

2705 Radebaugh Rd/Kerr St - Grapeville - Westmoreland  
- 15.9 +/-  
2705 Radebaugh Rd  
Jeannette, PA 15644

**\$1,300,000**  
15.900± Acres  
Westmoreland County





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Jeannette, PA / Westmoreland County**

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**SUMMARY**

**Address**

2705 Radebaugh Rd

**City, State Zip**

Jeannette, PA 15644

**County**

Westmoreland County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property,  
Timberland, Commercial, Single Family, Lot, Business Opportunity

**Latitude / Longitude**

40.316457 / -79.594958

**Taxes (Annually)**

9539

**Dwelling Square Feet**

2200

**Bedrooms / Bathrooms**

4 / 2.5

**Acreage**

15.900

**Price**

\$1,300,000

**Property Website**

<https://www.mossoakproperties.com/property/2705-radebaugh-rd-kerr-st-grapeville-westmoreland-15-9-westmoreland-pennsylvania/61013/>



## **PROPERTY DESCRIPTION**

### **Rustic Elegance Meets Investment Potential on 15.9+/- Acres**

#### ***Premier Estate in Hempfield Township, Westmoreland County, PA***

Welcome to a rare and remarkable opportunity to own a truly exceptional property that combines the charm of rustic living with the promise of immediate and long-term investment potential. Set on 15.9+/- secluded and scenic acres in the heart of Hempfield Township, this unique estate offers a harmonious blend of luxury, utility, and opportunity — all within easy reach of major amenities.

Whether you're looking to establish a private country retreat, launch a business venture, or create a multi-generational homestead, this property is your blank canvas.

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### **Main Residence: Handcrafted Rustic Luxury**

Step inside a beautifully constructed log home that exudes warmth, character, and craftsmanship. This spacious residence offers a flexible layout and thoughtful details throughout:

- 4–5 generously sized bedrooms, including a main-level master suite with a private bath
- 3.5 total bathrooms, including an upper-level powder room and a full basement bath
- Open-concept kitchen, dining, and great room featuring a grand floor-to-ceiling stone fireplace
- Large loft area overlooking the main living space — ideal for reading, games, or a second lounge
- Private office with separate exterior entrance and ramp access – perfect for remote work or a home-based business
- Bonus room ideal for a nursery, study, or guest bedroom
- Walk-out lower level with dedicated laundry space and a full bath – ready for finishing into a game room, home gym, or guest suite
- Multiple outdoor living areas, including a partial wraparound porch, private side porch, and rear deck for taking in serene views and wildlife sightings

This home is where rustic charm meets modern-day functionality — comfortable enough for everyday living and grand enough for entertaining.

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### **Additional Buildings: Income-Generating and Versatile**

This estate comes equipped with two additional buildings at the front of the property along Radebaugh Road, offering instant income potential and a wide range of use cases.

#### **Studio Building**

- Currently leased to a professional photographer on a long-term lease
- Configured for duplex-style use with kitchens and separate entrances on both levels
- Perfect for guest housing, Airbnb, office space, or student rentals
- Private drive and parking area distinct from the main residence

## Storefront Building

- Previously operated as a retail storefront, landscaping office, and nursery/greenhouse hub
  - Features a large entry/showroom, upstairs office, and rear garage
  - Pre-plumbed and wired for utilities – ready to be converted to a 2–3 bedroom residence, business, or event space
  - Ideal for entrepreneurs seeking a live/work setup, investors seeking rental income, or hobbyists needing flexible space
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## The Land: A Private Outdoor Paradise

Surrounded by a picturesque mix of woods, open fields, and rolling hills, the property offers everything you could want in a recreational escape:

- Four scenic ponds stocked and perfect for fishing or wildlife watching
  - 40' x 80' pole building for equipment, hobbies, or business storage
  - Four water wells throughout the property
  - Excellent deer and turkey hunting, with proven history and natural habitat
  - Established trail network for easy access via foot, ATV, or UTV
  - Multiple open areas ideal for food plots, gardens, or future structures
  - Partial mature timber – potential for selective harvest or forest management
  - Road frontage and private access to all three buildings
  - Located within the Hempfield Area School District
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## Location Highlights

While this property offers the peace and seclusion of the countryside, it's conveniently located just:

- **45 minutes from downtown Pittsburgh**
  - **1 hour 20 minutes from Pittsburgh International Airport**
  - **45 minutes from Seven Springs Ski Resort**
  - Minutes from **local colleges, shopping centers, dining, and recreation**
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## A Turnkey Investment with Boundless Potential

Whether you're a homebuyer seeking luxury and privacy, an entrepreneur searching for a live/work opportunity, or an investor interested in passive income and long-term value, this property checks every box.

