

Oak Hill Oasis
Washington
Franklin, PA 16323

\$479,900
203.070± Acres
Venango County



Oak Hill Oasis
Franklin, PA / Venango County

SUMMARY

Address

Washington

City, State Zip

Franklin, PA 16323

County

Venango County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

41.415100 / -79.840300

Acreage

203.070

Price

\$479,900

Property Website

<https://www.landleader.com/property/oak-hill-oasis-venango-pennsylvania/31627>



PROPERTY DESCRIPTION

Pennsylvania completely wooded land, great internal trails, excellent building sites, public water, sewer, electric and across from French Creek for sale. The property is almost entirely forested with a nice mix of oak, maple, cherry, beech, hickory and more. The abundant mast is providing plenty feed for deer and turkey whose sign is evident throughout the property. A network in internal trails provide quality access for hiking or ATV use and the varied terrain from flat to hilly adds to the enjoyment.

There is abundant buildable road front on Washington Street where you will also find all municipal utilities of electric, water and sewer available. This is the top of the hill, flatter portion of the property and with just a little effort you can clear a few trees and take in a lovely view of the valley and surrounding hillsides. Located just outside the City of Franklin, everything you need to stay for a week, weekend or lifetime is nearby with plenty of restaurants, shops, stores, entertainment and all the amenities necessary for enjoying a large, quiet property on the edge of the City.

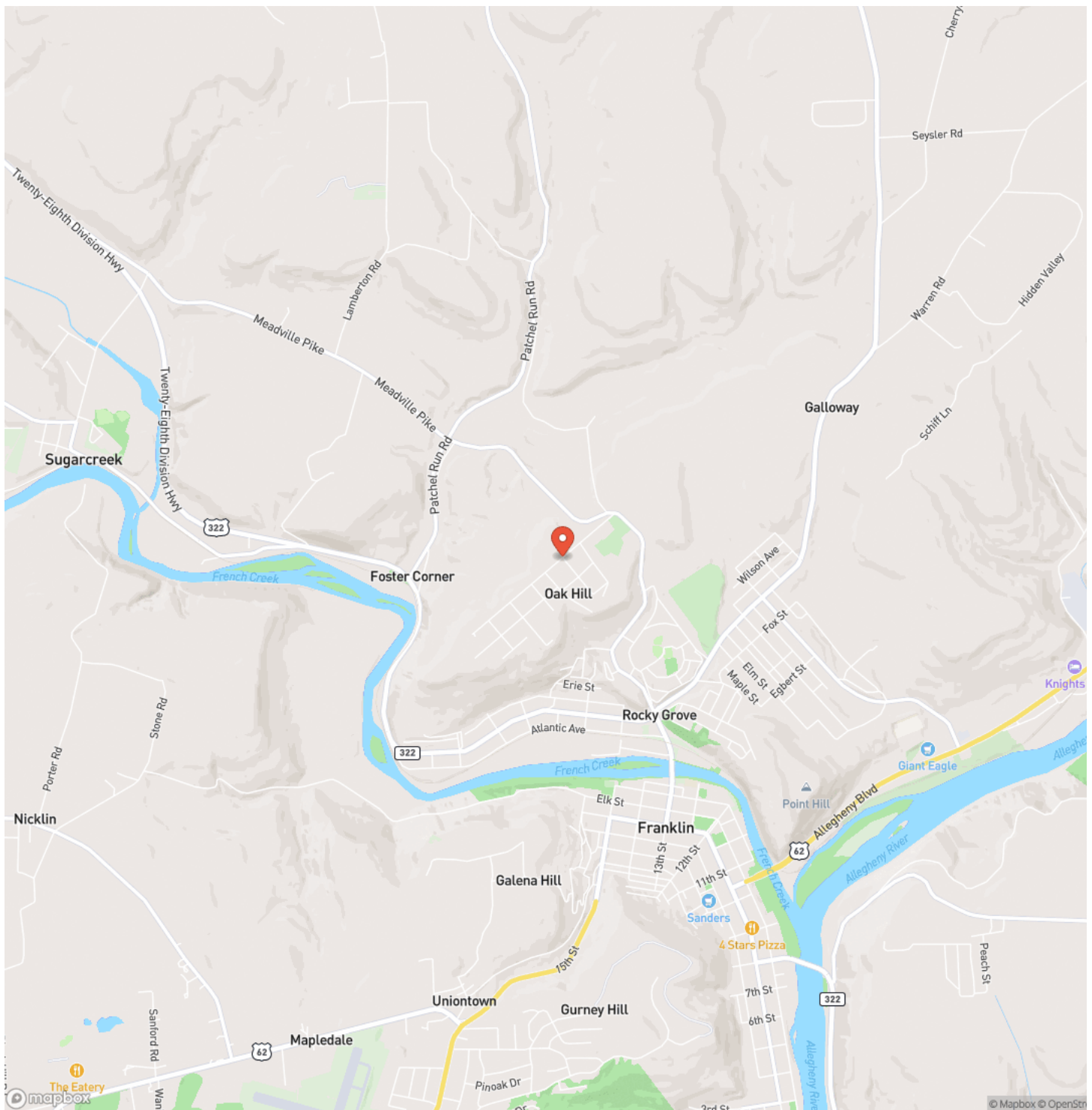
French Creek is a well-known waterway and a favorite of paddlers for its excellent canoeing and kayaking. The French Creek Water Trail is a 78 mile long stretch of paddlers paradise. It is also known for its great fishing with 86 known native species to inhabit its waters. Most fish for smallmouth bass, walleye, northern pike, muskellunge and pan fish. So, if you are looking for a large acreage, close to all amenities and abundant recreational opportunities, this should be on your list to inspect! The Sellers own all the oil and gas rights and will retain them. They will transfer the mineral rights and they will also have a "surface non-disruption" clause for any leasing in the future so that the surface is never disturbed by oil and gas activity.

