

Pike Run Rd., Washington County - 185 +/- Acres  
0 Pike Run Rd  
Coal Center, PA 15423

**\$459,000**  
185± Acres  
Washington County



**Pike Run Rd., Washington County - 185 +/- Acres  
Coal Center, PA / Washington County**

**SUMMARY**

**Address**

0 Pike Run Rd

**City, State Zip**

Coal Center, PA 15423

**County**

Washington County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

40.0681 / -79.9156

**Acreage**

185

**Price**

\$459,000

**Property Website**

<https://www.mossoakproperties.com/property/pike-run-rd-washington-county-185-acres/washington/pennsylvania/99905/>



## Pike Run Rd., Washington County - 185 +/- Acres Coal Center, PA / Washington County

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### **PROPERTY DESCRIPTION**

**185± Acres – Pike Run Creek Frontage**

**Coal Center | Pennsylvania | Washington County**

Discover an exceptional **185± acre recreational and investment property** featuring over **5,500 feet of creek frontage along Pike Run**, including sections designated as a **Delayed Harvest Trout Fishing Area**—a rare opportunity for anglers and outdoor enthusiasts alike.

#### **Property Highlights**

- **Extensive Creek Frontage:** 5,500+ feet along Pike Run
- **Premier Trout Fishing:** Delayed harvest area enhances seasonal fishing opportunities
- **Outstanding Wildlife Habitat:** Strong population of whitetail deer with documented mature buck sign
- **Diverse Terrain:** Ideal for hunting, hiking, ATV riding, or future recreational development
- **Privacy & Seclusion:** Large contiguous acreage offering peace and quiet

#### **Location Advantages**

- Minutes from **PennWest University**
- Convenient access to **Pennsylvania Route 43** (Toll Road 43 / Mon-Fayette Expressway)
- Close to historic **U.S. Route 40**
- Easy commute to regional amenities while maintaining rural privacy

#### **Additional Details**

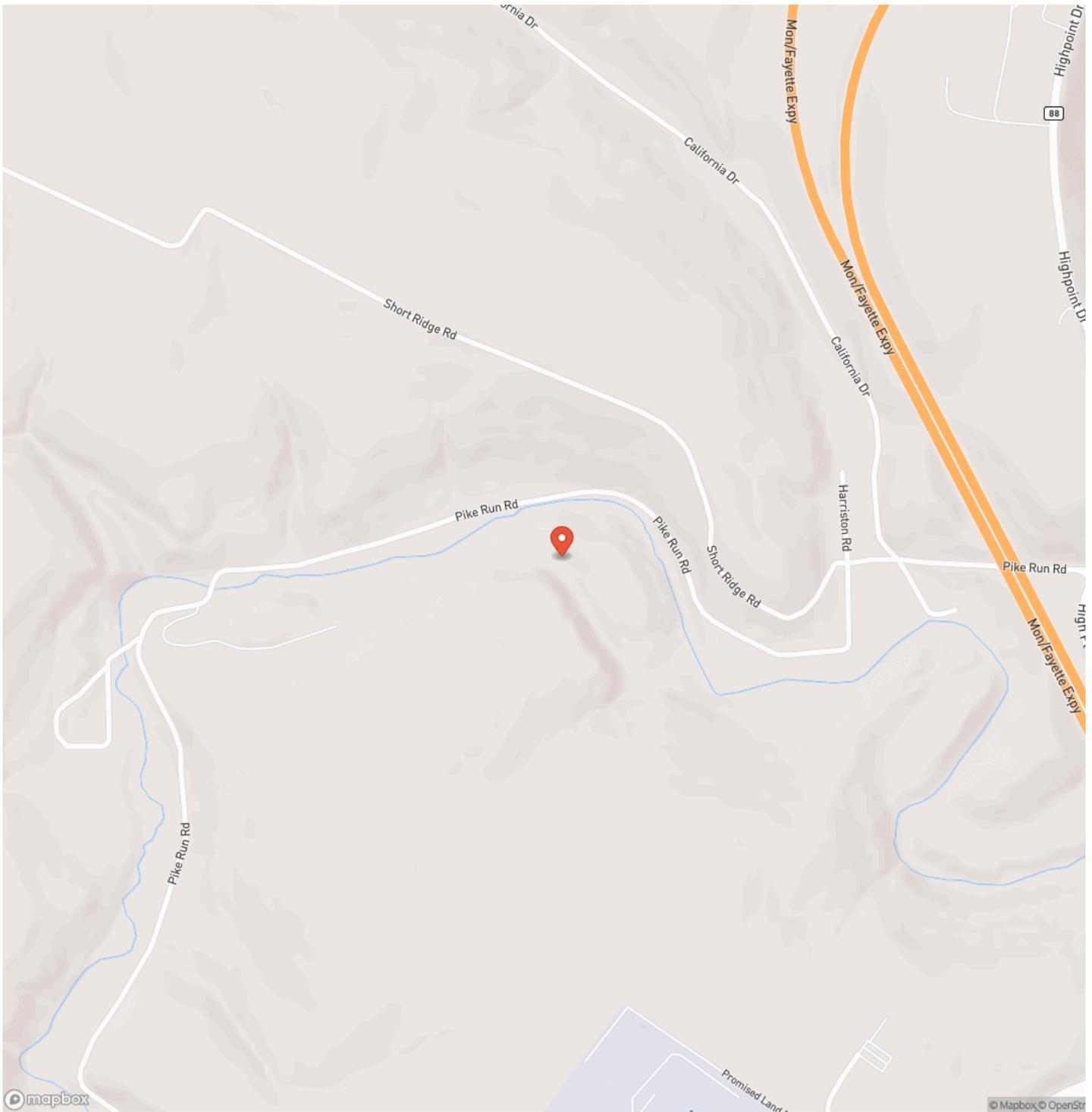
- Seller is reserving **Oil, Gas, and Mineral Rights**
- Excellent long-term recreational, investment, or legacy ownership opportunity

