

4th St., Washington County - 67± Acres
4th St
Charleroi, PA 15022

\$134,900
67.52± Acres
Washington County



4th St., Washington County - 67± Acres
Charleroi, PA / Washington County

SUMMARY

Address

4th St

City, State Zip

Charleroi, PA 15022

County

Washington County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.150404 / -79.922501

Acreage

67.52

Price

\$134,900

Property Website

<https://www.mossoakproperties.com/property/4th-st-washington-county-67-acres/washington/pennsylvania/105287/>



4th St., Washington County - 67± Acres Charleroi, PA / Washington County

PROPERTY DESCRIPTION

This 67± acre recreational property in Charleroi offers an excellent combination of privacy, accessibility, and outdoor potential. Conveniently located just minutes from Toll Road 43 and Interstate 70, the property provides easy access while still delivering the seclusion outdoor enthusiasts are looking for. Downtown Pittsburgh is less than a 40-minute drive away, making this an ideal weekend retreat or long-term recreational investment.

The land is well-suited for a wide variety of outdoor activities including ATV riding, hiking, hunting, horseback riding, camping, and wildlife recreation. Washington County is known for its strong outdoor recreation culture, extensive park systems, and nearby public hunting opportunities.

Pennsylvania continues to expand ATV and outdoor recreation access across the state, increasing the appeal of recreational tracts like this one.

Key Highlights Include:

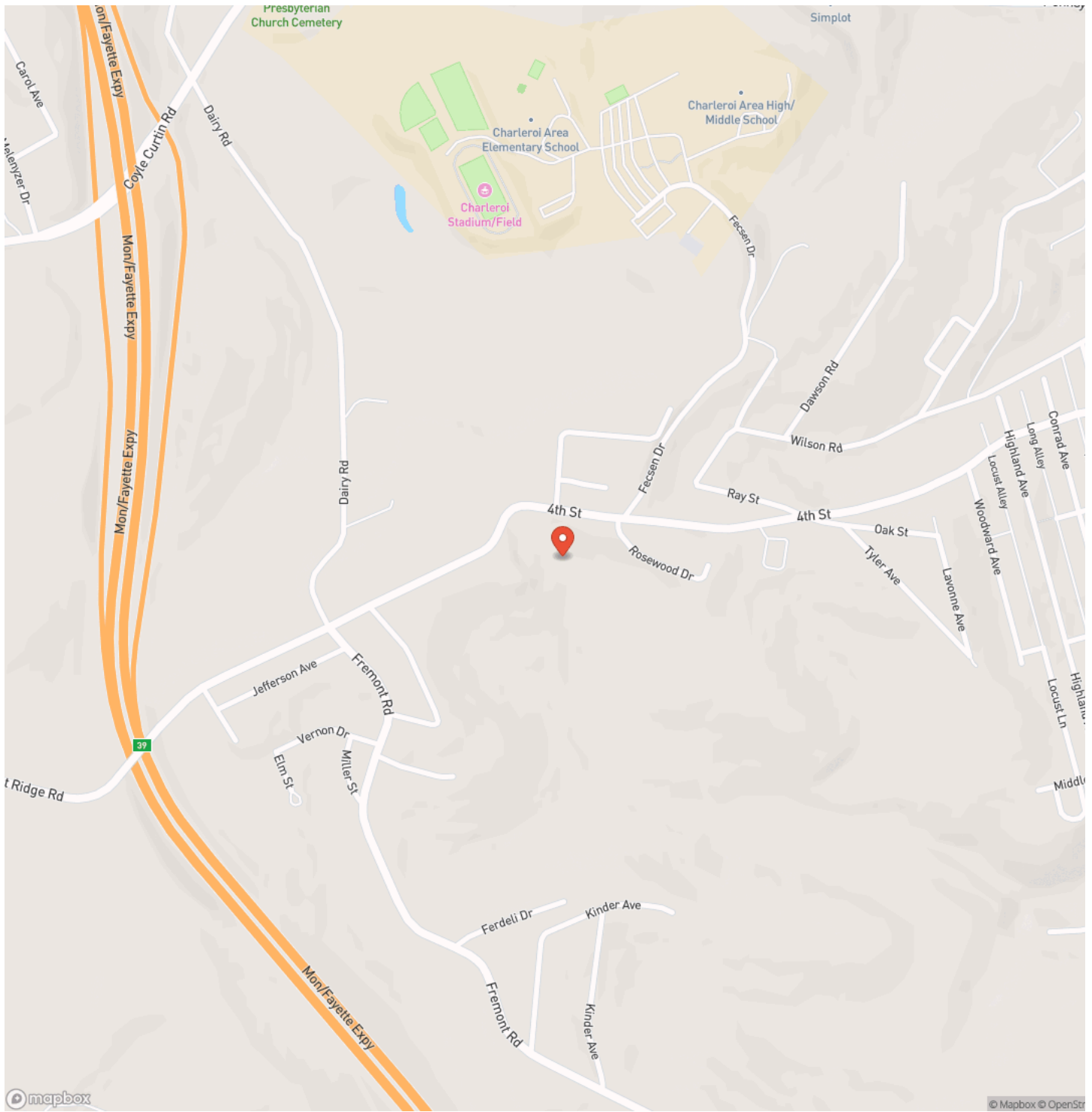
- 67± wooded acres
- Excellent recreational use potential
- Ideal for ATV and trail riding
- Strong hunting and wildlife habitat
- Suitable for horseback riding and hiking trails
- Private setting with convenient highway access
- Minutes to PA Route 43 and I-70
- Under 40 minutes to Pittsburgh
- *Mineral Rights are not owned by the seller and cannot be transferred*

