

**Monessen Street, Fayette County - 30+/- Acres**  
Monessen Street  
Belle Vernon, PA 15012

**\$121,900**  
30± Acres  
Fayette County



**Monessen Street, Fayette County - 30+/- Acres  
Belle Vernon, PA / Fayette County**

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**SUMMARY**

**Address**

Monessen Street

**City, State Zip**

Belle Vernon, PA 15012

**County**

Fayette County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

40.121856 / -79.836942

**Taxes (Annually)**

\$1,160

**Acreage**

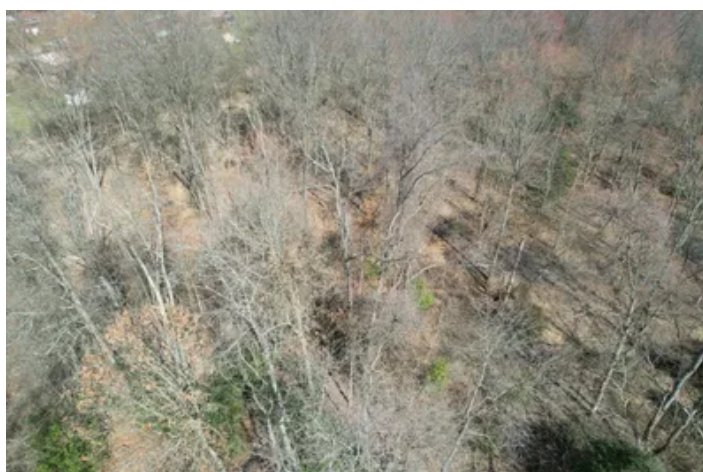
30

**Price**

\$121,900

**Property Website**

<https://www.mossyoakproperties.com/property/monessen-street-fayette-county-30-acres/fayette/pennsylvania/52781/>



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### **PROPERTY DESCRIPTION**

#### **30± Acres – Belle Vernon, Pennsylvania**

Discover 30± acres of primarily flat, wooded land ideally located in Belle Vernon, PA. Offering excellent access from multiple points and an abundance of wildlife—including deer and turkey— this land offers exceptional potential for a **recreational getaway, hunting retreat, or long-term investment opportunity**. The property is just minutes from Interstate 70, Toll Road 43, and the shopping, dining, and conveniences of Belle Vernon.

#### **Property Features:**

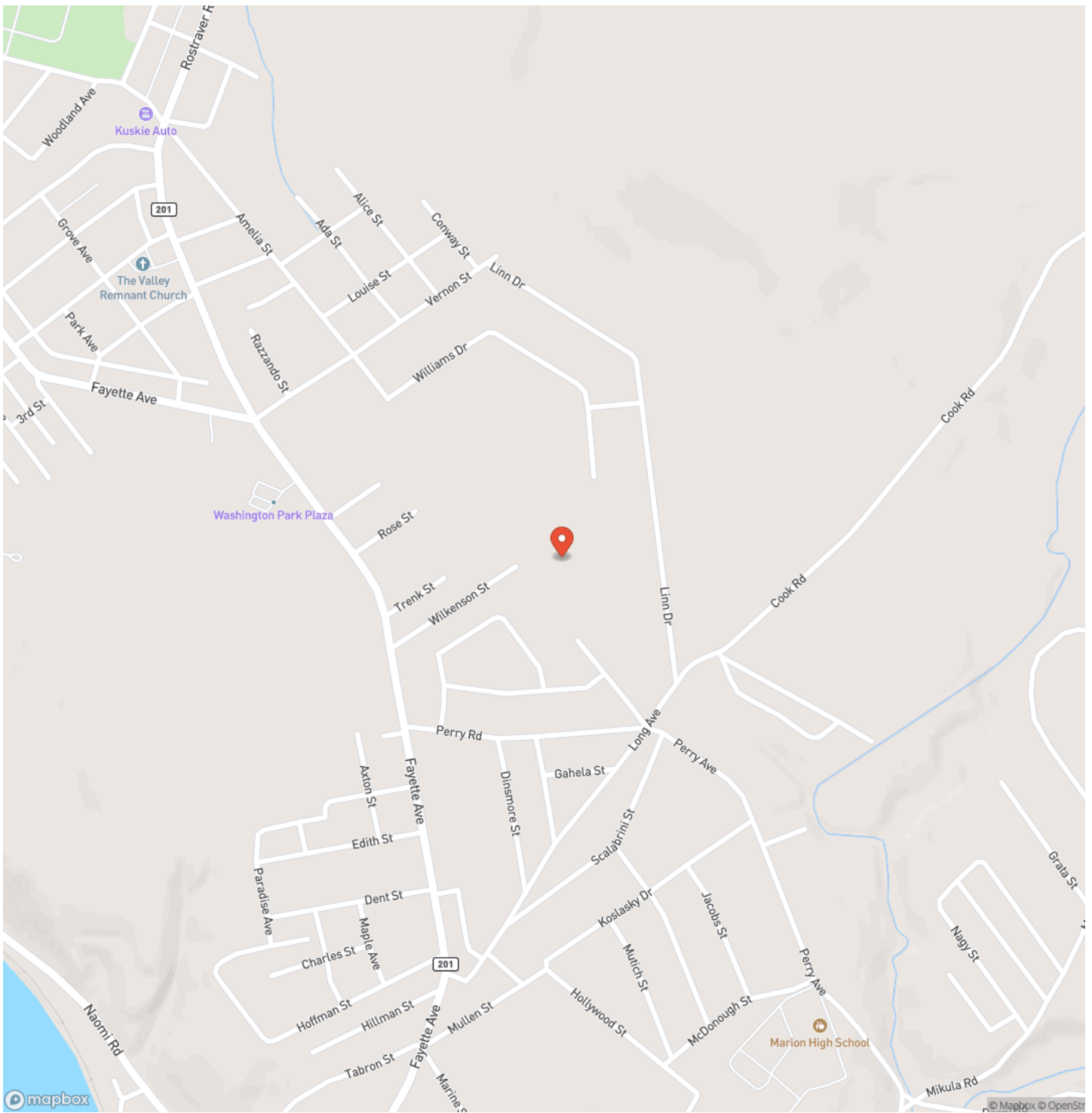
- Mostly wooded acreage with flat terrain
- Potential build sites
- Excellent access from both Monessen Street and Amelia Street
- Minutes from Interstate 70 and Toll Road 43
- Short drive to New Stanton, Uniontown, and Pittsburgh
- Strong deer and turkey population
- Belle Vernon Area School District
- GPS coordinates: 40.121856, -79.836942
- All owned Oil, Gas and Mineral Rights transfer

