

**Deckard's Run Road Hilltop Farm**  
Deckard's Run Rd and Judson Rd  
Cochrannton, PA 16134

**\$270,000**  
27± Acres  
Venango County



**Deckard's Run Road Hilltop Farm**  
**Cochrannton, PA / Venango County**

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**SUMMARY**

**Address**

Deckard's Run Rd and Judson Rd

**City, State Zip**

Cochrannton, PA 16134

**County**

Venango County

**Type**

Farms, Recreational Land, Hunting Land

**Latitude / Longitude**

41.515034 / -79.951172

**Taxes (Annually)**

424

**Acreage**

27

**Price**

\$270,000

**Property Website**

<https://www.mossyoakproperties.com/property/deckard-s-run-road-hilltop-farm-venango-pennsylvania/80078/>



## Deckard's Run Road Hilltop Farm Cochrannton, PA / Venango County

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### **PROPERTY DESCRIPTION**

27+/- acre farm located in northwest Venango County, PA. This property features spectacular, unrivaled hilltop views into Crawford County. There is a lot of road frontage on both Deckards Run Road and Judson Road, with primary access coming from the south off Judson Road. Make this your pristine weekend retreat, a forever farm homestead, or whatever you can imagine. Most of the property is tillable and has been used as a hay pasture. OGM rights will convey to the new owner.

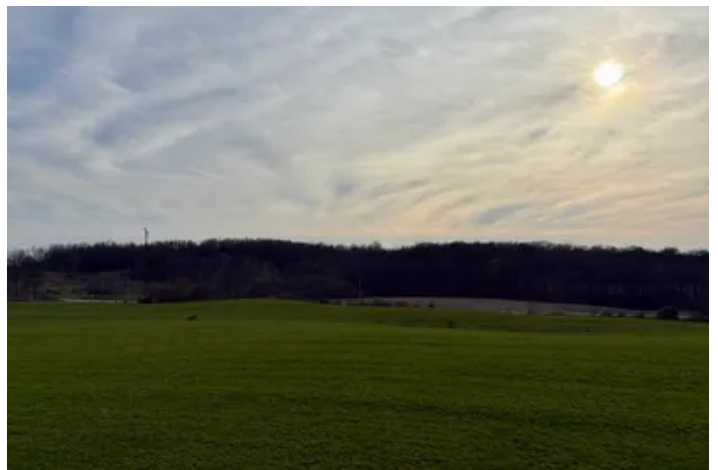
#### ***Features of the Property Include:***

- 27 +/- total acres
- Breathtaking hilltop views
- Road frontage
- Terrain includes mostly hilltop rolling pasture, mostly tillable
- Owner's OGM rights WILL convey
- 1:30 to Pittsburgh, 0:15 to Franklin, 1:00 to Erie, 2:00 to Cleveland, 2:00 to Buffalo

