

Deckard's Run Road Hilltop Farm
Deckard's Run Rd and Judson Rd
Cochrannton, PA 16134

\$324,000
27± Acres
Venango County



Deckard's Run Road Hilltop Farm
Cochrannton, PA / Venango County

SUMMARY

Address

Deckard's Run Rd and Judson Rd

City, State Zip

Cochrannton, PA 16134

County

Venango County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

41.515034 / -79.951172

Taxes (Annually)

424

Acreage

27

Price

\$324,000

Property Website

<https://www.mossyoakproperties.com/property/deckard-s-run-road-hilltop-farm-venango-pennsylvania/80078/>



Deckard's Run Road Hilltop Farm Cochrannton, PA / Venango County

PROPERTY DESCRIPTION

27+/- acre farm located in northwest Venango County, PA. This property features spectacular, unrivaled hilltop views into Crawford County. There is a lot of road frontage on both Deckards Run Road and Judson Road, with primary access coming from the south off Judson Road. Make this your pristine weekend retreat, a forever farm homestead, or whatever you can imagine. Most of the property is tillable and has been used as a hay pasture. OGM rights will convey to the new owner.

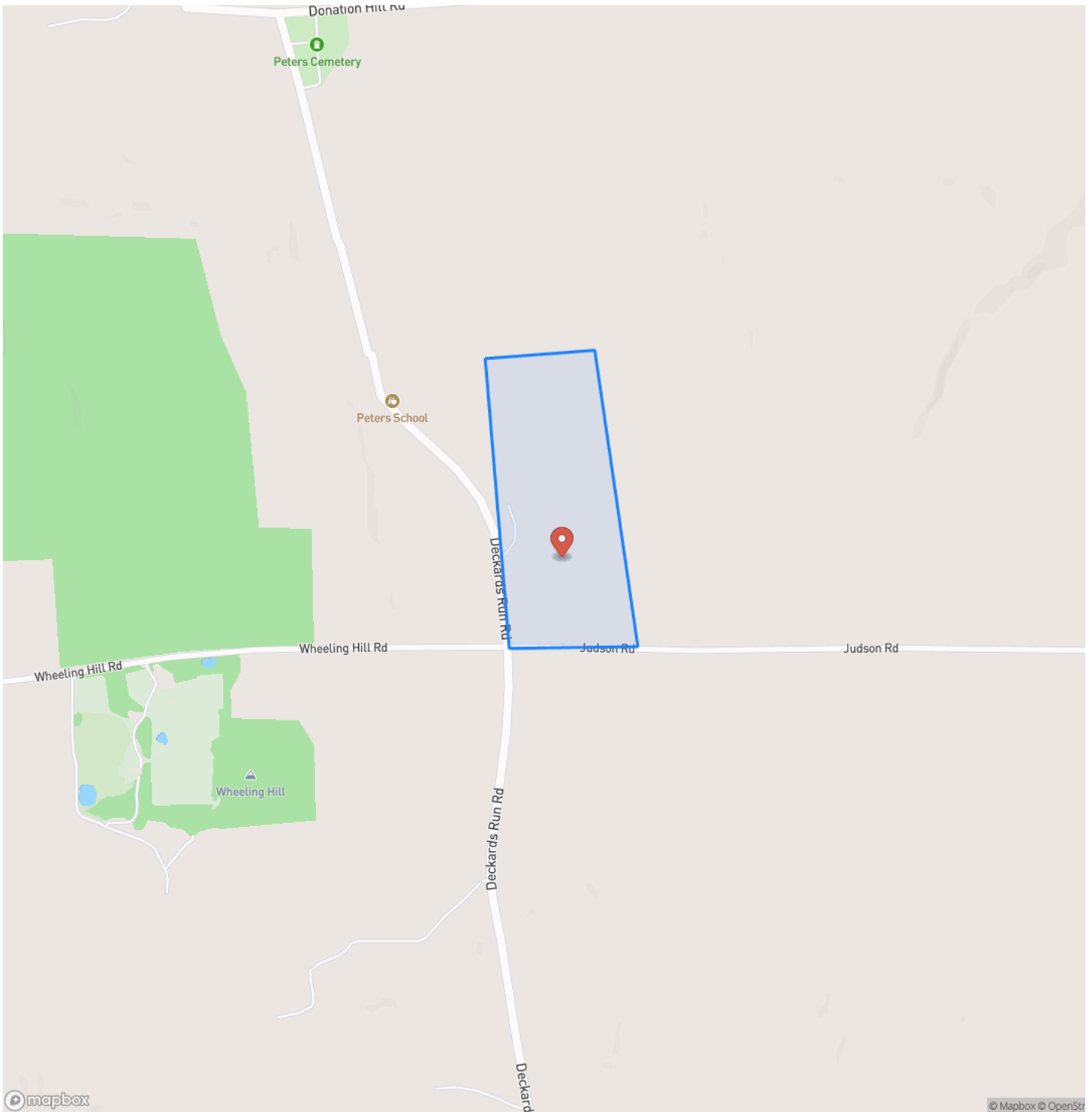
Features of the Property Include:

