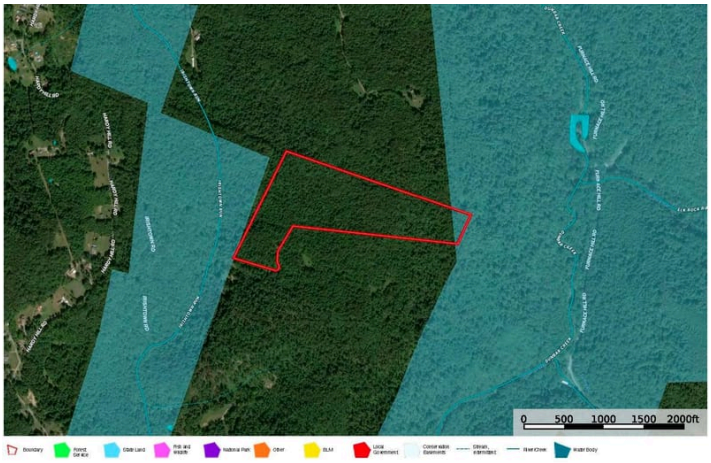
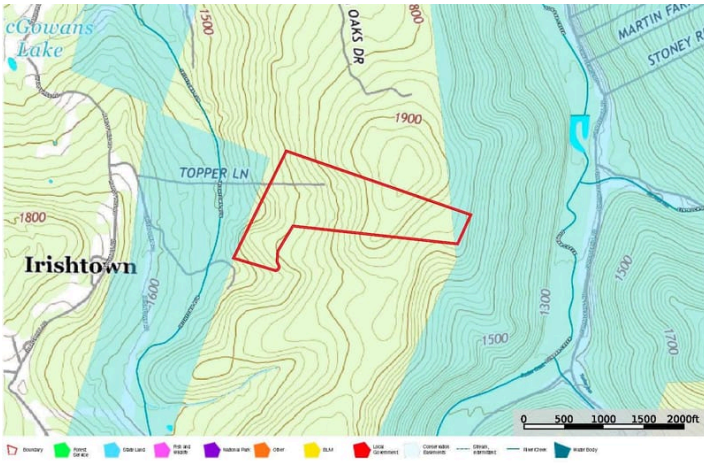
Irishtown Rd., Fayette County - 50 ± Acres w/OGMs
Topper Ln
Dunbar, PA 15431

$199,000
50± Acres
Fayette County







MORE INFO ONLINE:

https://palandpro.com/

SUMMARY

Address
Topper Ln

City, State Zip
Dunbar, PA 15431

County
Fayette County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
39.9485 / -79.5933

Acreage
50

Price
$199,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

50± Acres on Irishtown Road - Dunbar, Pennsylvania

Discover this exceptional recreational **50±-acre** property on Irishtown Road in Dunbar, Pennsylvania. Bordering **Pennsylvania State Game Lands #51** on two sides, this rare offering provides outstanding privacy and direct access to thousands of acres of public hunting and recreational land.

The property's diverse topography creates the ideal setting for developing your own wildlife sanctuary. A marketable stand of timber offers the opportunity to recoup a portion of your investment while enhancing wildlife habitat by creating strategic bedding areas that take advantage of ridge tops, natural travel corridors, and favorable thermals. Although public utilities are not available, this property offers the perfect setting for an off-grid cabin, weekend getaway, or self-sufficient retreat.

Whether you're searching for a premier hunting property, a private recreational retreat, or the perfect location to build a secluded cabin or country home, this versatile tract offers endless possibilities. Enjoy abundant wildlife, peaceful surroundings, and the convenience of having expansive public lands just beyond your property boundaries.

If you've been looking for a private escape with exceptional hunting, recreation, and investment potential, this is a property you won't want to miss.