**All owned oil, gas, and mineral rights (OGMs) convey to buyer.**

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## Showings by Appointment Only — Proof of Funds Required

*Inquire today to schedule your private tour of this one-of-a-kind property where comfort, nature, and opportunity converge.*



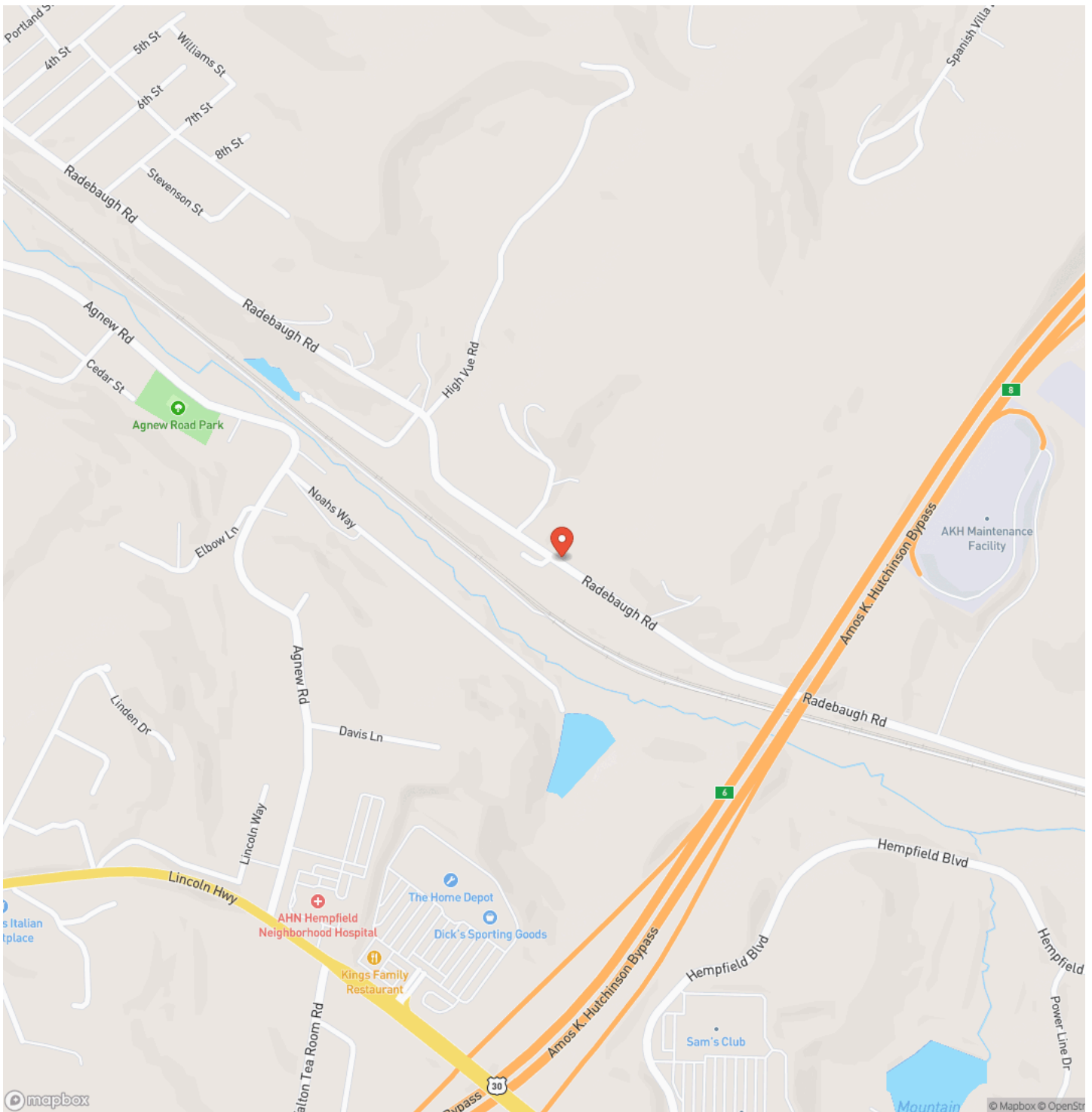


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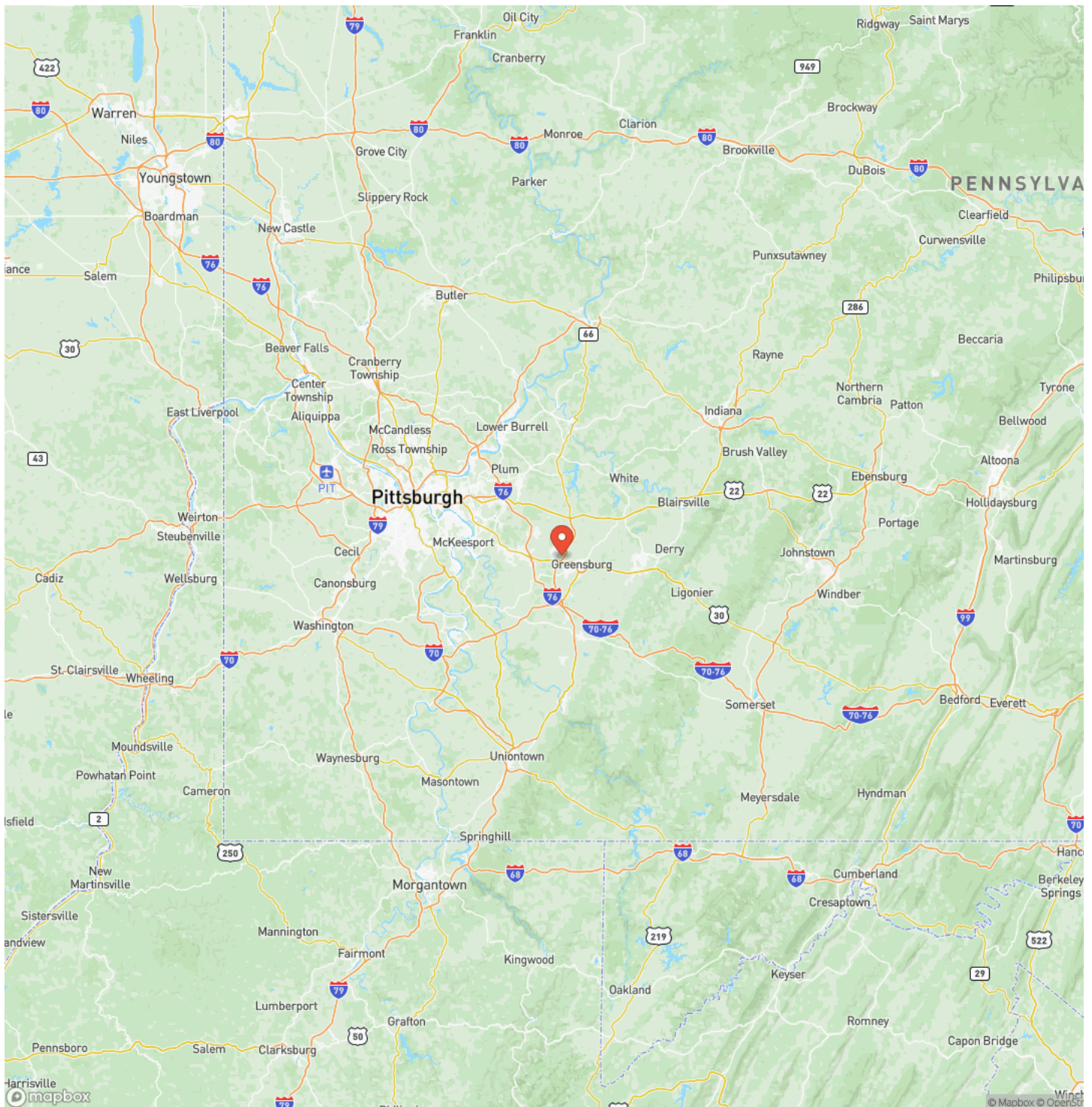