Whether you are seeking a private getaway, hunting property, recreational retreat, or future investment opportunity, this property offers outstanding versatility in a highly accessible location.

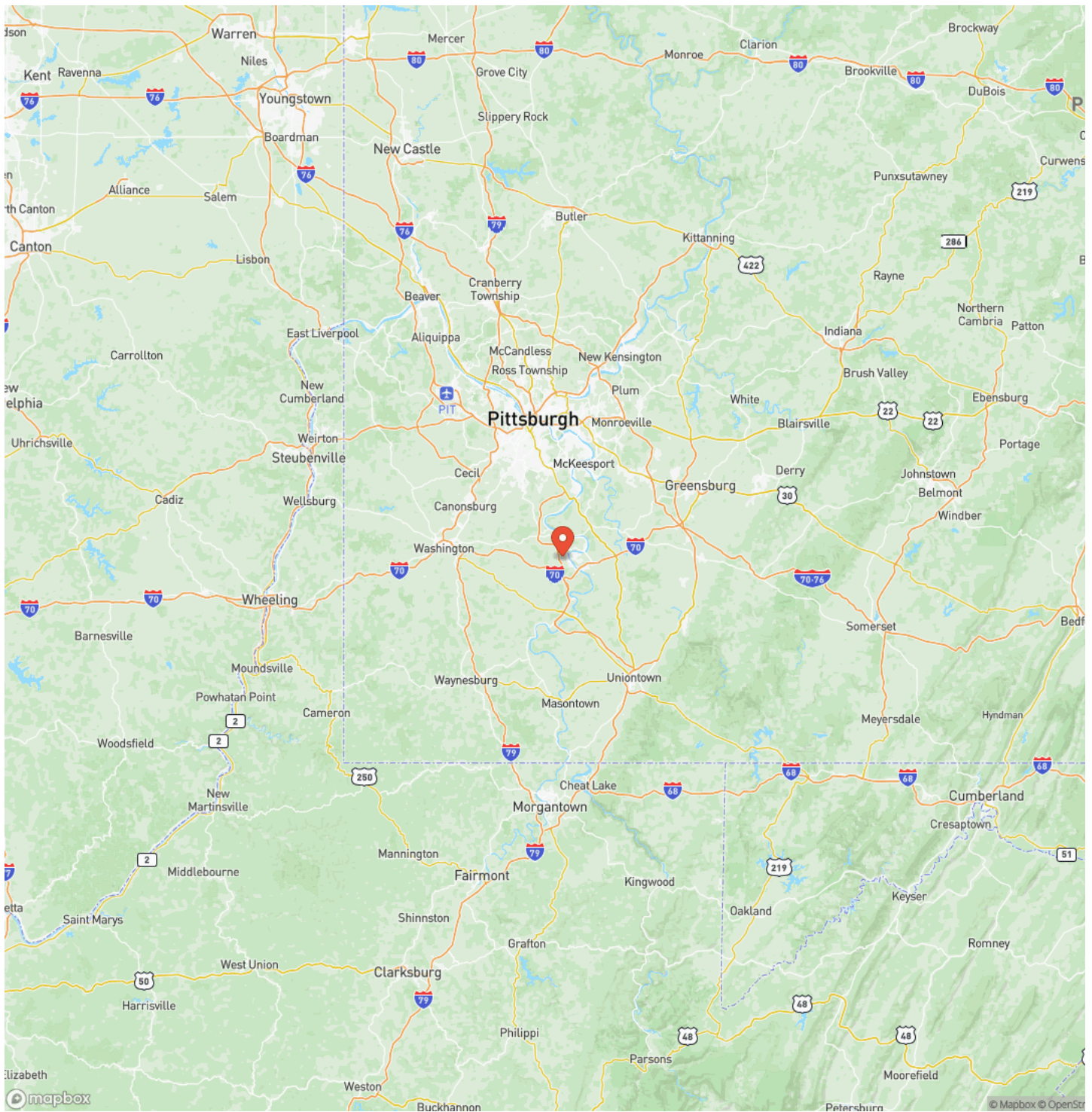
4th St., Washington County - 67± Acres
Charleroi, PA / Washington County