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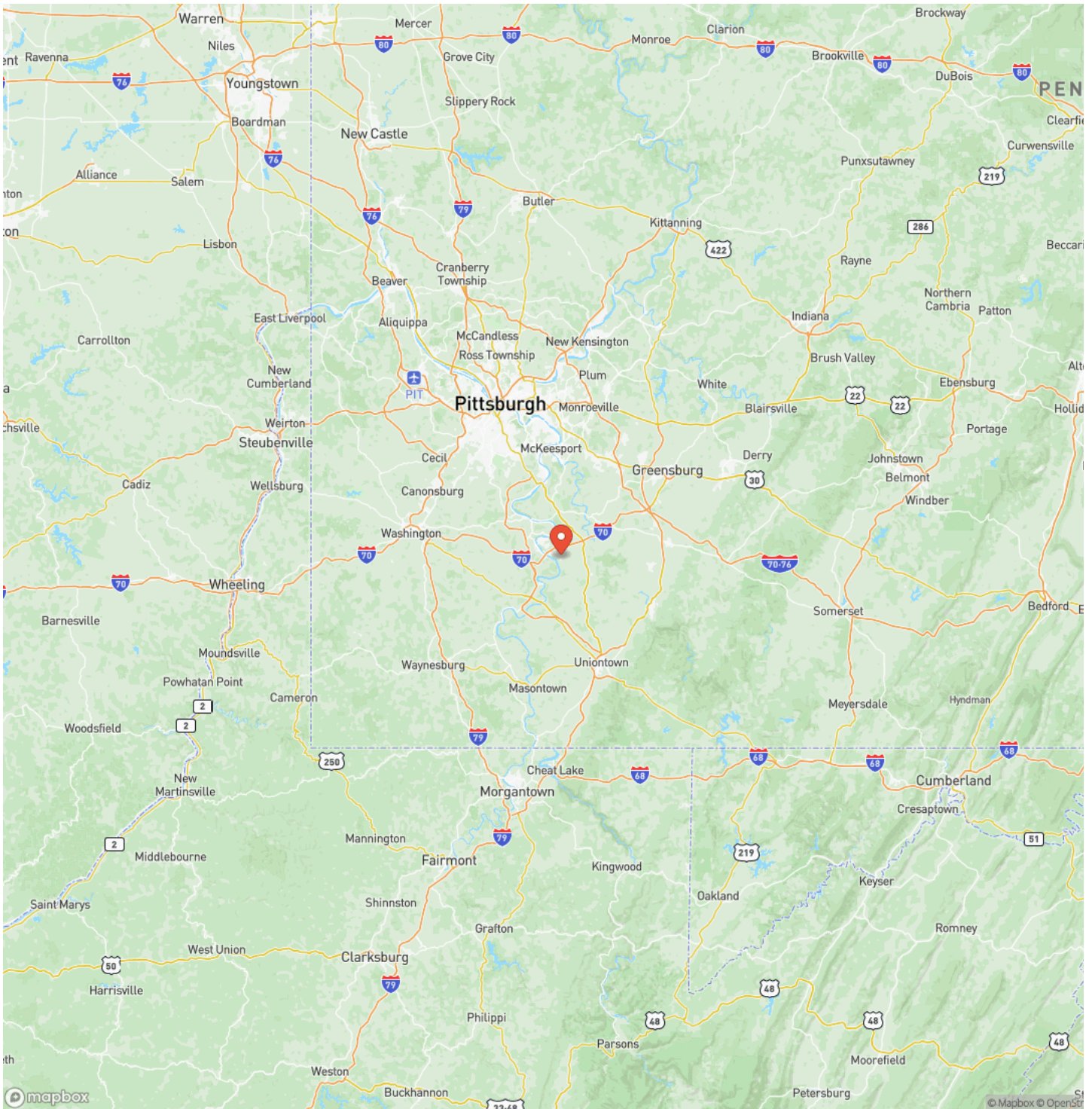
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## Locator Map



# 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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**Mossy Oak Properties Pennsylvania Land Professionals**  
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