## Locator Map



2705 Radebaugh Rd/Kerr St - Grapeville - Westmoreland - 15.9 +/-  
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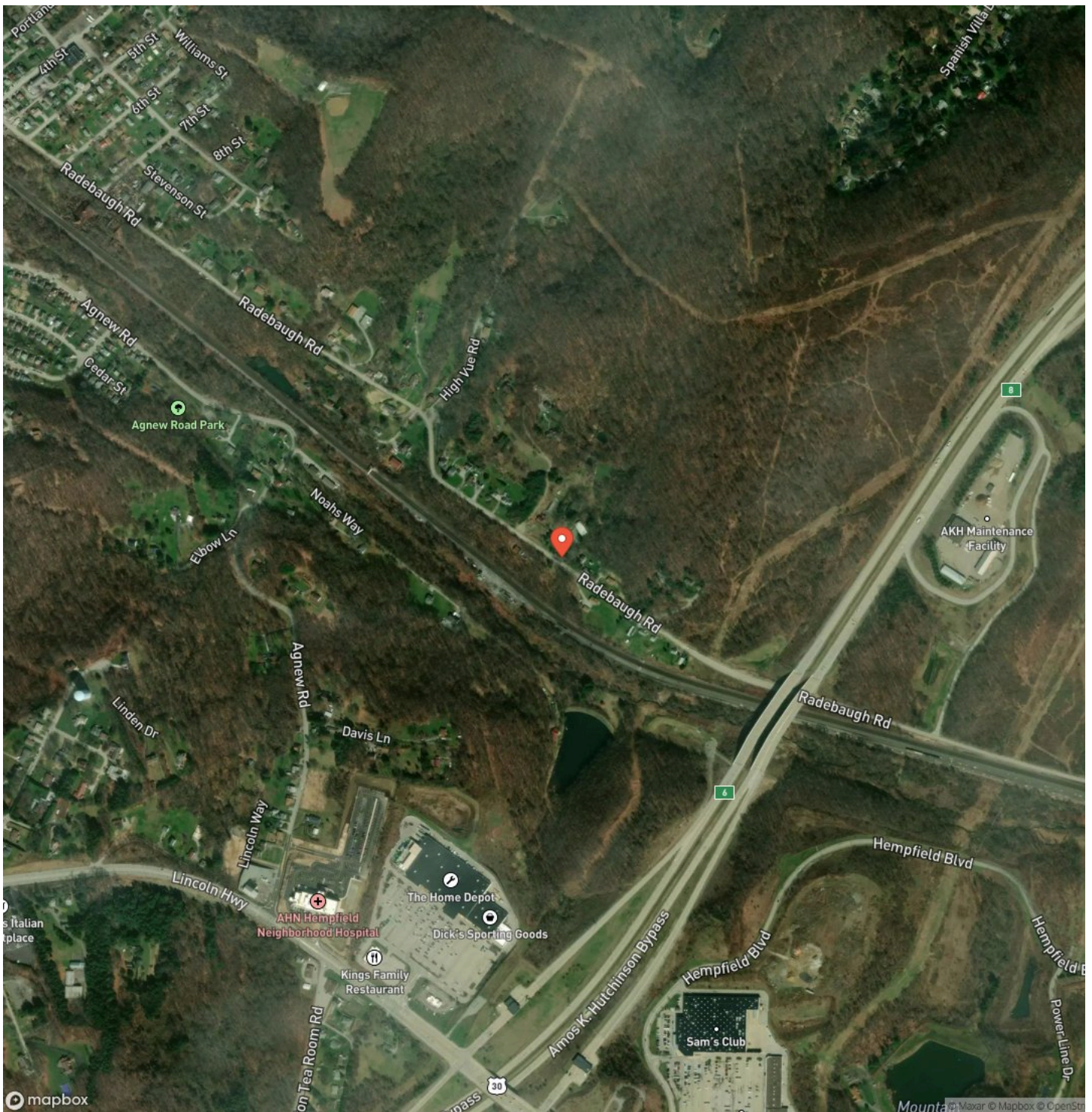
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## Satellite Map



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## 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

## NOTES





## 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.



## **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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**Mossy Oak Properties Pennsylvania Land Professionals**

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