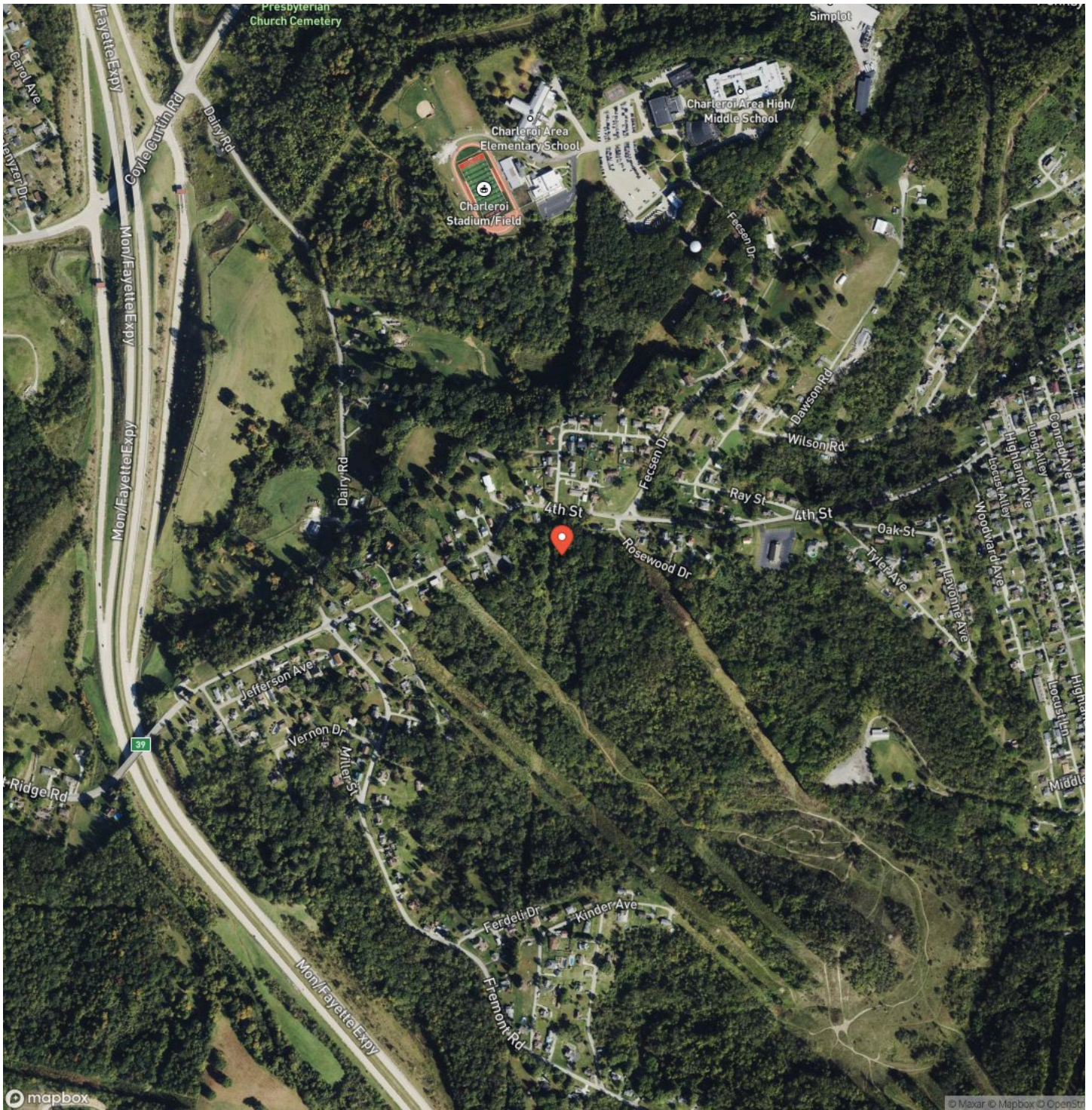
Locator Map



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
<https://palandpro.com/>

