

Route 40, Washington County - 87 acres
801 National Pike
West Brownsville, PA 15417

\$649,900
87± Acres
Washington County



Route 40, Washington County - 87 acres
West Brownsville, PA / Washington County

SUMMARY

Address

801 National Pike

City, State Zip

West Brownsville, PA 15417

County

Washington County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.041594 / -79.970033

Acreage

87

Price

\$649,900

Property Website

<https://www.mossyoakproperties.com/property/route-40-washington-county-87-acres-washington-pennsylvania/70500/>



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West Brownsville, PA / Washington County

PROPERTY DESCRIPTION

87+/- acres of prime real estate, located off Route 40 on the border of West Brownsville and Centerville, Washington County, PA. This historic homestead is nestled at the end of a private drive, overlooking the valley and farm fields. This property is highlighted by exceptional fields, wild apple trees, brushy timbered draws and 1,000 +/- feet of road frontage along Route 40 and Old National Pike. The farmhouse has not been lived in for over 10 years and is being sold as is.

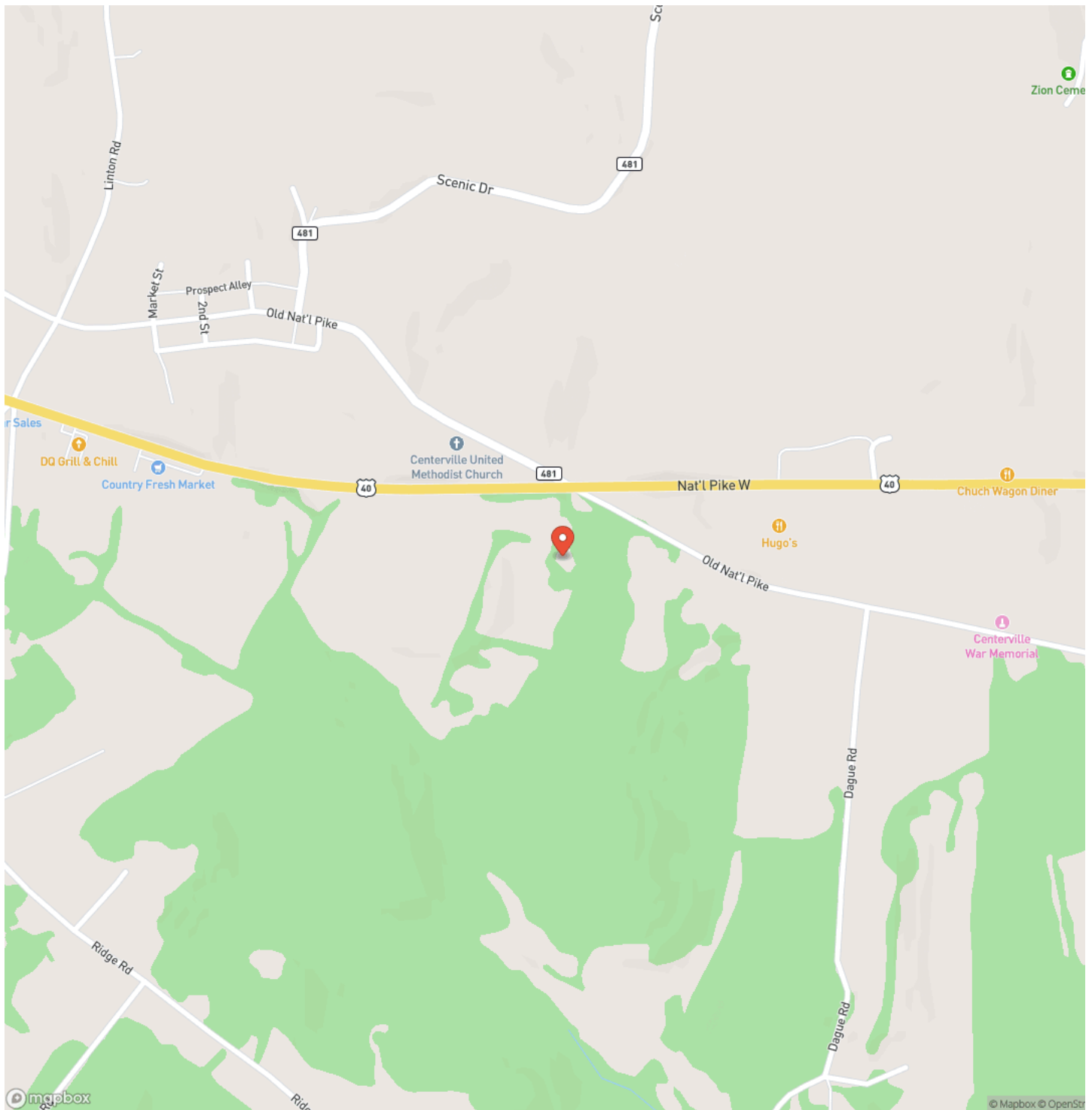
Features of the Property Include:

