

26171 Rt 98 Edinboro
26171 Route 98
Edinboro, PA 16412

\$425,000
35± Acres
Erie County



26171 Rt 98 Edinboro
Edinboro, PA / Erie County

SUMMARY

Address

26171 Route 98

City, State Zip

Edinboro, PA 16412

County

Erie County

Type

Residential Property, Recreational Land, Hunting Land, Single Family

Latitude / Longitude

41.835198 / -80.229664

Dwelling Square Feet

1600

Bedrooms / Bathrooms

3 / 1.5

Acreage

35

Price

\$425,000

Property Website

<https://www.mossyoakproperties.com/property/26171-rt-98-edinboro-erie-pennsylvania/83820/>



PROPERTY DESCRIPTION

Charming 3-Bedroom, 2-Bathroom Home on 35+/- Acres with Creek Frontage

Nestled in the serene woods of Crossingville just outside of Edinboro, PA, this beautiful 3-bedroom, 2-bathroom single-family home offers an exceptional blend of tranquility and adventure. Situated on a sprawling 35+/- acre lot, the property boasts an impressive 1/2 mile of Cussewago Creek frontage, with the creek winding gracefully through the landscape. Enjoy breathtaking views and the soothing sounds of the water from the private front porch of your very own woodland retreat.

The home is thoughtfully designed with comfort in mind, featuring spacious living areas and an inviting atmosphere. The property is bordered by Pennsylvania State Game Lands No. 152 on the west side, ensuring privacy and an abundance of outdoor recreational opportunities just outside your doorstep.

For hobbyists or those in need of extra storage, a large garage/shop provides ample space for tools, equipment, or vehicles. The gated entrance adds an extra layer of security and privacy, making this property an ideal escape from the hustle and bustle of city life.

This peaceful oasis is conveniently located approximately 98 minutes from Pittsburgh, 85 minutes from Cleveland, and 29 minutes from Erie, making it the perfect destination for a weekend getaway or a permanent residence in nature.

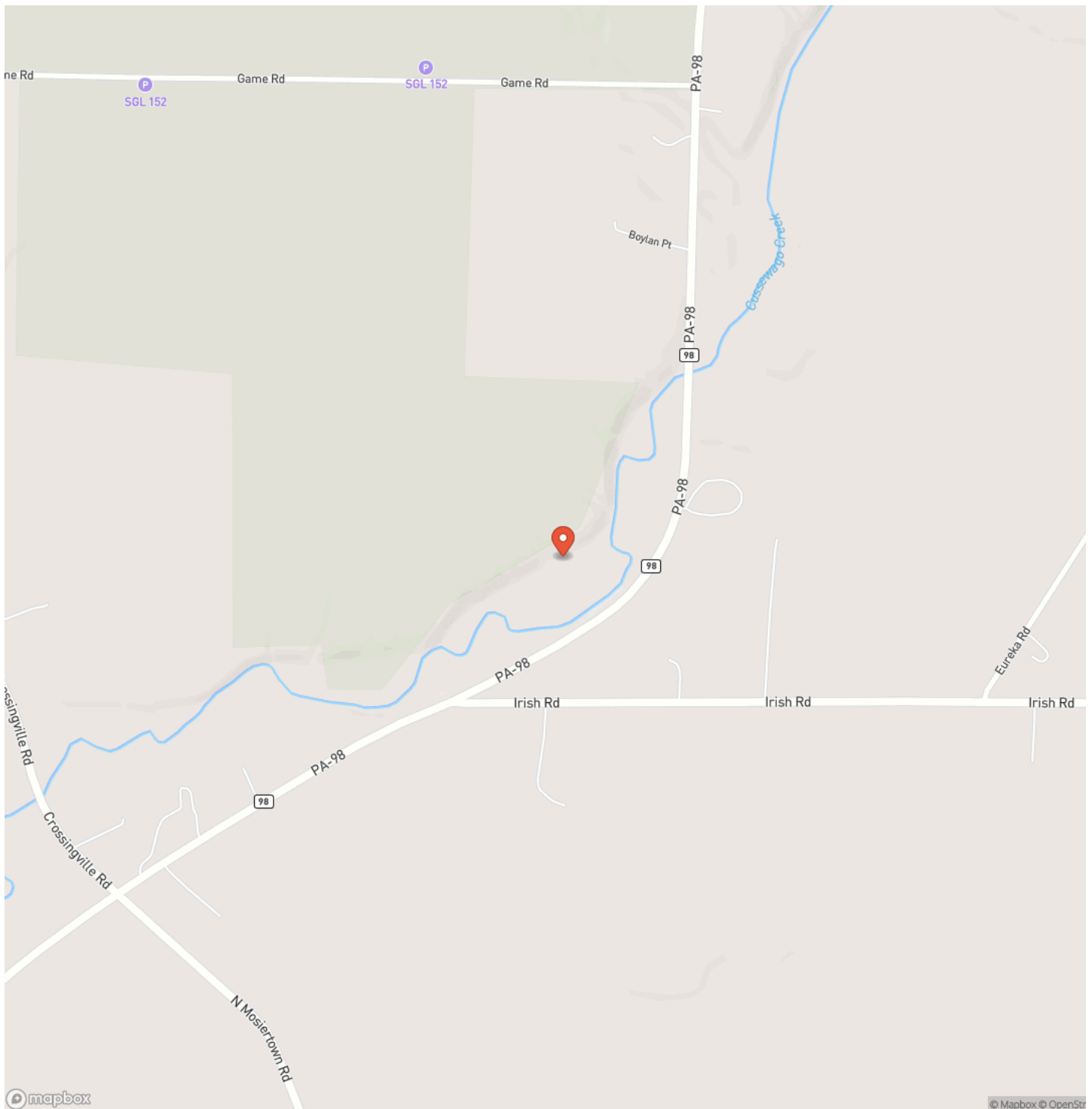
Seller owns all of the oil, gas, and mineral rights and will convey the rights to the new buyer.

