

Parker Rd., Washington County - 96± Acres  
471 Parker Rd.  
Avella, PA 15312

**\$549,000**  
96± Acres  
Washington County



**Parker Rd., Washington County - 96± Acres  
Avella, PA / Washington County**

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**SUMMARY**

**Address**

471 Parker Rd. null

**City, State Zip**

Avella, PA 15312

**County**

Washington County

**Type**

Farms, Recreational Land, Undeveloped Land

**Latitude / Longitude**

40.305177 / -80.424601

**Taxes (Annually)**

\$1,663

**Acreage**

96

**Price**

\$549,000

**Property Website**

<https://www.mossyoakproperties.com/property/parker-rd-washington-county-96-acres/washington/pennsylvania/46357/>



## **Parker Rd., Washington County - 96± Acres Avella, PA / Washington County**

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### **PROPERTY DESCRIPTION**

#### **96± Acre Southwest Pennsylvania Farm**

This picturesque 96± acre farm in Southwest Pennsylvania offers an exceptional blend of productive agricultural land, scenic beauty, and functional improvements. Comprised primarily of pasture and tillable acreage, the property features two beautiful farm ponds and a well-established farmstead positioned atop a gentle knoll, providing breathtaking panoramic views in every direction.

A 500+ foot blacktop driveway leads to the private farmstead, creating an impressive approach while maintaining a quiet, secluded setting.

#### **Property Features**

- Approximately 96± acres of pasture and tillable ground
- Excellent internal access throughout the property
- Private and peaceful rural setting
- Two stocked farm ponds
- Barn with office space and feed lot
- Maintenance building and chicken coop
- Electric service and well on site
- Wild apple trees scattered throughout the property
- Flat, rolling, and gently sloping topography suitable for a variety of agricultural and recreational uses
- Outstanding views of the surrounding countryside

#### **Building Features**

- Barn with office, feed stalls, equipment storage
- Equipment barn
- Chicken coop
- Electric service and well

#### **Additional Information**

- Mineral rights are reserved by the seller and will not convey with the property.

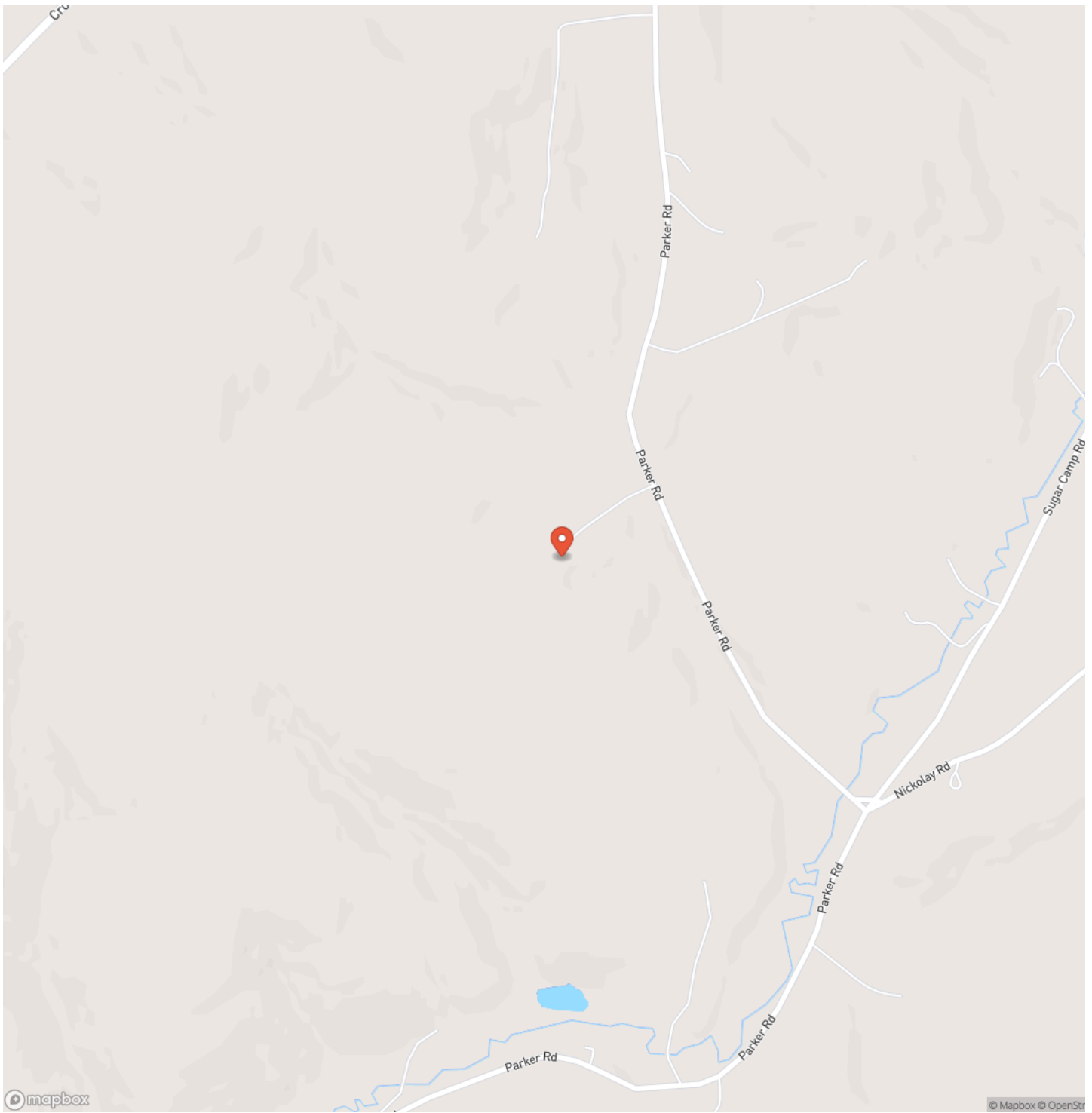
This versatile farm presents an excellent opportunity for livestock operations, crop production, homesteading, equestrian use, or as a private rural retreat with outstanding views and abundant natural beauty.

