293 Dolney Ln, Fort Hill, PA, 15540
293 DOLNEY LN
Fort Hill, PA 15540

$199,900
25± Acres
Somerset County







SUMMARY

Address
293 DOLNEY LN

City, State Zip
Fort Hill, PA 15540

County
Somerset County

Type
Hunting Land, Recreational Land, Residential Property, Timberland, Lot

Latitude / Longitude
39.7561 / -79.216437

Dwelling Square Feet
624

Bedrooms / Bathrooms
2 / 1

Acreage
25

Price
$199,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

293 Dolney Ln, Fort Hill, PA 15540 | 25 Acres

Escape to your own secluded recreational retreat in the heart of Somerset County! Located within the gated High Point Acres community, this 25 acre property offers privacy, outdoor recreation, and a ready-to-use hunting camp surrounded by the natural beauty of Pennsylvania's Laurel Highlands.

Tucked away in a peaceful wooded setting, the property features a small hunting cabin along with a separate outbuilding providing additional storage for ATVs, hunting equipment, tools, and outdoor gear. All existing furniture, tools, and hunting gear are included, making this an excellent turnkey opportunity for the next owner.

The property is already equipped with onsite electric and an existing on-lot sewage system. Water is supplied using a cistern-style system, allowing for a simple and practical camp setup. Two elevated tower stands are also located on the property, adding immediate value for the hunting enthusiast.

Whether you're looking for a hunting camp, weekend getaway, family recreational property, or simply a quiet place to unplug, this property offers an affordable opportunity to own acreage in an area known for its outstanding outdoor recreation.

The surrounding Fort Hill area provides convenient access to the Youghiogheny River and Youghiogheny River Lake, offering excellent opportunities for fishing, boating, kayaking, and additional recreation. The property is also within easy reach of extensive public lands offering hunting, hiking, fishing, and year-round outdoor activities. Nearby destinations include Ohiopyle State Park, Mount Davis, Laurel Hill State Park, and the greater Laurel Highlands region. Ohiopyle alone encompasses nearly 20,500 acres with hunting, fishing, hiking, biking, whitewater recreation, and access to the Great Allegheny Passage.

Approximate Area Attractions:

- Youghiogheny River/Lake - approximately **15-20 minutes**
- Ohiopyle State Park - approximately **20-25 minutes**
- Mount Davis - approximately **25-30 minutes**
- Laurel Hill State Park - approximately **35-40 minutes**
- Seven Springs area - approximately **30-40 minutes**

Property Highlights:

- 25 secluded acres
- Gated High Point Acres community
- Small hunting/recreational cabin
- Separate storage outbuilding
- Two elevated tower hunting stands
- Electric onsite
- Existing on-lot sewage
- Cistern-style water system
- Furniture and tools included
- Excellent hunting and recreational opportunities
- Cabin can sleep 6-7 people for those hunting camp vibes
- Convenient access to fishing, public lands, state parks, and the Laurel Highlands

If you've been searching for an affordable recreational property where you can hunt, fish, relax, and enjoy the outdoors, 293 Dolney Ln deserves a look.