The property has approximately 4,000 feet of road frontage on Washington Street, 500 feet on Patchel Run Road and about 1,700 feet on RT 322. Electric, gas, municipal water and sewer are available along road frontage on Washington Street.

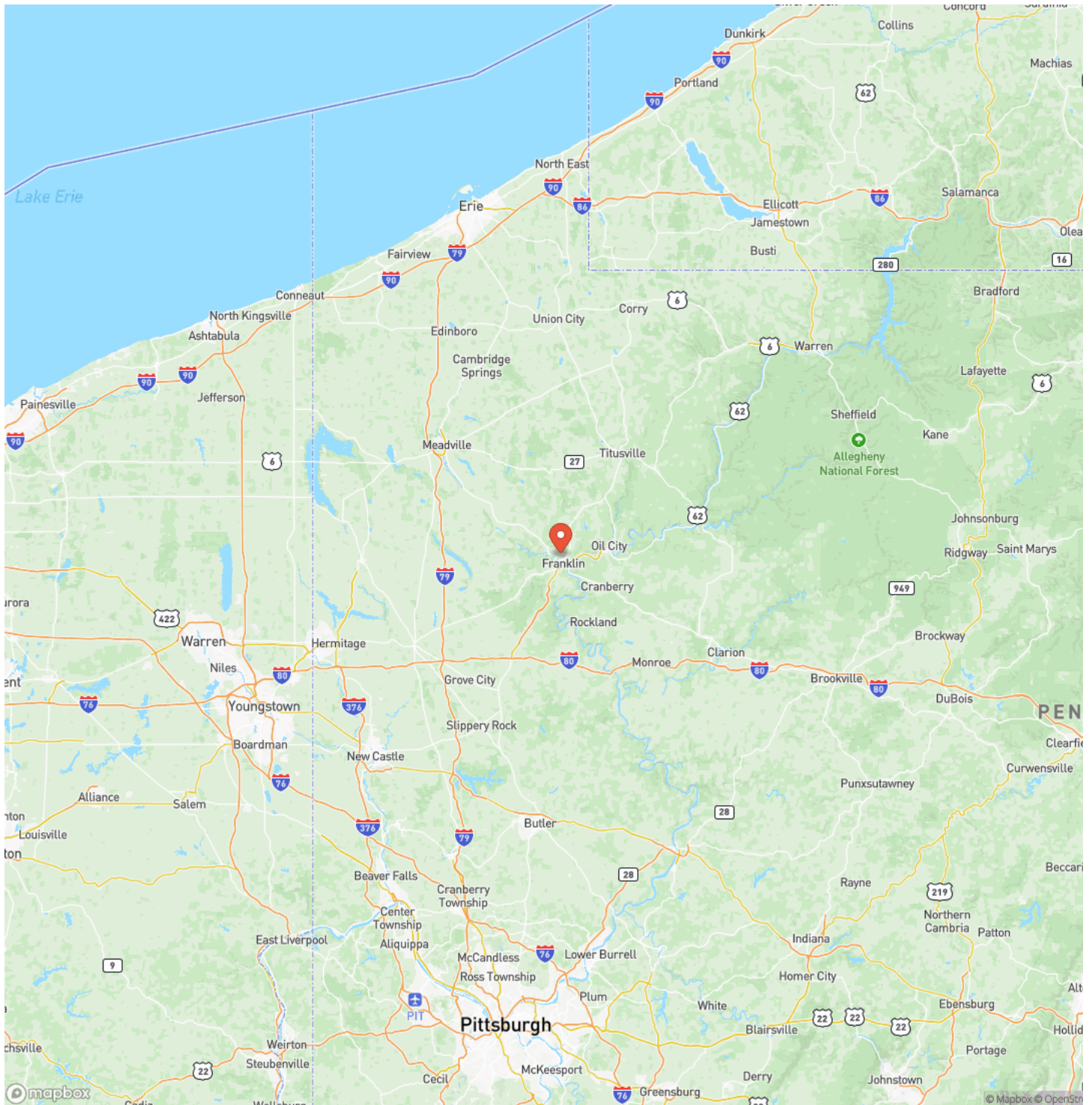
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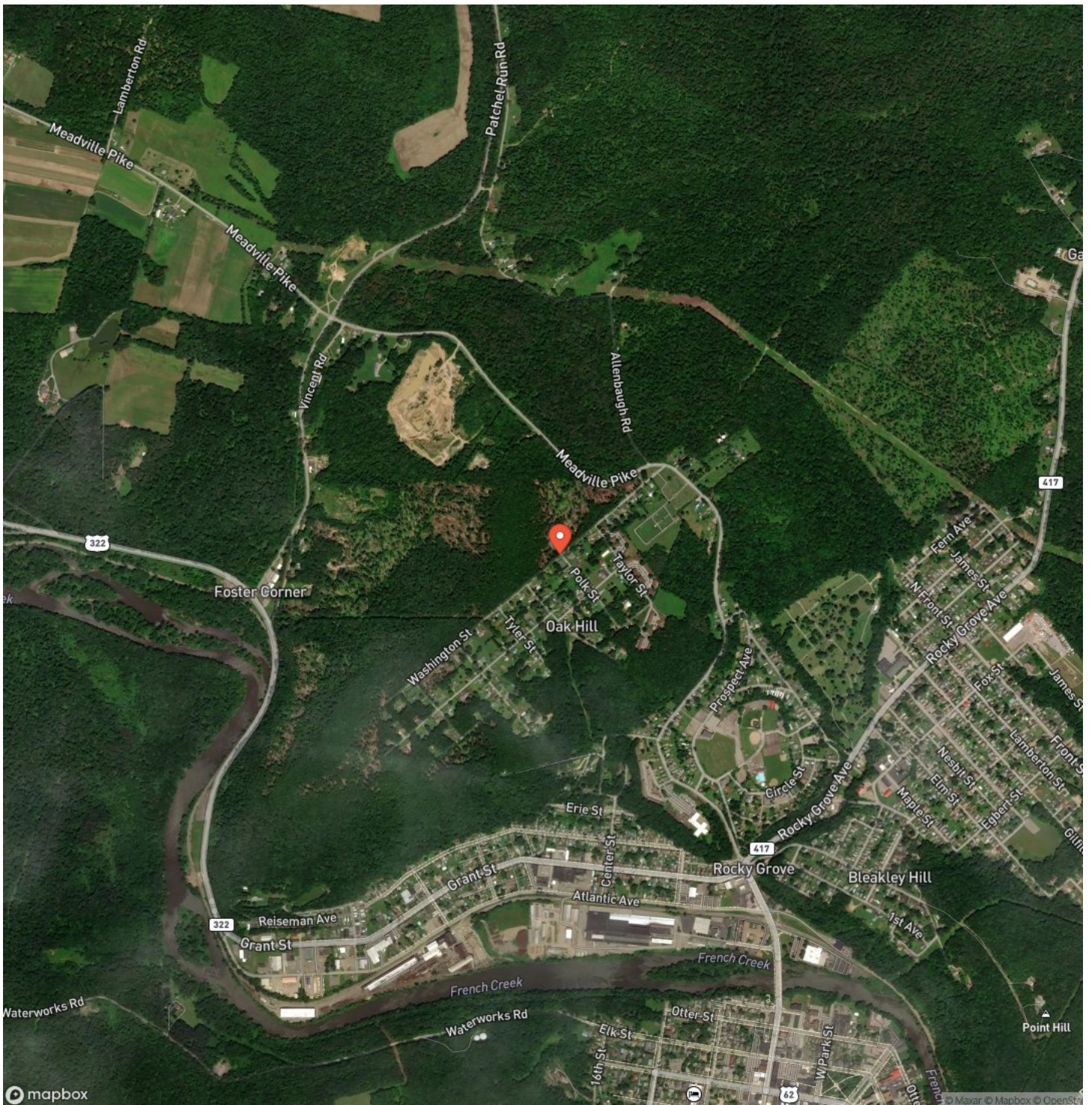
Locator Map



Locator Map



Satellite Map



Oak Hill Oasis

Franklin, PA / Venango County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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MORE INFO ONLINE:

TimberlandRealty.net

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.



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.



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