213 Peoples Rd, Ligonier, PA, 15658
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Ligonier, PA 15658

$2,100,000
150.5± Acres
Westmoreland County







MOSSY OAK PROPERTIES
Pennsylvania Land Professionals
America's Land Specialist

MORE INFO ONLINE:

https://palandpro.com/

SUMMARY

Address
213 Peoples Rd.

City, State Zip
Ligonier, PA 15658

County
Westmoreland County

Type
Farms, Horse Property, Residential Property, Ranches, Single Family, Business Opportunity

Latitude / Longitude
40.253922 / -79.228285

Taxes (Annually)
$6,684

Dwelling Square Feet
1,976

Bedrooms / Bathrooms
3 / 3.5

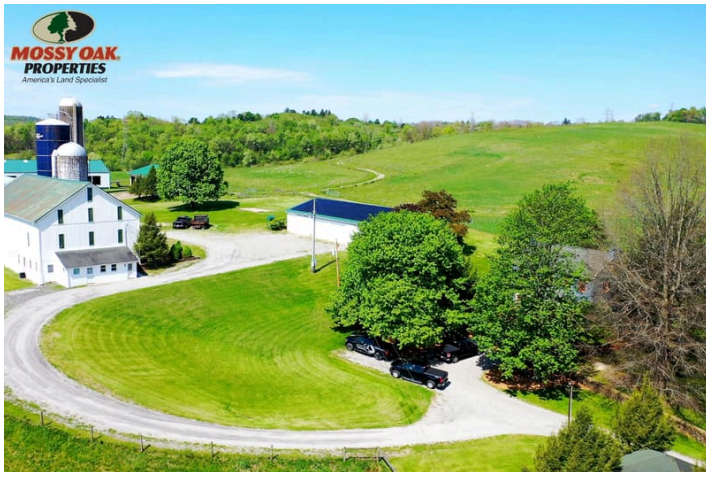
Acreage
150.5

Price
$2,100,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

213 Peoples Road - Kananga Farm

Ligonier, Pennsylvania | ~150.5 +/- Acres |

Few properties in Western Pennsylvania possess the history, scale, beauty, and enduring legacy of Kananga Farm. Set across approximately 150.5 +/- pristine acres just one mile from the heart of Ligonier, this extraordinary organic-ready estate offers a rare opportunity to own one of the Laurel Highlands' most iconic and versatile legacy farms.

As you enter the property, winding farm lanes lead through rolling fenced pastures and scenic countryside views that immediately showcase the scale and beauty of this remarkable estate. Framed by mature trees, panoramic countryside vistas, and multiple small streams meandering throughout the property, Kananga Farm seamlessly blends historic character, modern sustainability, equestrian functionality, and agricultural versatility into a truly remarkable offering.

At the heart of the property stands a beautifully preserved brick farmhouse dating back to the 1850s. Rich in timeless character and thoughtfully restored for modern living, the residence features approximately 1,976 square feet with 3 bedrooms, 3 full baths, and 1 powder room. Warm hardwood floors, granite kitchen countertops, a wood-burning fireplace, a bright sunroom, and a finished lower-level family room create an inviting atmosphere equally suited for quiet evenings or hosting family and guests. Mature landscaping surrounds the home while expansive views of the surrounding farmland create a setting that feels peaceful, private, and timeless.

Kananga Farm has been carefully developed with long-term stewardship and sustainability in mind. A solar panel system powers the entire farm, delivering impressive energy efficiency and reduced operational costs across the property. The estate also offers approved agricultural tourism accommodations through a thoughtfully finished 3-bedroom, 1 full bath guest unit located within the lower level of one of the barns. The space complements the overall functionality of the farm while providing additional flexibility and income-producing potential consistent with the property's permitted agricultural tourism use. Also located within the lower level is a dedicated office space, perfectly suited for managing farm operations, remote work, or business use while enjoying the tranquility of the property.

Equestrian enthusiasts and agricultural operators alike will immediately recognize the caliber of infrastructure in place throughout the farm. Approximately 9 miles of high-tensile fencing create 25 expansive gated paddocks thoughtfully designed for rotational grazing, boarding, livestock management, or equestrian use. Each paddock features its own independent water source, allowing for efficient and streamlined operation across the property. An extensive internal gravel road system provides seamless access throughout the farm, creating outstanding usability for trucks, trailers, utility vehicles, horseback riding, and recreational travel year-round.

