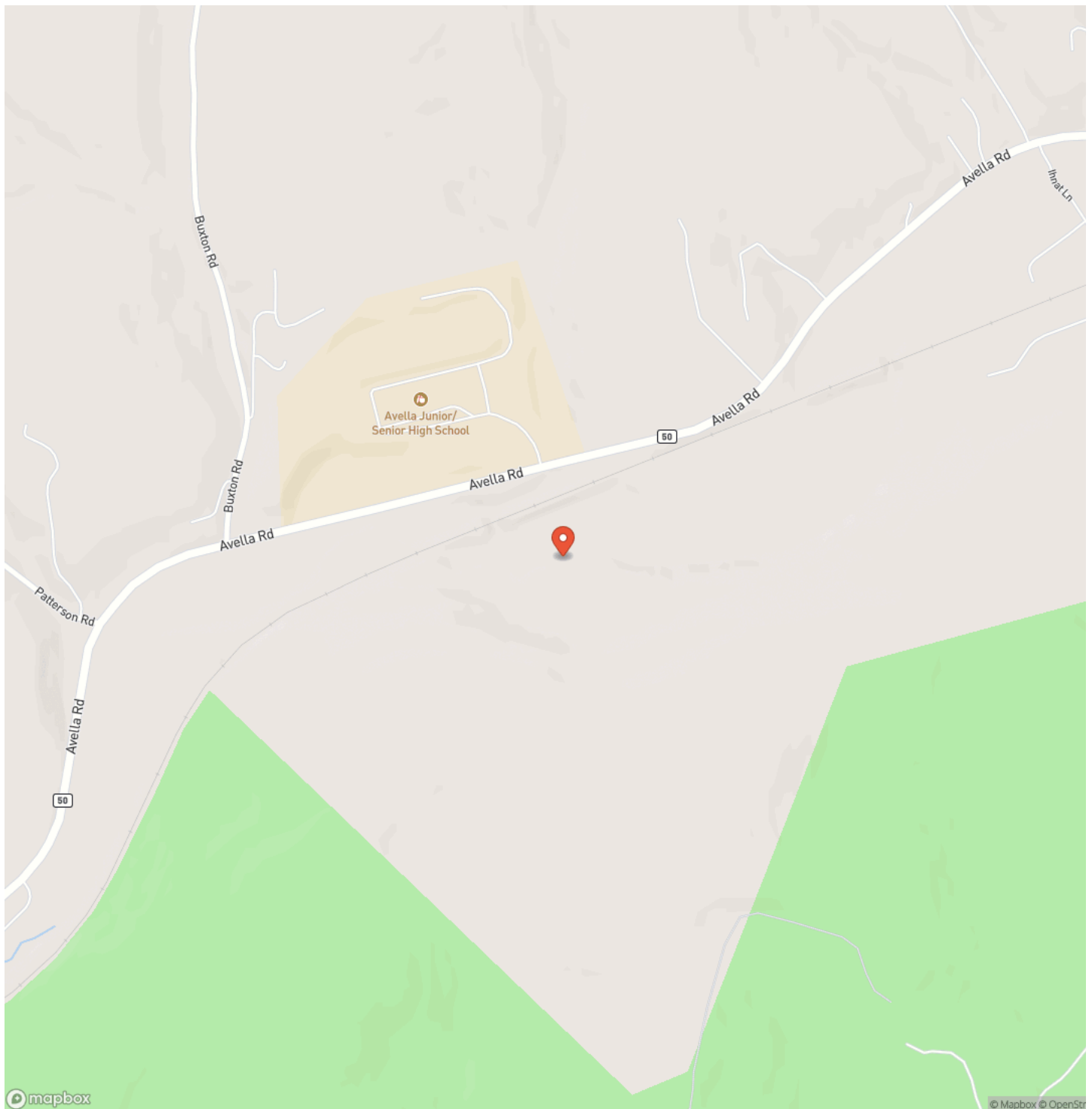
Property Highlights:

- 219 +/- surveyed acres
- Borders Cross Creek County Park
- 3,000+ feet of South Fork Cross Creek winding through its landscape
- Mature hardwood timber
- Open fields ideal for food plots, farming, or habitat restoration
- Perfect for recreation, hunting, or conservation use
- **Mineral rights excluded from sale**