- 27 +/- total acres
- Breathtaking hilltop views
- Road frontage
- Terrain includes mostly hilltop rolling pasture, mostly tillable
- Owner's OGM rights WILL convey
- 1:30 to Pittsburgh, 0:15 to Franklin, 1:00 to Erie, 2:00 to Cleveland, 2:00 to Buffalo

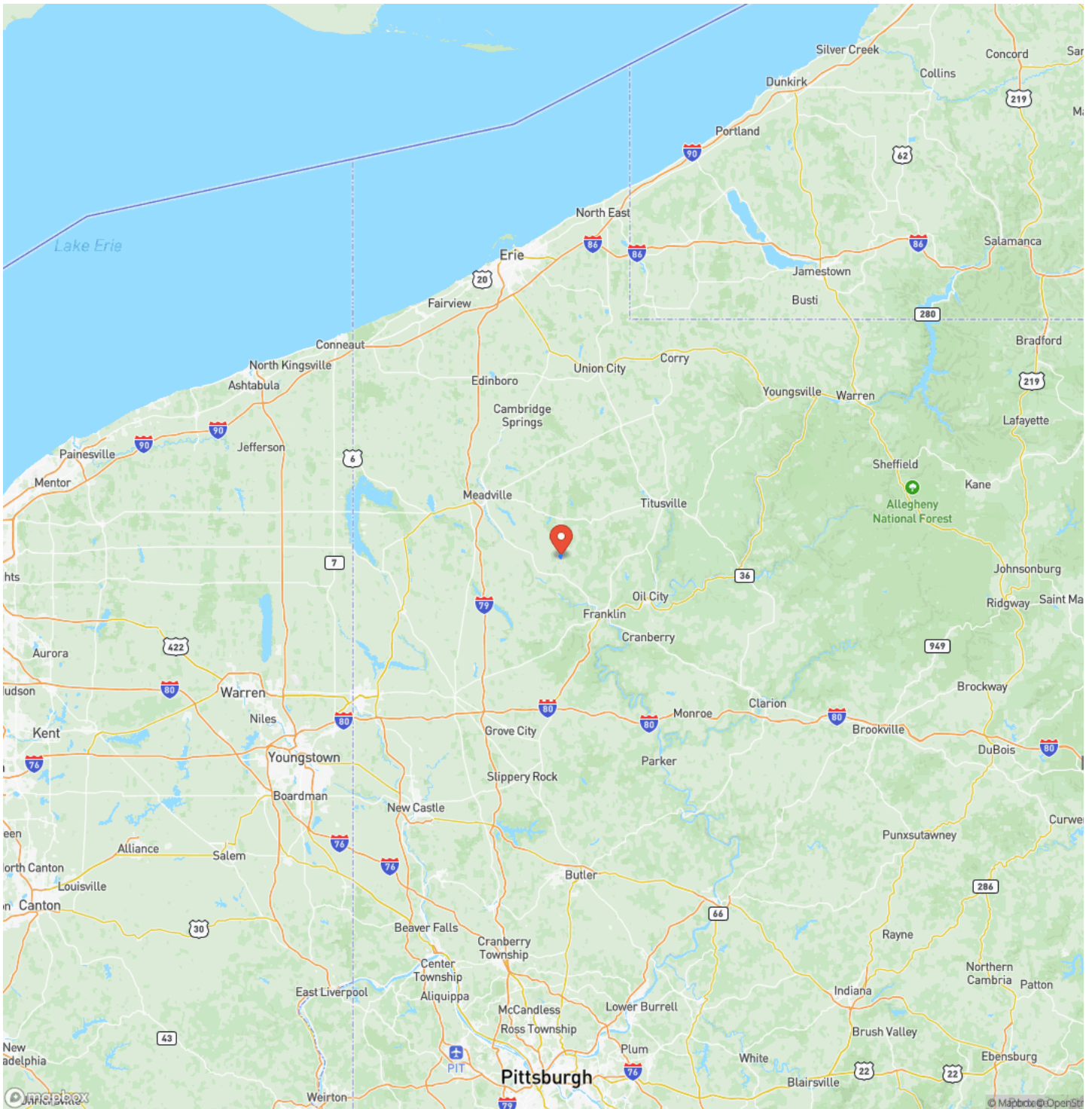
Deckard's Run Road Hilltop Farm
Cochrannton, PA / Venango County