- 87+/- total acres
- The perfect mix of field and mature timber
- Excellent access throughout the property
- Quiet setting
- Great hunting with plenty of deer, turkey, and small game
- Seller states a high deer and turkey population
- Wild apple trees
- Flat, rolling to sloping topography
- Short drive from Uniontown and Washington, PA
- Public water is available
- Oil, gas and mineral rights are not owned by the seller and cannot

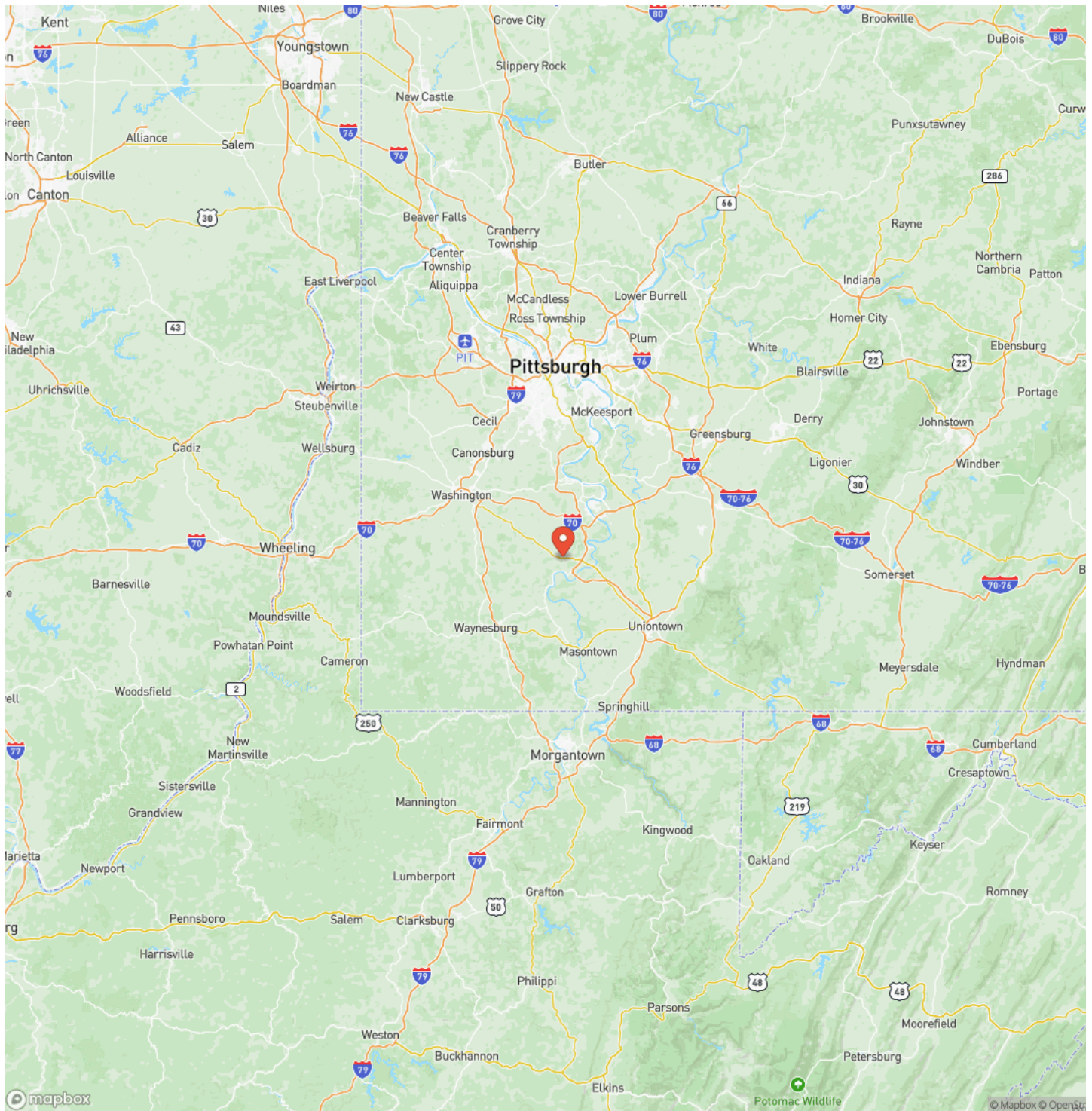
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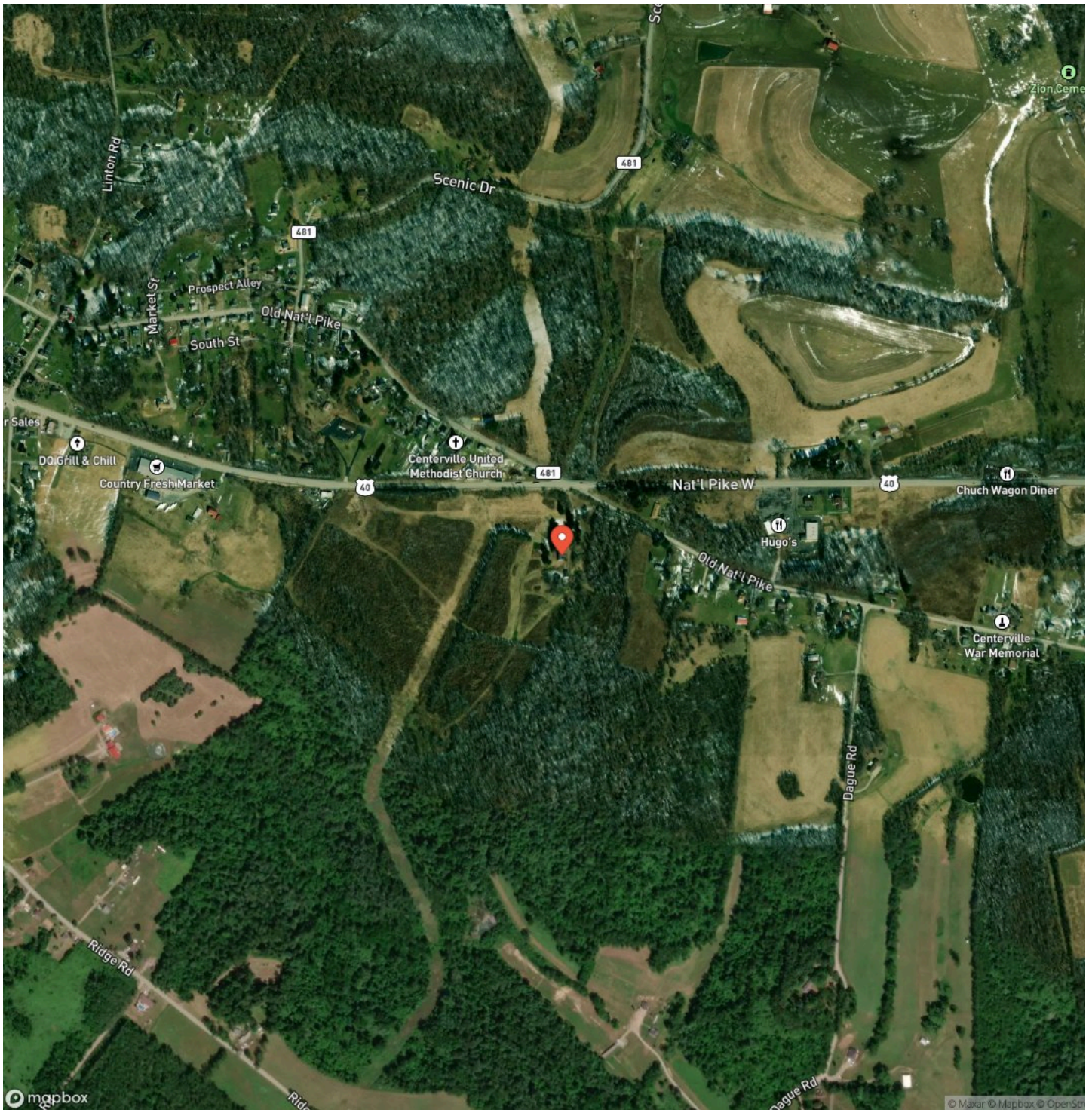
Locator Map



Locator Map



Satellite Map



Route 40, Washington County - 87 acres
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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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MORE INFO ONLINE:

mossyoakproperties.com

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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.

Mossy Oak Properties Pennsylvania Land Professionals

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