

106 Wagner Lane - Spring Church, PA
106 Wagner Lane
Spring Church, PA 15686

\$239,000
3± Acres
Armstrong County



106 Wagner Lane - Spring Church, PA
Spring Church, PA / Armstrong County

SUMMARY

Address

106 Wagner Lane null

City, State Zip

Spring Church, PA 15686

County

Armstrong County

Type

Residential Property

Latitude / Longitude

40.631448 / -79.420547

Dwelling Square Feet

1,350

Bedrooms / Bathrooms

3 / 2

Acreage

3

Price

\$239,000

Property Website

<https://www.mossyoakproperties.com/property/106-wagner-lane-spring-church-pa/armstrong/pennsylvania/106340/>



106 Wagner Lane - Spring Church, PA Spring Church, PA / Armstrong County

PROPERTY DESCRIPTION

Country Living with Land, Outbuildings & Free Gas - 106 Wagner Lane, Spring Church, PA 15686

Escape to the peace and privacy of the countryside at 106 Wagner Lane, Spring Church, PA! Nestled on 3± beautiful acres, this charming property offers the perfect blend of comfortable living, usable land, and exceptional outdoor workspace opportunities.

The 1,350-square-foot home features 3 bedrooms and 2 full bathrooms, designed for comfortable everyday living. A convenient attached garage adds practicality and easy access year-round.

Step outside and enjoy approximately 2 acres of open ground, ideal for gardening, recreation, or simply taking in the scenic surroundings. The property is enhanced by fruit trees and berry bushes, offering seasonal harvests right from your own backyard. The remaining acreage is wooded with cherry, walnut, and poplar trees.

Need extra space for projects, hobbies, equipment, or storage? This property delivers! In addition to the home, you'll find two powered outbuildings:

- 12' x 28' shed with electric
- 28' x 28' hut with electric

These versatile buildings provide abundant room for workshops, storage, small business needs, or recreational equipment.

One of the standout features of this property is the gas lease providing free domestic gas for heat, offering valuable savings with unmetered gas service.

Enjoy the tranquility of country living while staying conveniently located - approximately 20 minutes to Indiana and 15 minutes to Apollo, giving you easy access to shopping, dining, and local amenities.

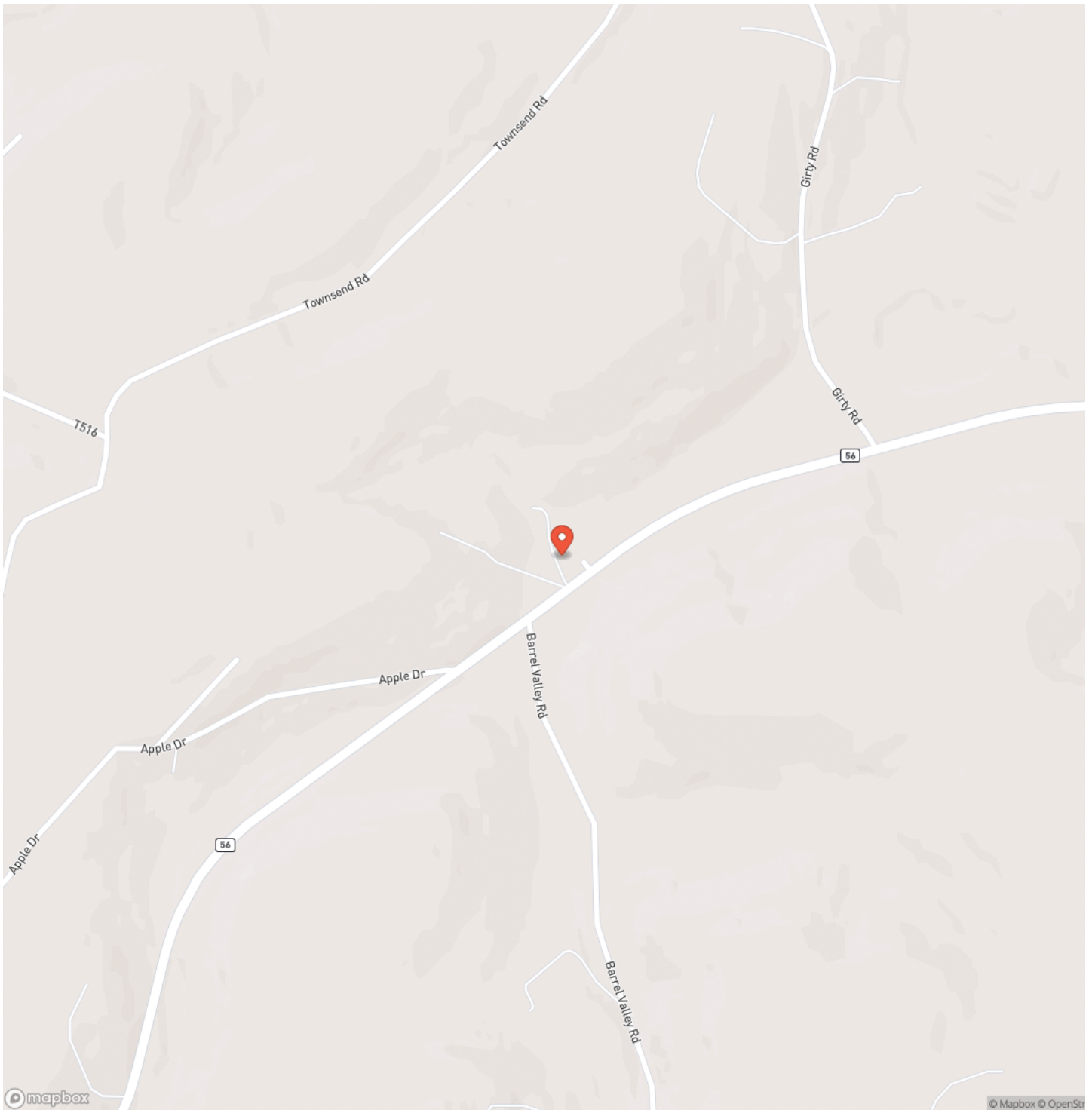
Property Highlights:

- 3± scenic acres
- Attached garage
- 1,350-square-foot home
- 12' x 28' shed with electric
- 28' x 28' hut with electric
- Fruit trees and berry bushes
- Cherry, walnut, and poplar trees
- Peaceful country setting
- Free domestic gas for heat
- Convenient location near Indiana and Apollo

If you've been looking for a property that combines country charm, functional outbuildings, acreage, and unique cost-saving features, this could be the perfect place to call home.

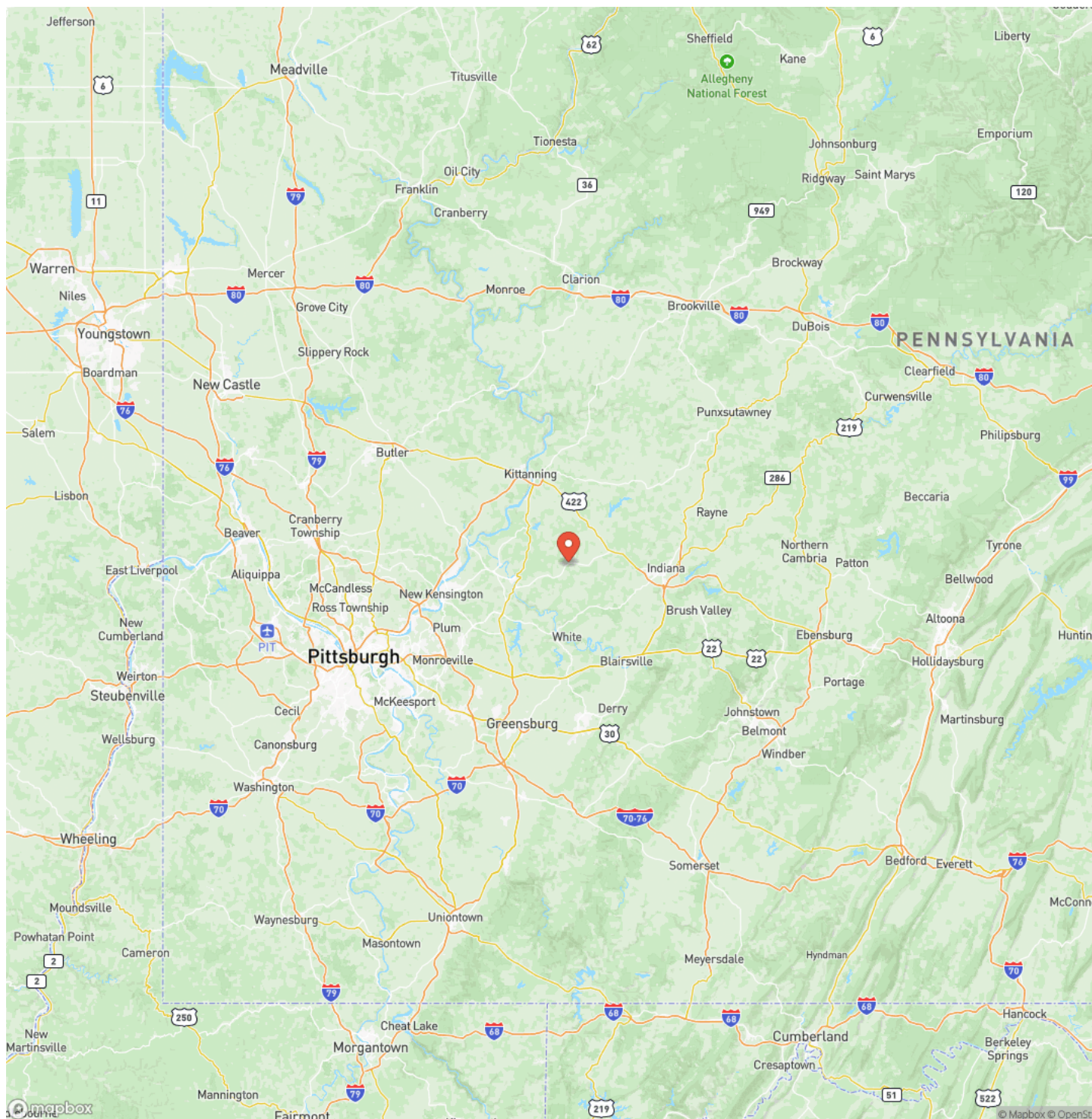


Locator Map



106 Wagner Lane - Spring Church, PA
Spring Church, PA / Armstrong County

Locator Map



MORE INFO ONLINE:

<https://palandpro.com/>

Satellite Map



106 Wagner Lane - Spring Church, PA
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LISTING REPRESENTATIVE

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NOTES



MORE INFO ONLINE:

<https://palandpro.com/>

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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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