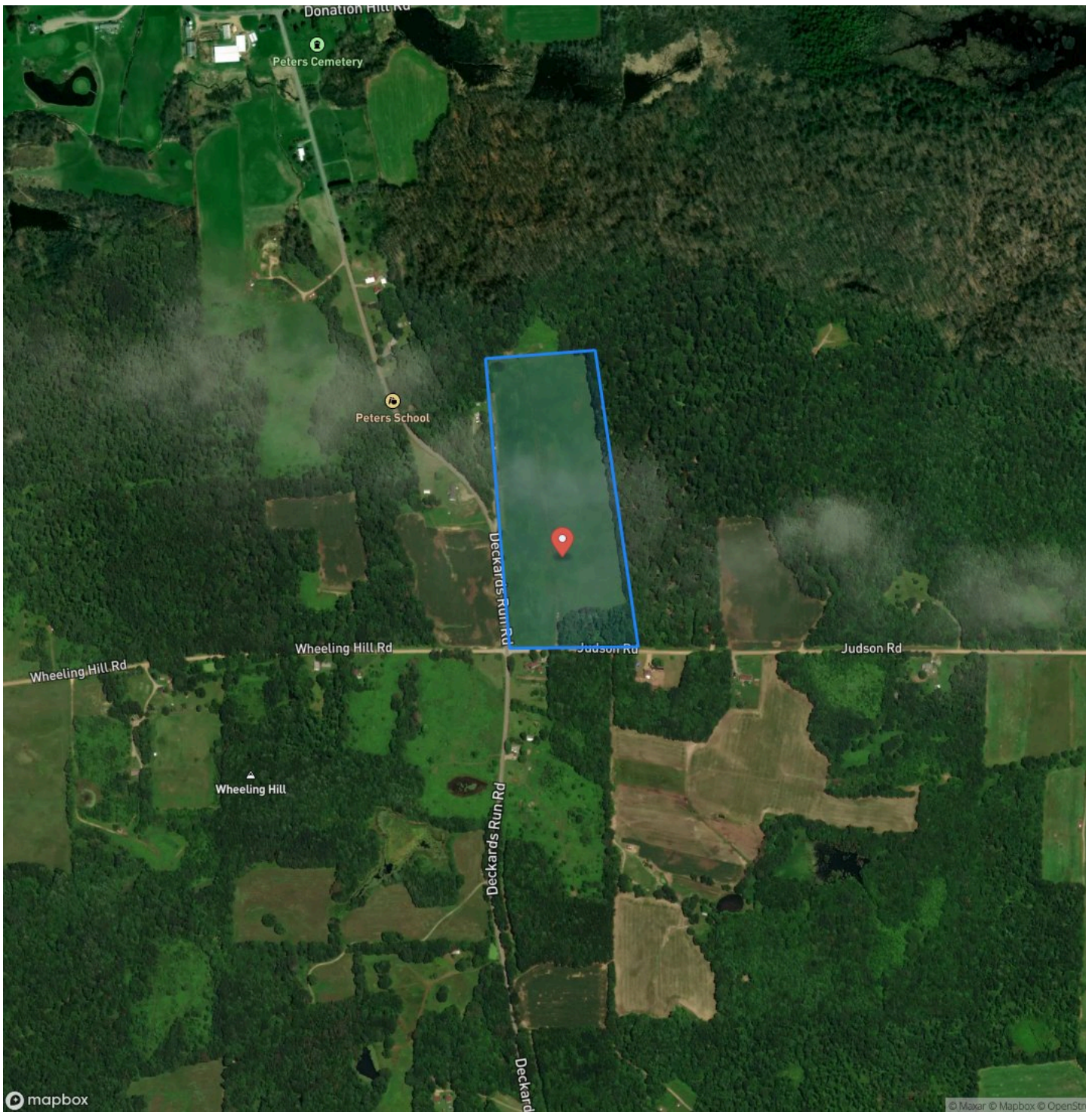
Locator Map



Locator Map



Satellite Map



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

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