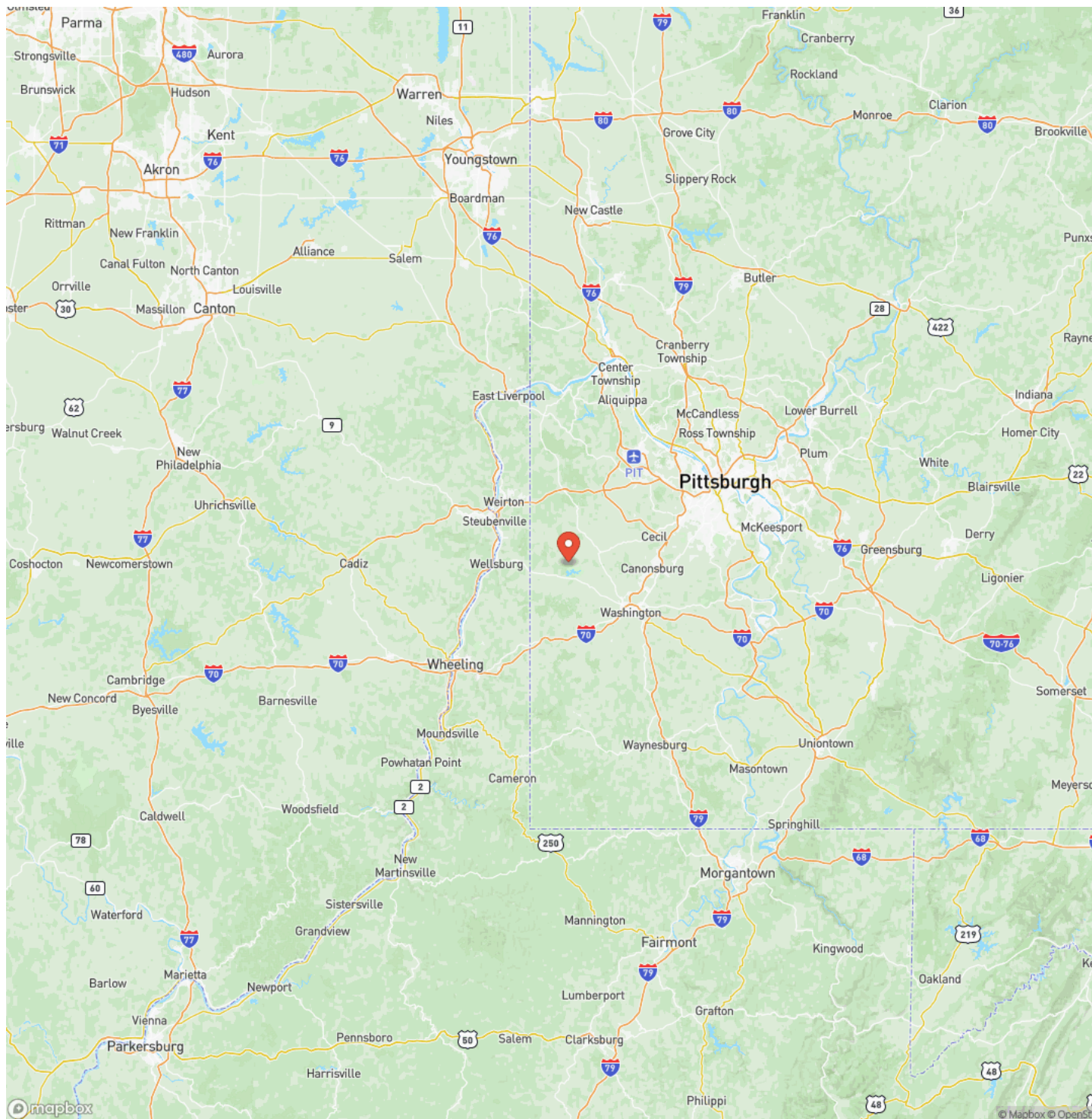
Cross Creek's Hidden Gem
Avella, PA / Washington County