****Oil, Gas and Mineral Rights are included with the sale****





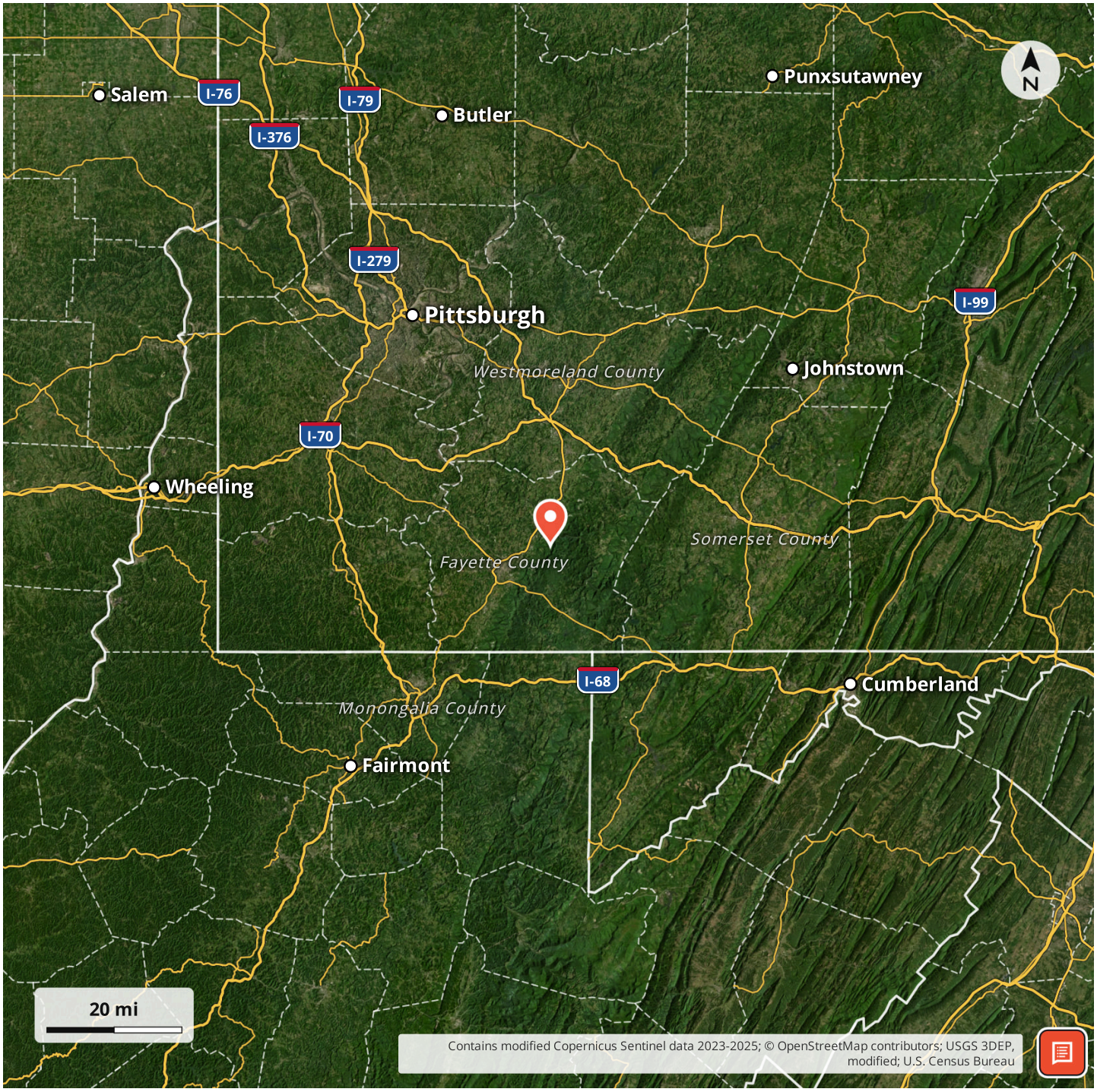








Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Benjamin Beck

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City / State / Zip
Belle Vernon, PA 15012

NOTES

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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