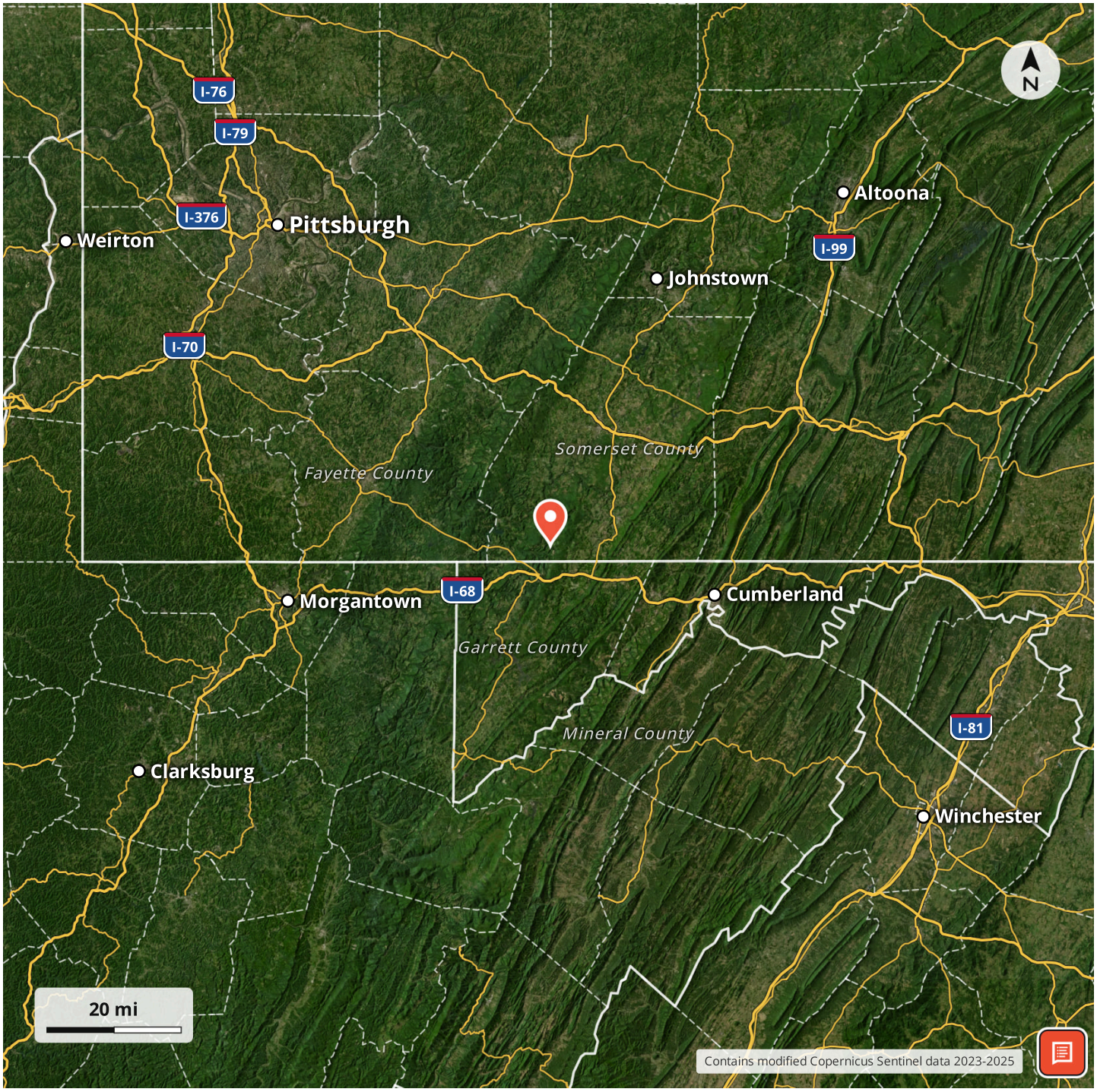
Side-by-side and trailer not included







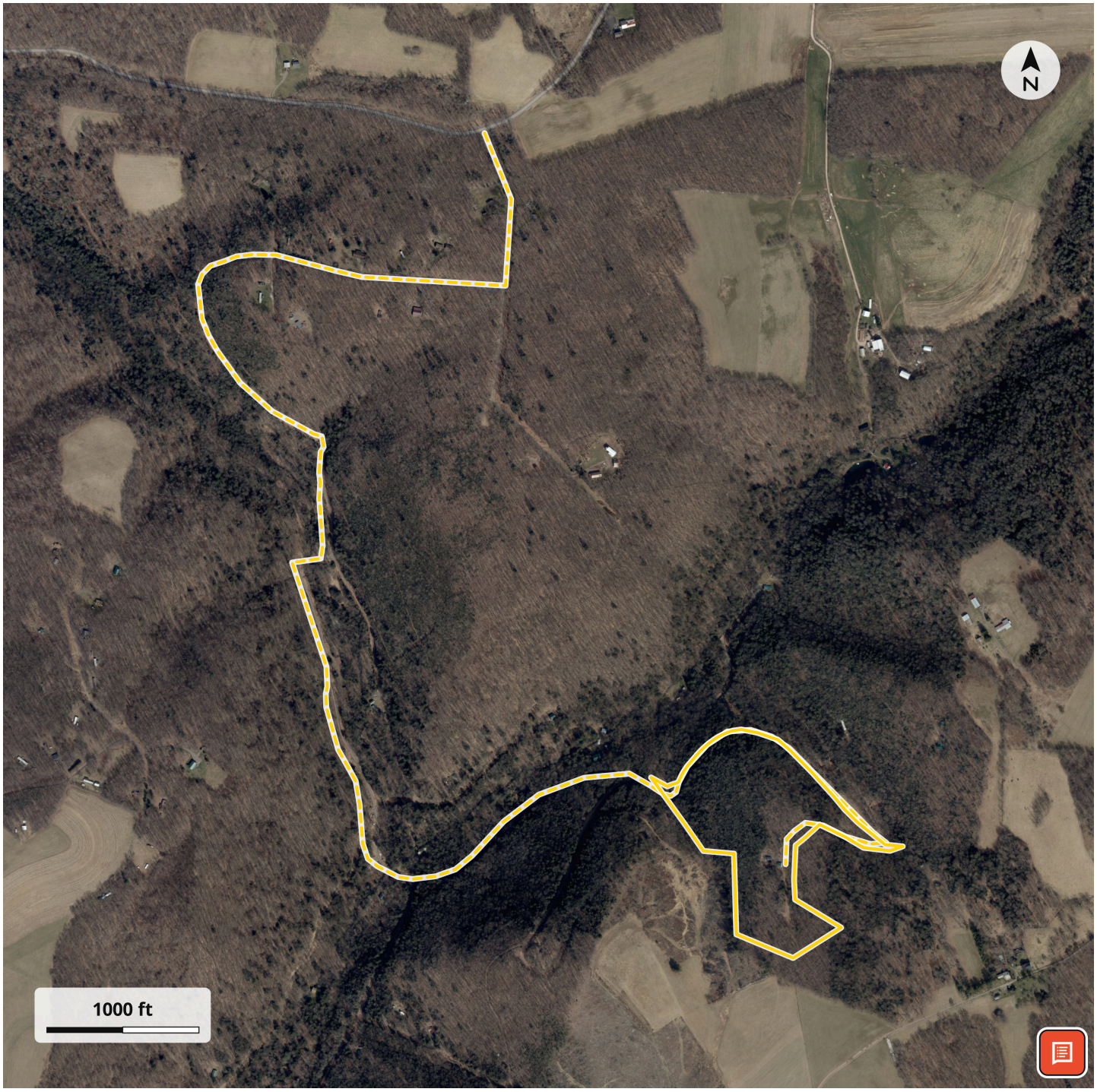

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Logan Dominick

Mobile
(724) 875-4759

Office
(724) 678-1232

Email
Ldominick@mossyoakproperties.com

Address
511 Skyline Drive

City / State / Zip
Belle Vernon, PA 15012

NOTES

NOTES

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
https://palandpro.com/