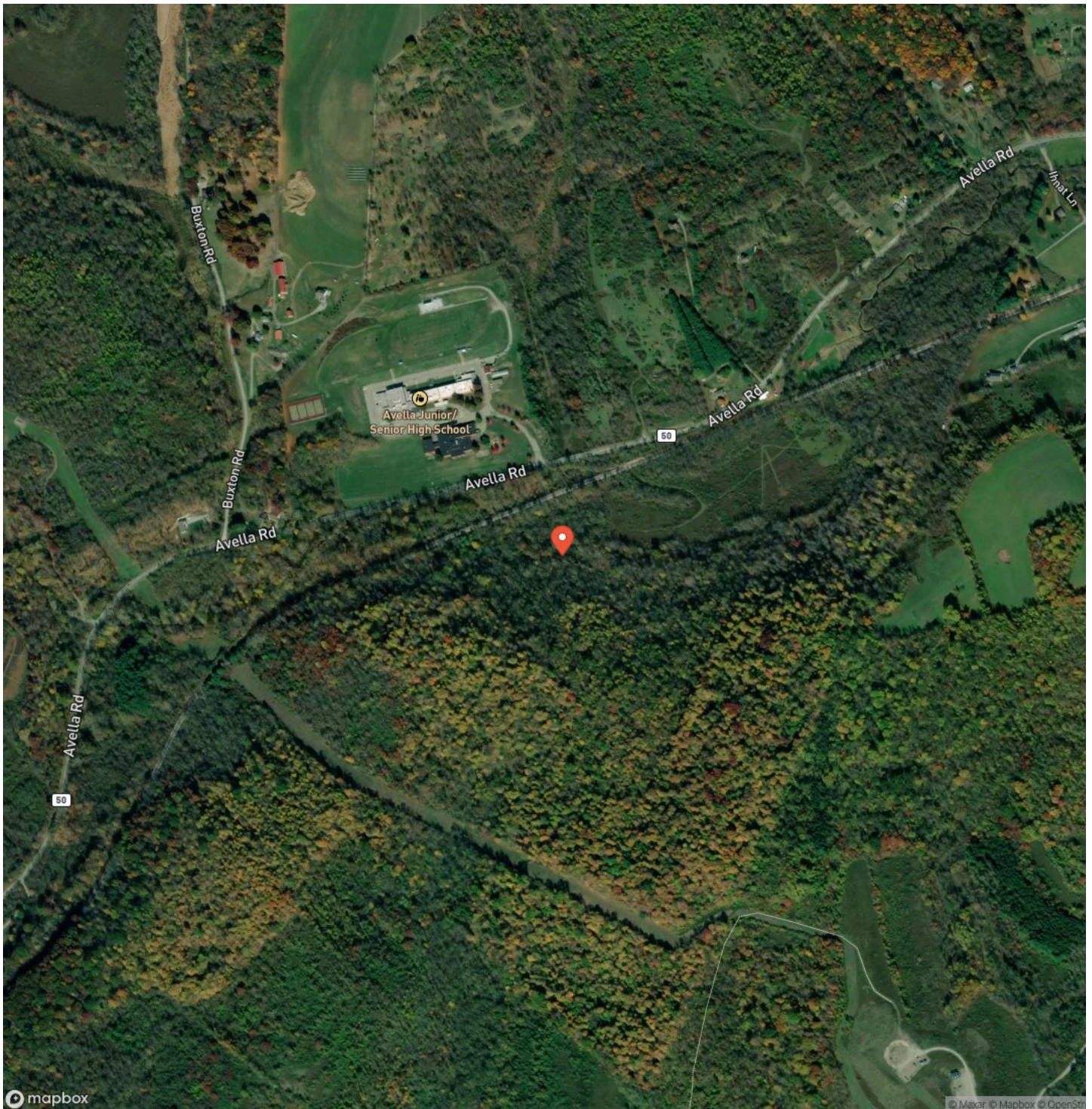
Locator Map



Locator Map



Satellite Map



Cross Creek's Hidden Gem

Avella, PA / Washington County

LISTING REPRESENTATIVE

For more information contact:



Representative

Benjamin Beck

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bbeck@mossyoakproperties.com

Address

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City / State / Zip

Belle Vernon, PA 15012

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
mossyoakproperties.com

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.

Mossy Oak Properties Pennsylvania Land Professionals

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