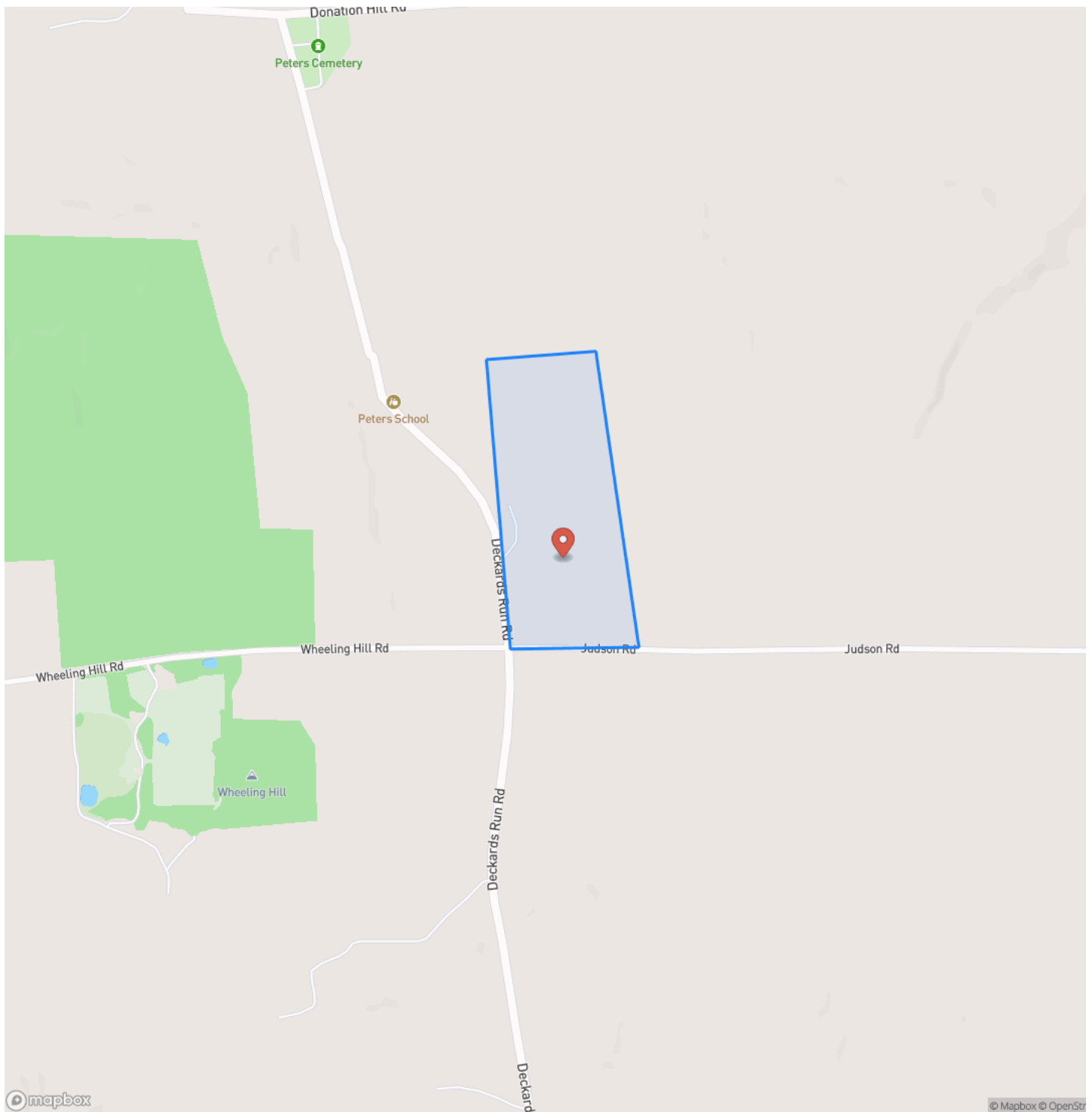


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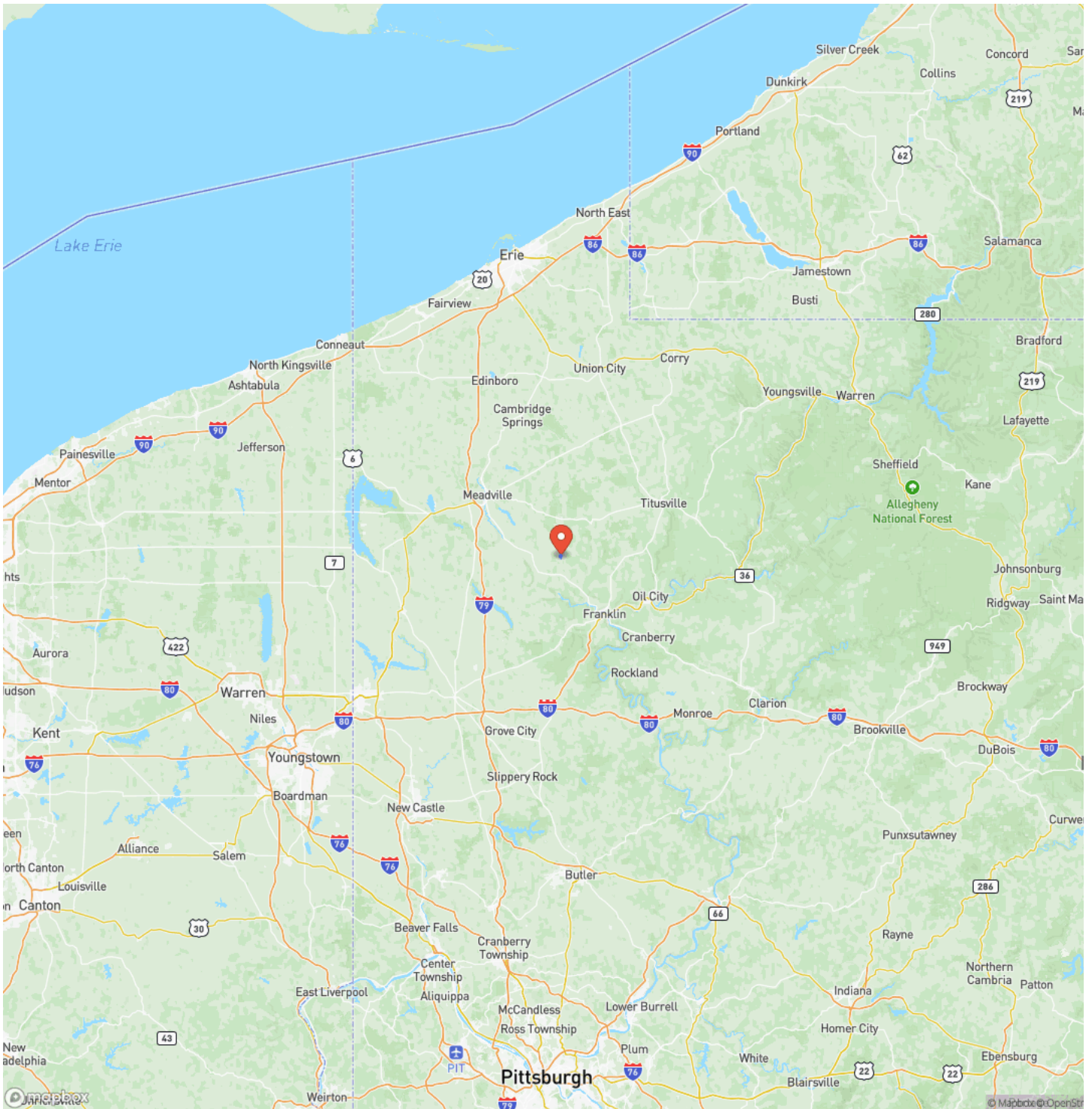
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## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Daniel Humes

## Mobile

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## Office

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## Email

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## Address

511 Skyline Drive

## City / State / Zip

## NOTES

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## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



**MORE INFO ONLINE:**  
**[mossyoakproperties.com](http://mossyoakproperties.com)**

## **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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