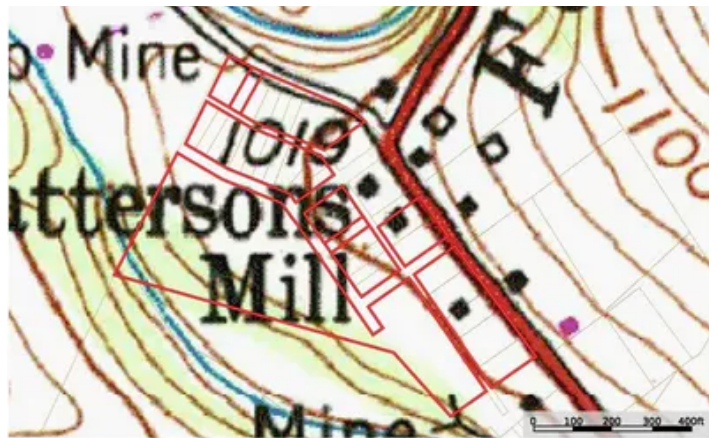


Cross Creek Rd., Washington County - 10 +/- Acres
Cross Creek Rd
Avella, PA 15312

\$139,000
10± Acres
Washington County



**Cross Creek Rd., Washington County - 10 +/- Acres
Avella, PA / Washington County**

SUMMARY

Address

Cross Creek Rd

City, State Zip

Avella, PA 15312

County

Washington County

Type

Hunting Land, Recreational Land, Lot, Business Opportunity,
Undeveloped Land

Latitude / Longitude

40.2919 / -80.4481

Acreage

10

Price

\$139,000

Property Website

<https://www.mossoakproperties.com/property/cross-creek-rd-washington-county-10-acres/washington/pennsylvania/95351/>



Cross Creek Rd., Washington County - 10 +/- Acres Avella, PA / Washington County

PROPERTY DESCRIPTION

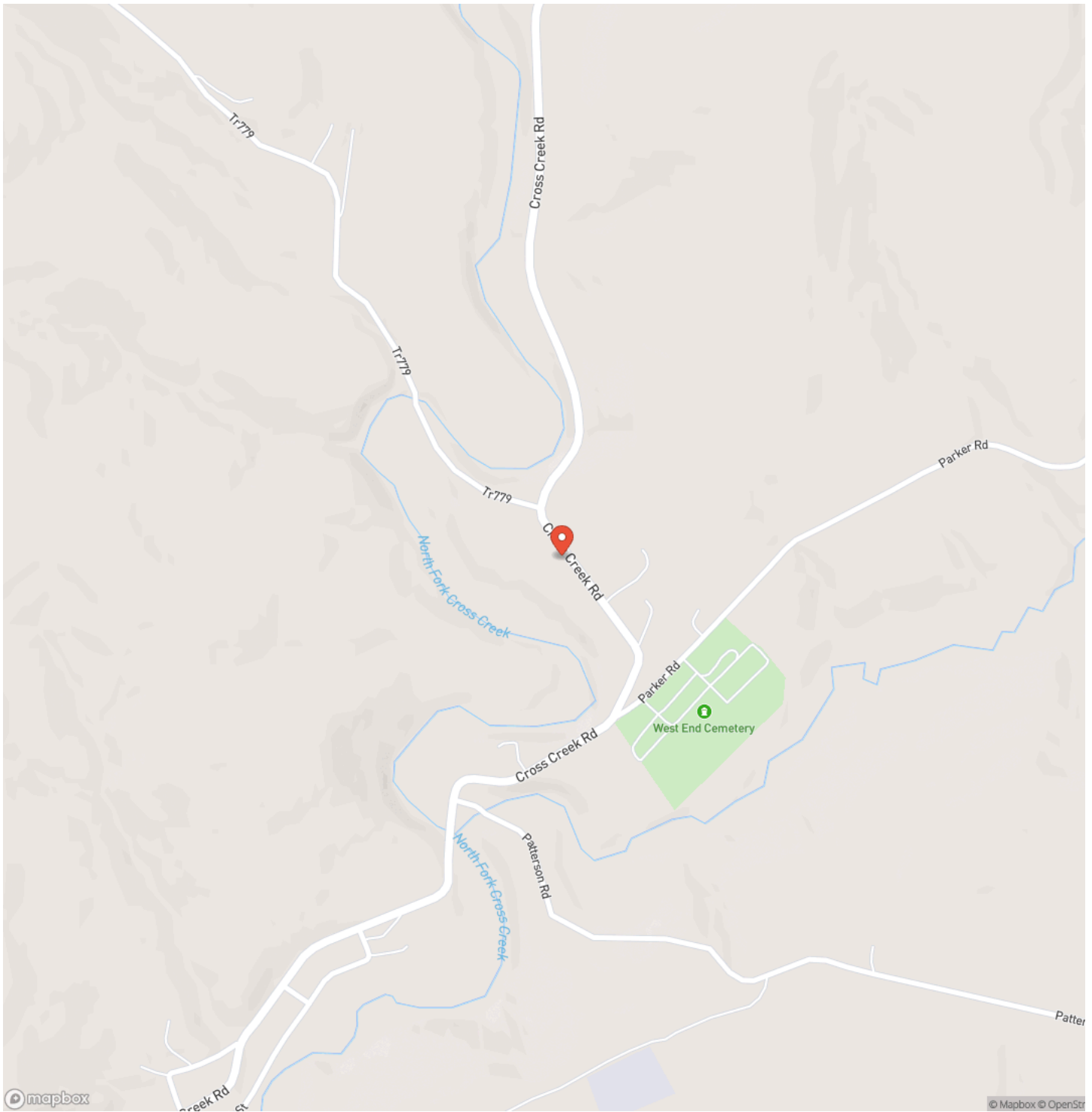
10± Acres – Washington County, Avella, PA