This property combines **trophy whitetail potential, excellent spring trout waters, and prime southwestern Pennsylvania location**—a rare find in Washington County.

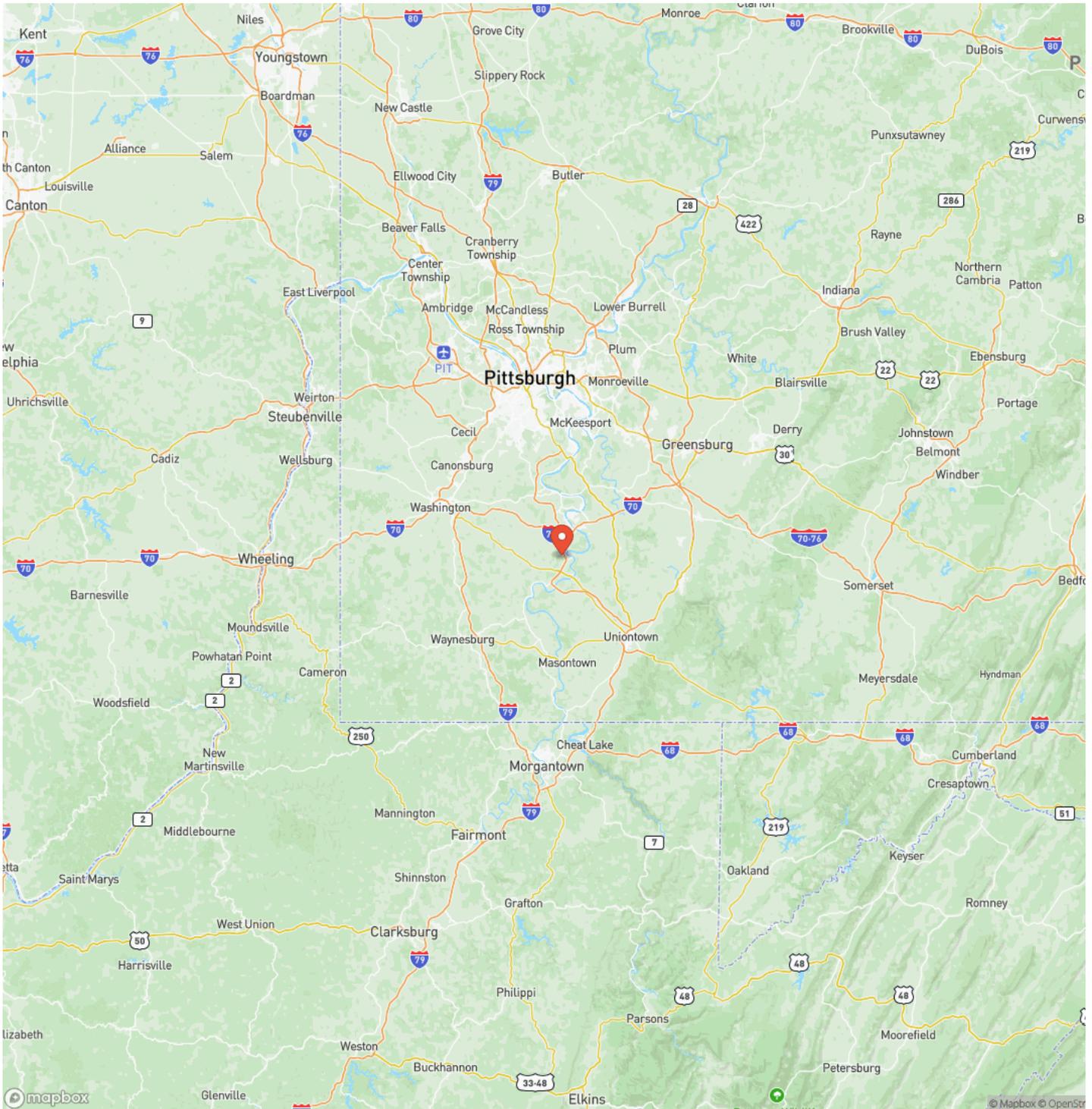
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## Locator Map



# Locator Map



## Satellite Map







## **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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