*"BAC 2.5%"*

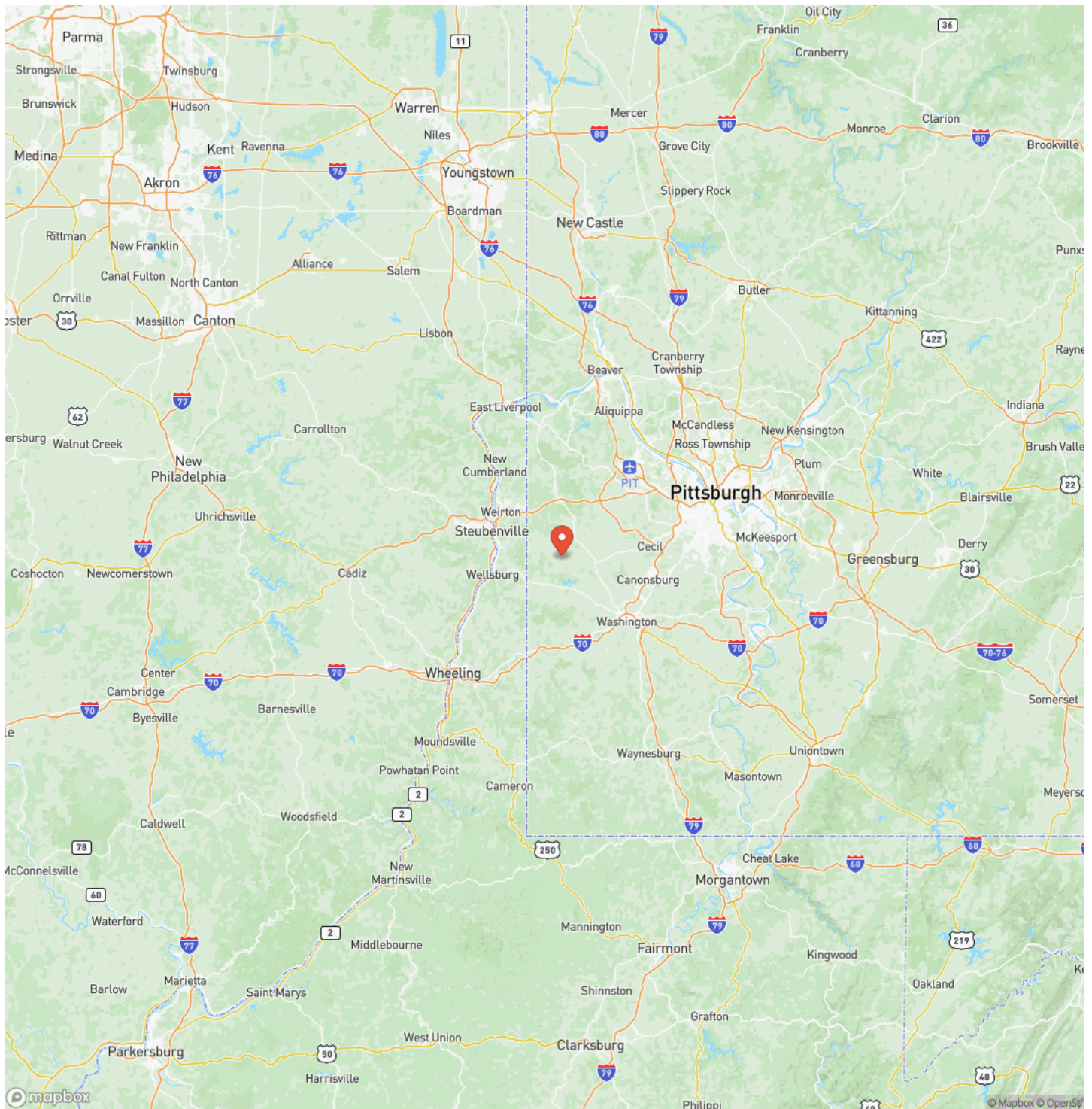
Parker Rd., Washington County - 96± Acres  
Avella, PA / Washington County



## 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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