Features of the Property Include:

- 35+/- total acres with great mature hardwoods
- Located in a peaceful, serene, rural setting
- Abundant wildlife
- Cussewago Creek Frontage
- Updated, cozy single-family residence
- Spacious shop and garage
- Easy access to Pittsburgh, Erie, and Cleveland
- Oil, gas, and mineral rights will convey to the new owner



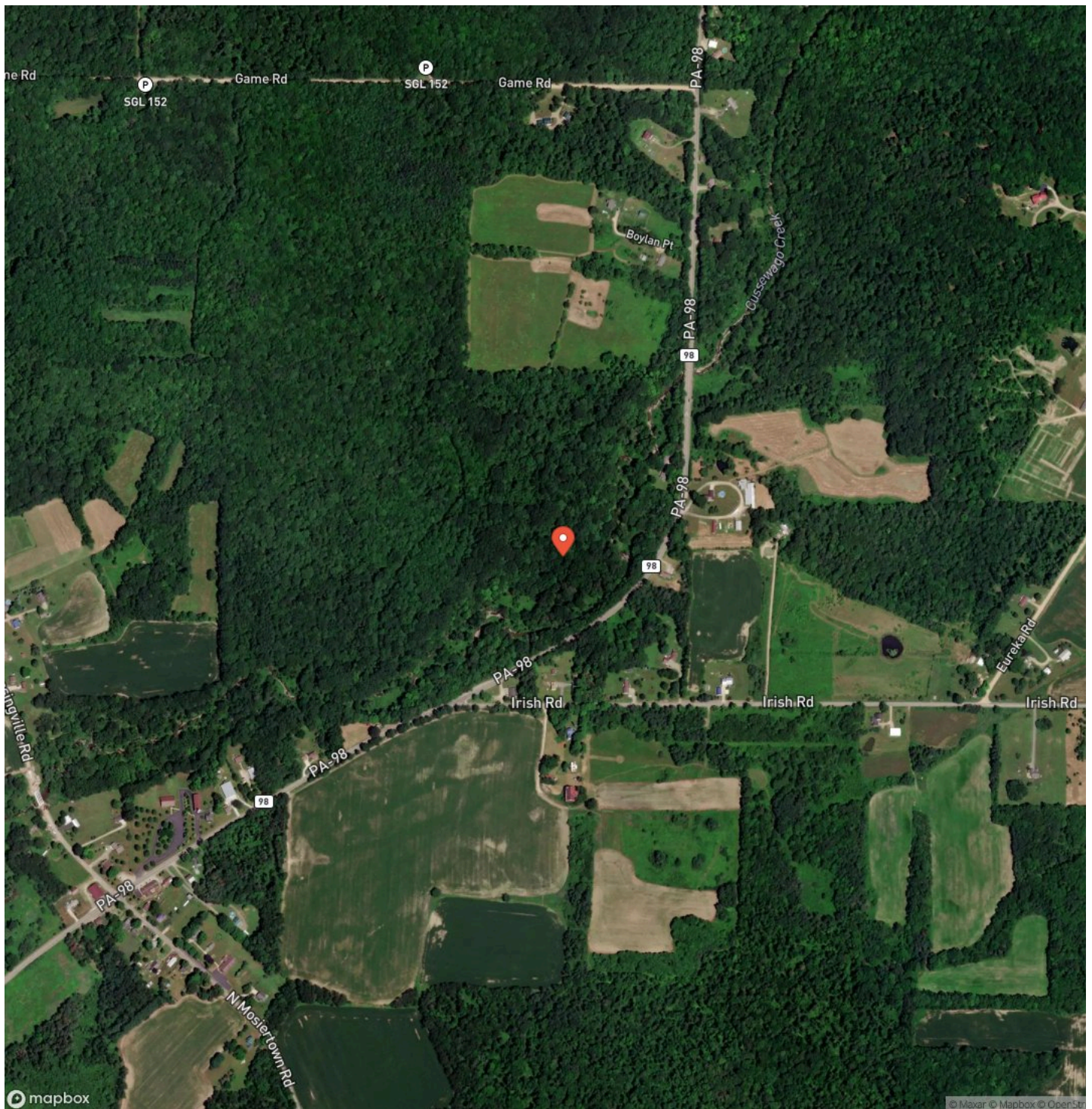
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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

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

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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

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