A spacious loafing barn offers outstanding potential for conversion into a premier horse facility complete with stalls, tack rooms, wash bays, and feed storage. The property provides ample room for riding arenas, training facilities, additional run-in sheds, or expanded equestrian operations. Whether designed for private enjoyment or commercial boarding and training, the infrastructure already in place offers tremendous flexibility and scalability.

The centerpiece of the working farm is a striking multi-level bank barn measuring approximately 50' x 110', offering exceptional flexibility for agricultural operations, equipment storage, livestock use, workshop space, and general farm support. The lower level also presents ample room for a functional woodworking shop, hobby workspace, artisan studio, or custom fabrication area-further enhancing the property's versatility and self-sustaining lifestyle appeal. Adjacent to the barn, a separate structure with a commercial kitchen supports the day-to-day agricultural functionality of the property and approved agricultural tourism use. Multiple machine sheds, livestock housing units, utility barns, and support structures provide the infrastructure necessary to support a fully operational farm, equestrian facility, or luxury rural estate.

Protected by a permanent agricultural conservation easement, Kananga Farm represents not only an investment in land, but a commitment to preserving a truly special piece of Pennsylvania countryside for generations to come. The result is a setting that feels private, protected, and enduring-yet remains only moments from the boutiques, restaurants, galleries, and amenities of historic downtown Ligonier.

Located within easy reach of Seven Springs Mountain Resort, Hidden Valley Resort, Idlewild & SoakZone, championship golf, fly-fishing streams, and the extensive recreational opportunities of the Laurel Highlands, the property offers an unmatched blend of serenity, recreation, and accessibility rarely found in today's market.

Whether envisioned as a premier equestrian estate, luxury farm retreat, conservation property, or multi-generational legacy holding, Kananga Farm represents a once-in-a-generation opportunity in the heart of the Laurel Highlands.

