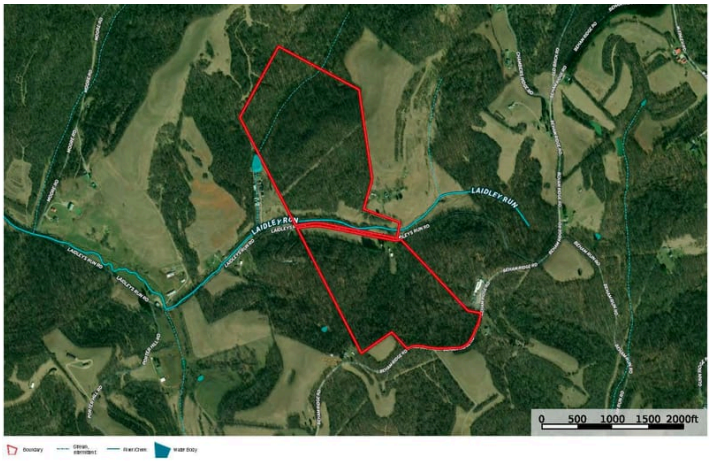
Laidleys Run Rd., Washington County - 140 ± Acres
254 Laidleys Run Road
West Alexander, PA 15376

$549,000
140± Acres
Washington County







MOSSY OAK PROPERTIES
Pennsylvania Land Professionals
America's Land Specialist

MORE INFO ONLINE:

https://palandpro.com/

SUMMARY

Address
254 Laidleys Run Road

City, State Zip
West Alexander, PA 15376

County
Washington County

Type
Farms, Hunting Land, Recreational Land, Residential Property, Undeveloped Land

Latitude / Longitude
40.034908 / -80.499505

Taxes (Annually)
$2,620

Dwelling Square Feet
2,504

Bedrooms / Bathrooms
3 / 1

Acreage
140

Price
$549,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

140 ± Acres in West Alexander, Washington County, PA

254 Laidleys Run Road, West Alexander, PA 15376

Discover approximately **140 acres of diverse farm and recreational property** in West Alexander, Washington County, Pennsylvania. The property offers a combination of open fields, wooded acreage, existing farm structures, and excellent wildlife habitat, providing a variety of potential uses for farmers, outdoor enthusiasts, hunters, and land investors.

A **large metal pole barn** and an additional **farm barn** provide substantial space for equipment storage, feed, farm supplies, and other agricultural needs. The property includes open fields that offer opportunities for agricultural use and could be developed into **wildlife food plots** to further enhance the property's already excellent wildlife habitat and cover.

Marketable timber is spread throughout the property, adding additional value and potential for future timber management. The diverse mix of fields, woods, and cover creates excellent habitat for wildlife and recreational opportunities.

The existing house is **deteriorated and is being sold strictly as-is**. Buyers should conduct their own inspections and due diligence regarding the condition, use, and potential of the residence and other improvements.

Important: All **oil, gas, and mineral rights are reserved by the seller** and do not convey with the property.

This is a unique opportunity to acquire approximately **140 acres of farm, timber, and recreational land** with existing agricultural structures and significant potential for farming, hunting, timber management, and recreational use.





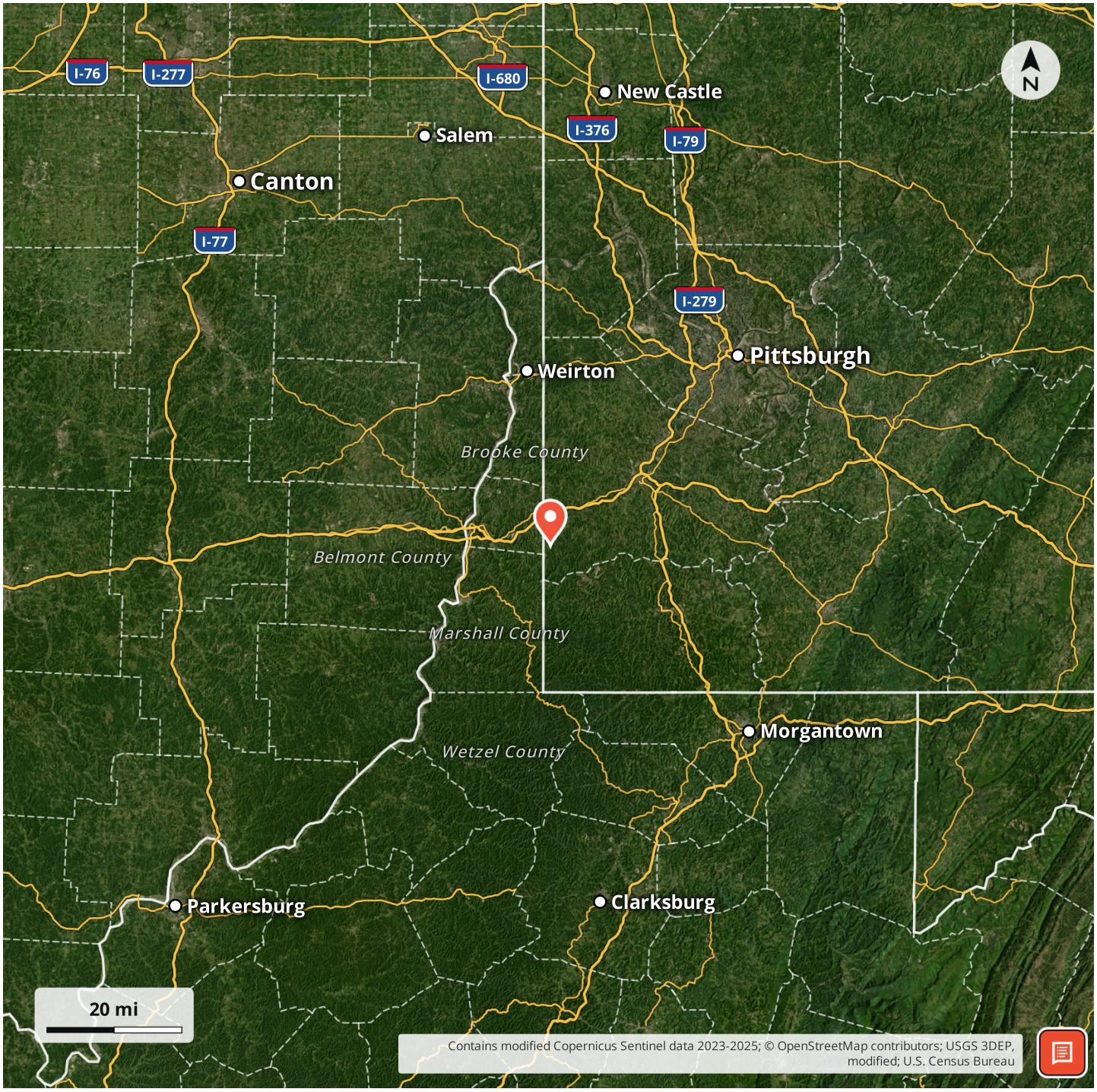








Regional Map



Locator Map


N
T312
T314
Moore Rd
T345
T317
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Benjamin Beck

Mobile
(724) 747-5979

Office
(724) 747-5979

Email
bbeck@mossyoakproperties.com

Address
511 Skyline Dr.

City / State / Zip
Belle Vernon, PA 15012

NOTES

NOTES

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.

Mossy Oak Properties Pennsylvania Land Professionals
511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
https://palandpro.com/