Situated at the intersection of Paris Colliers Road and Cross Creek Road, this 10±-acre property offers exceptional versatility for development or recreation. Previously subdivided, the land provides multiple options—combine parcels to create larger estate-sized tracts or move forward with the original subdivision plan. Utilities are available, adding convenience for future building. The acreage features excellent access throughout and is known for great hunting, making it an attractive opportunity for developers, investors, or outdoor enthusiasts alike. Oil, Gas and Mineral Rights are reserved by the seller.

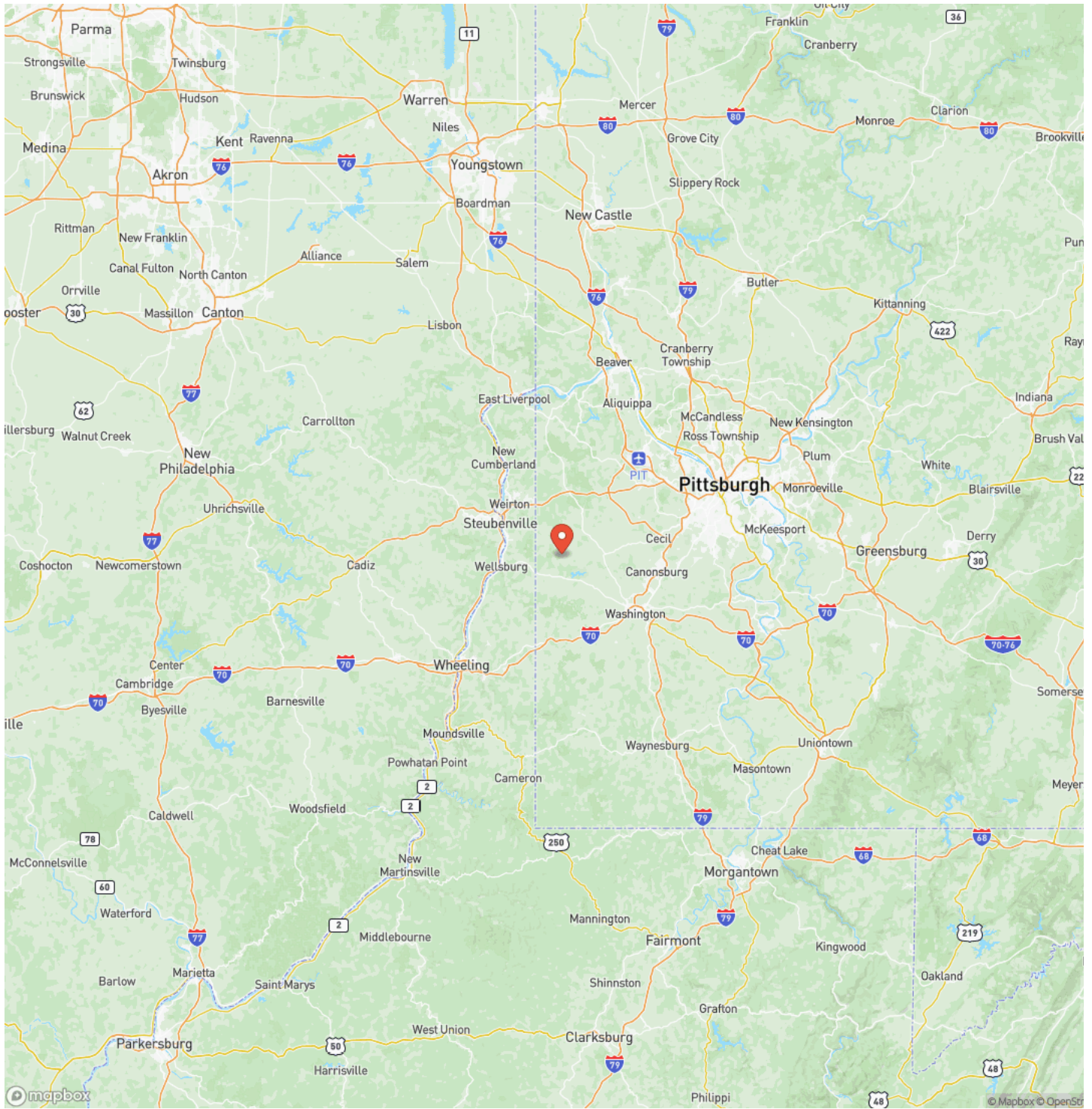
Cross Creek Rd., Washington County - 10 +/- Acres
Avella, PA / Washington County