******Pre-approval or Proof of Funds Required******





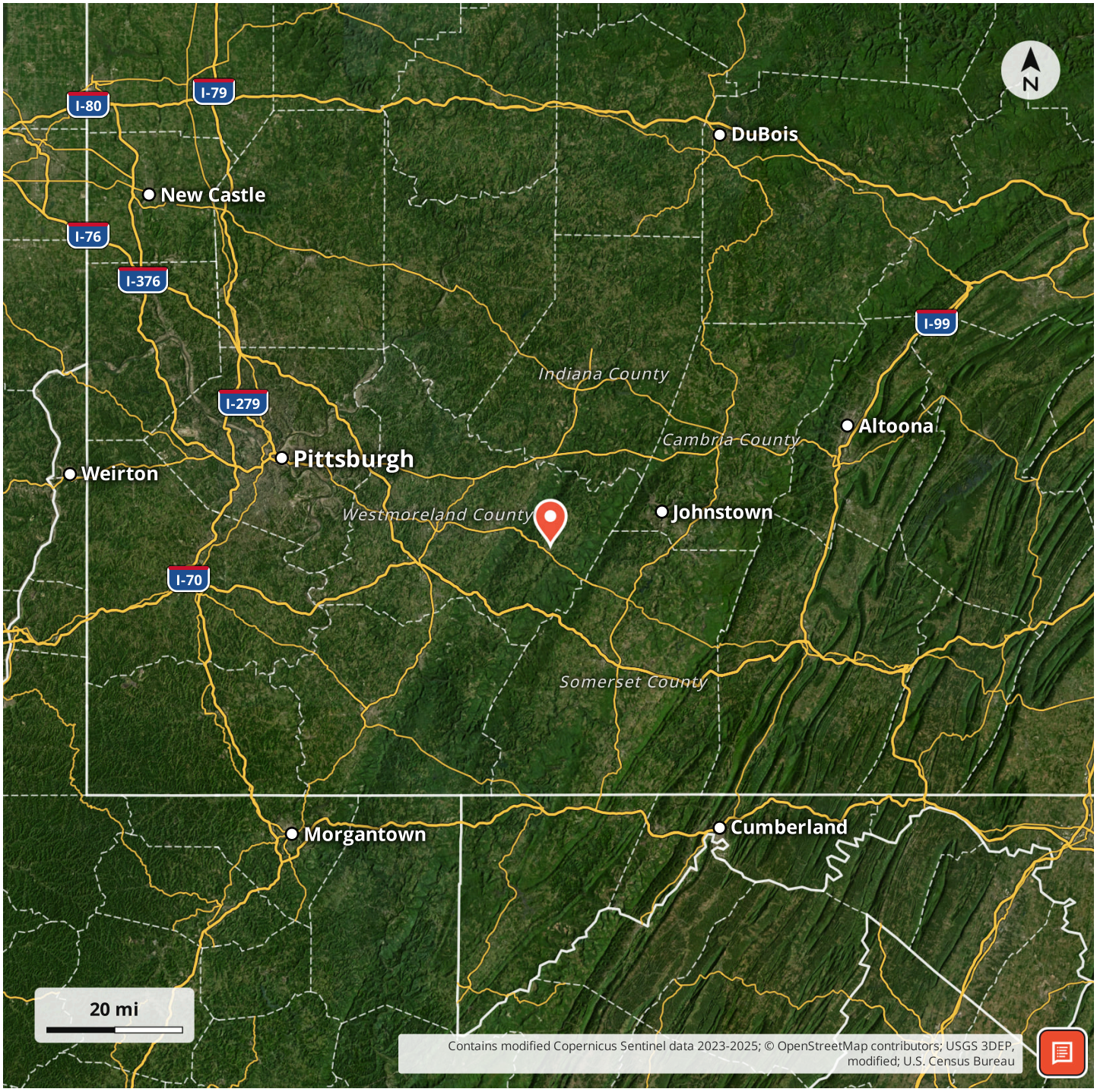




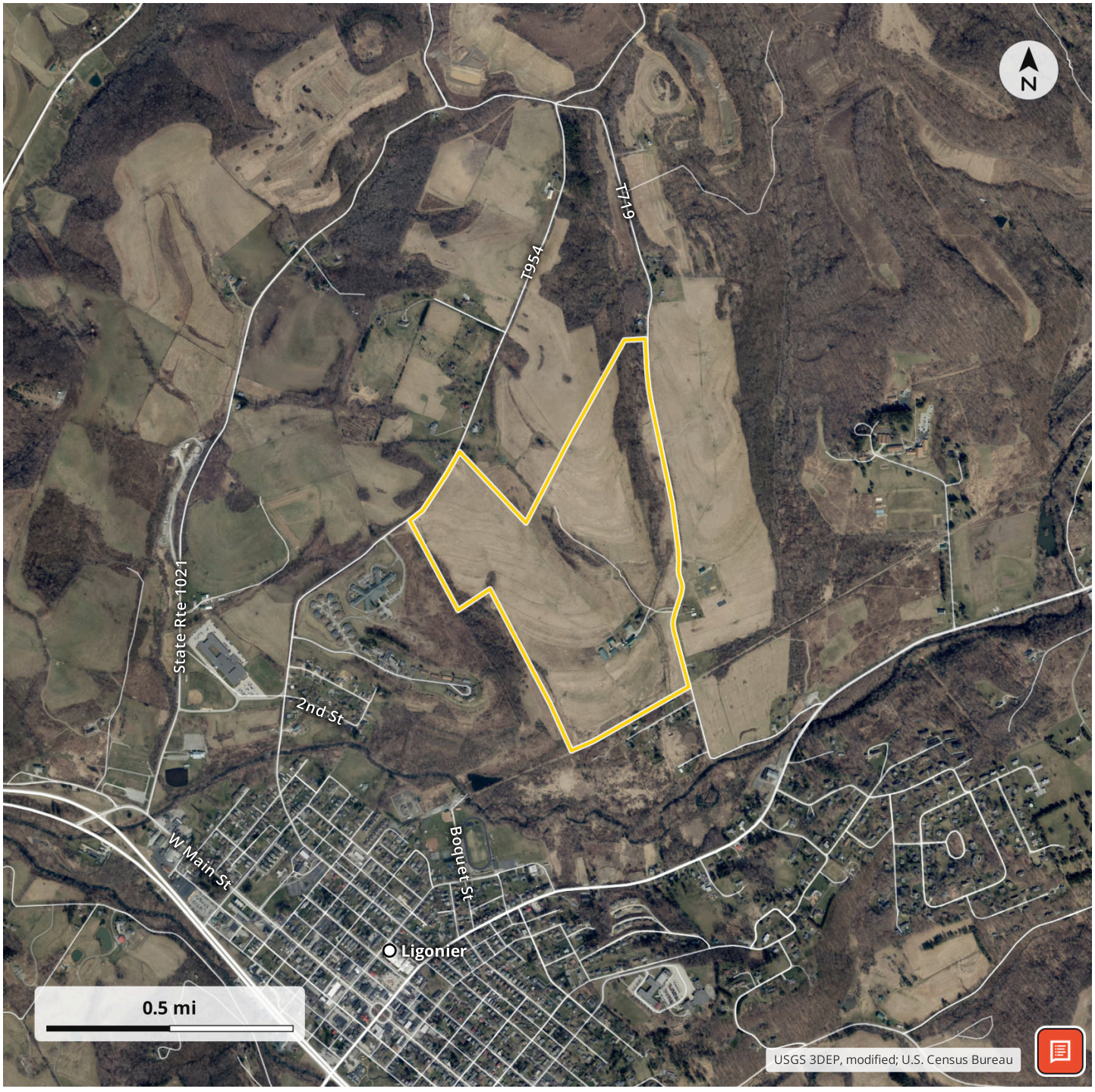




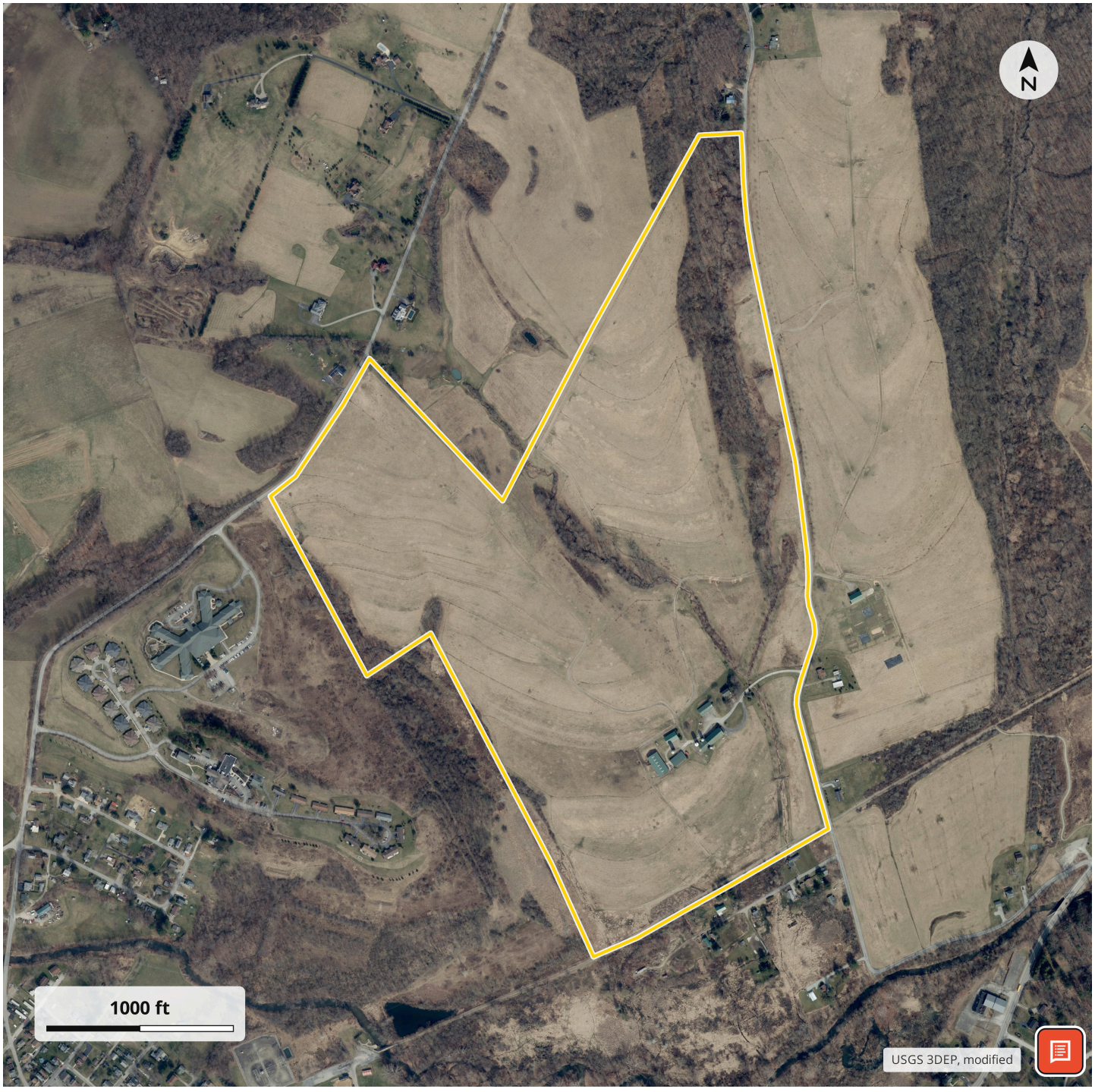
Regional Map



Locator Map


N
T719
T954
State Rte 1021
2nd St
W Main St
Boquet St
Ligonier
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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