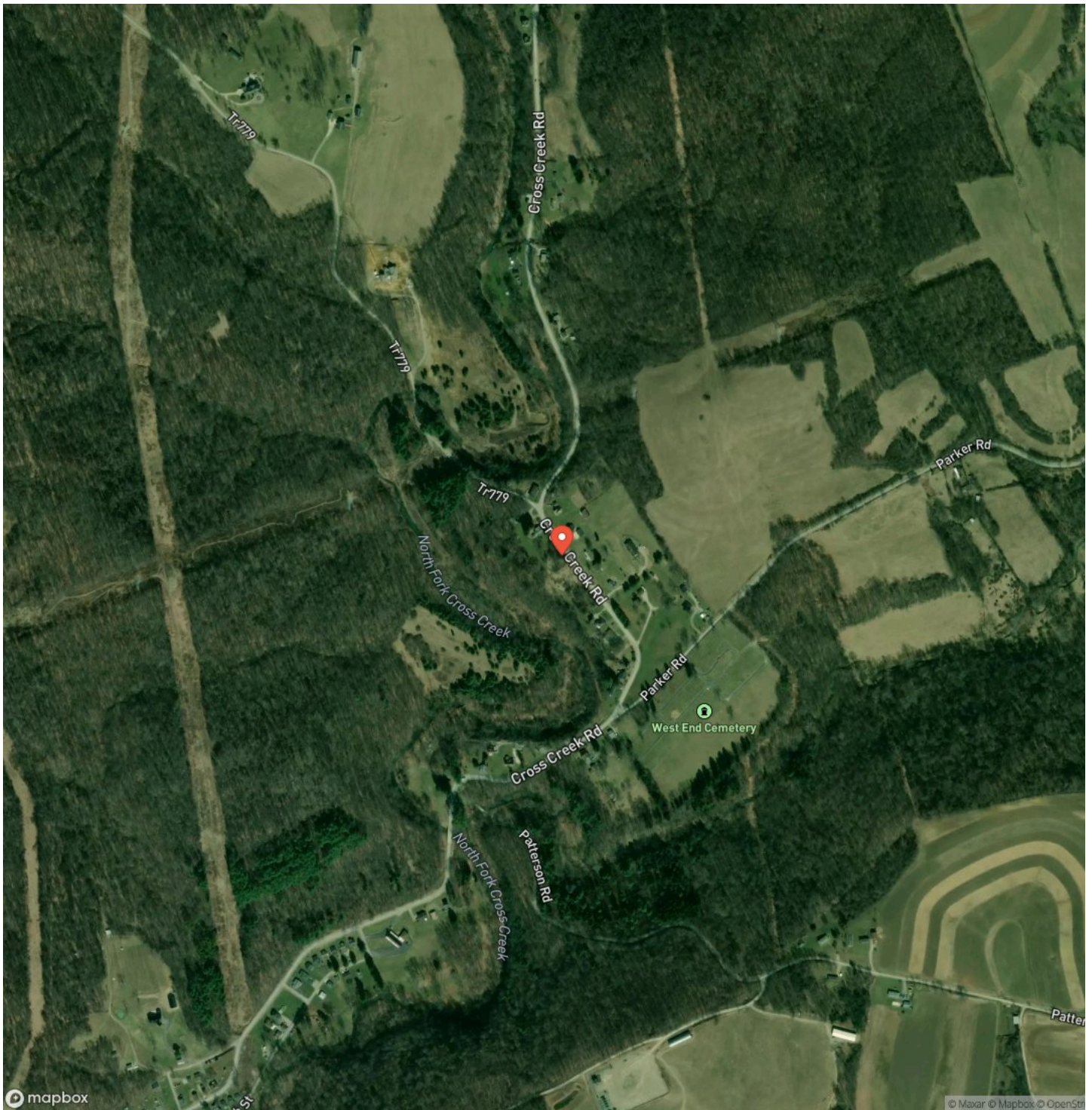
Locator Map



Locator Map



Satellite Map



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
mossyoakproperties.com

