

Simmons Ln., Westmoreland County - 15 +/- Acres  
202 Simmons Lane  
Belle Vernon, PA 15012

**\$349,000**  
15.72± Acres  
Westmoreland County



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**Belle Vernon, PA / Westmoreland County**

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**SUMMARY**

**Address**

202 Simmons Lane

**City, State Zip**

Belle Vernon, PA 15012

**County**

Westmoreland County

**Type**

Farms, Hunting Land, Residential Property, Recreational Land, Single Family

**Latitude / Longitude**

40.147021 / -79.76805

**Dwelling Square Feet**

1,908

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

15.72

**Price**

\$349,000

**Property Website**

[www.mossyoakproperties.com](http://www.mossyoakproperties.com)



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**PROPERTY DESCRIPTION**

**Historic Farmstead on 15.75+/- Acres**

**202 Simmons Lane, Rostraver Township, PA 15012**

Discover a rare opportunity to own a distinctive historic farmstead offering a unique blend of rural charm, agricultural heritage, and outstanding potential in Rostraver Township, Westmoreland County. Situated on approximately 15.75 acres, this property features a 3-bedroom, 3-bath home with approximately 1,908 square feet of living space, a spacious rear deck, a picturesque pond, and breathtaking views of the surrounding countryside.

At the heart of the property stands an impressive historic 1860s bank barn, a remarkable reminder of the region's rich farming heritage and a striking focal point for the estate. An additional equipment lean-to provides valuable space for storing farm machinery, tools, equipment, and recreational vehicles. The combination of open acreage, scenic water, and historic agricultural structures creates a setting with possibilities for a variety of rural pursuits.

The expansive 15.75+/- acre parcel offers room to explore a country lifestyle, pursue hobby farming, enjoy outdoor recreation, or create a private rural retreat. Whether you appreciate historic architecture, desire additional land and privacy, or are looking for a property with character and potential, this farmstead offers a compelling opportunity to bring your vision to life.

**Important Property Consideration:** The home's foundation requires repair. Buyers should conduct their own inspections and evaluations to determine the scope of necessary work and the property's suitability for their intended use.

Located within the Belle Vernon Area School District, the property offers a peaceful country atmosphere while maintaining convenient access to Route 51, Interstate 70, and the amenities of Belle Vernon and the surrounding communities.

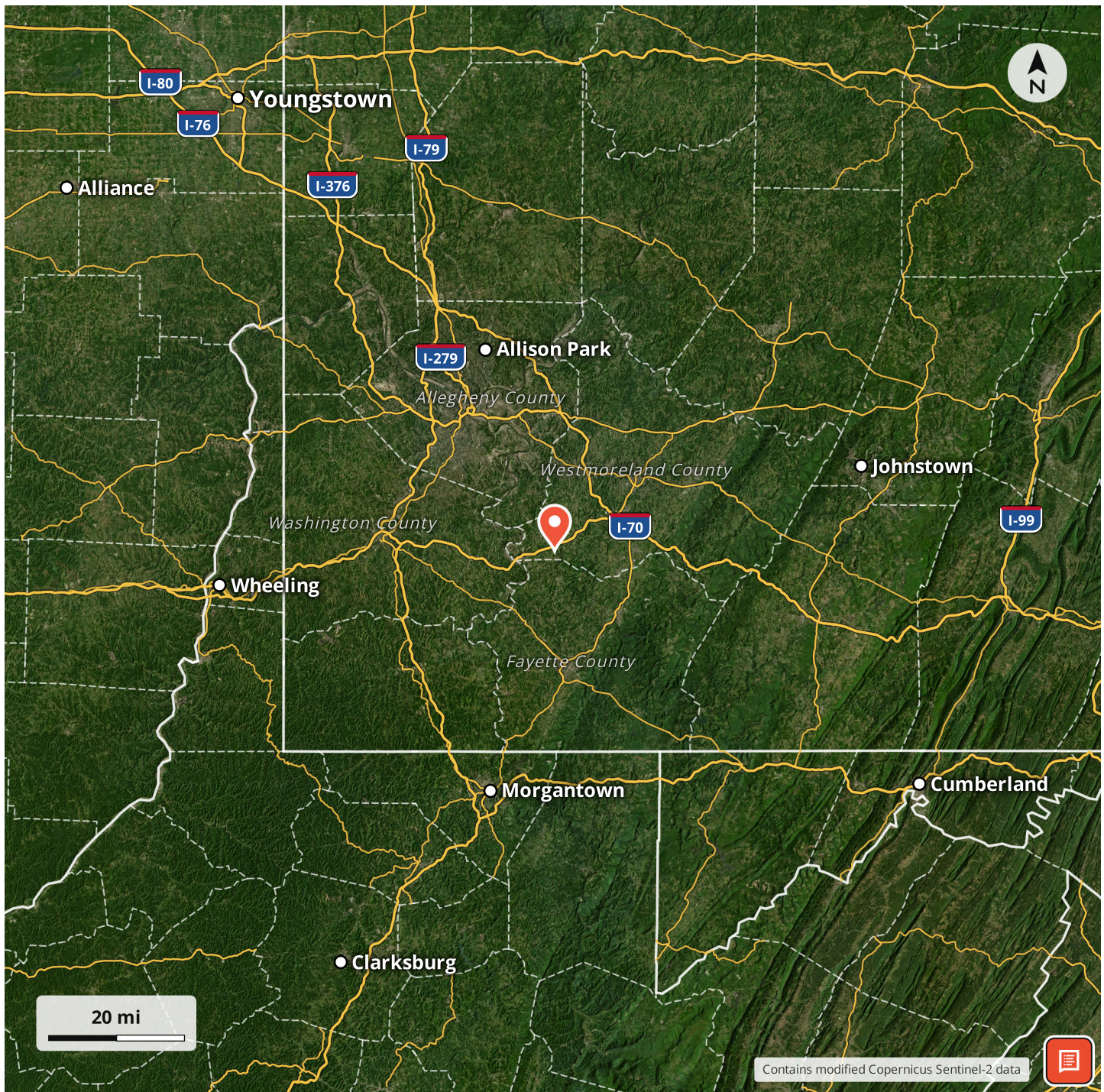
**Historic character, unbelievable views, a picturesque pond, an iconic 1860s bank barn, and 15.75+/- acres of opportunity** make this a distinctive offering for buyers seeking a property with a story to tell and potential to explore. Bring your vision and discover the possibilities of this exceptional historic farmstead.

*\*\*\*Oil, Gas and Mineral Rights Reserved by Seller\*\*\**

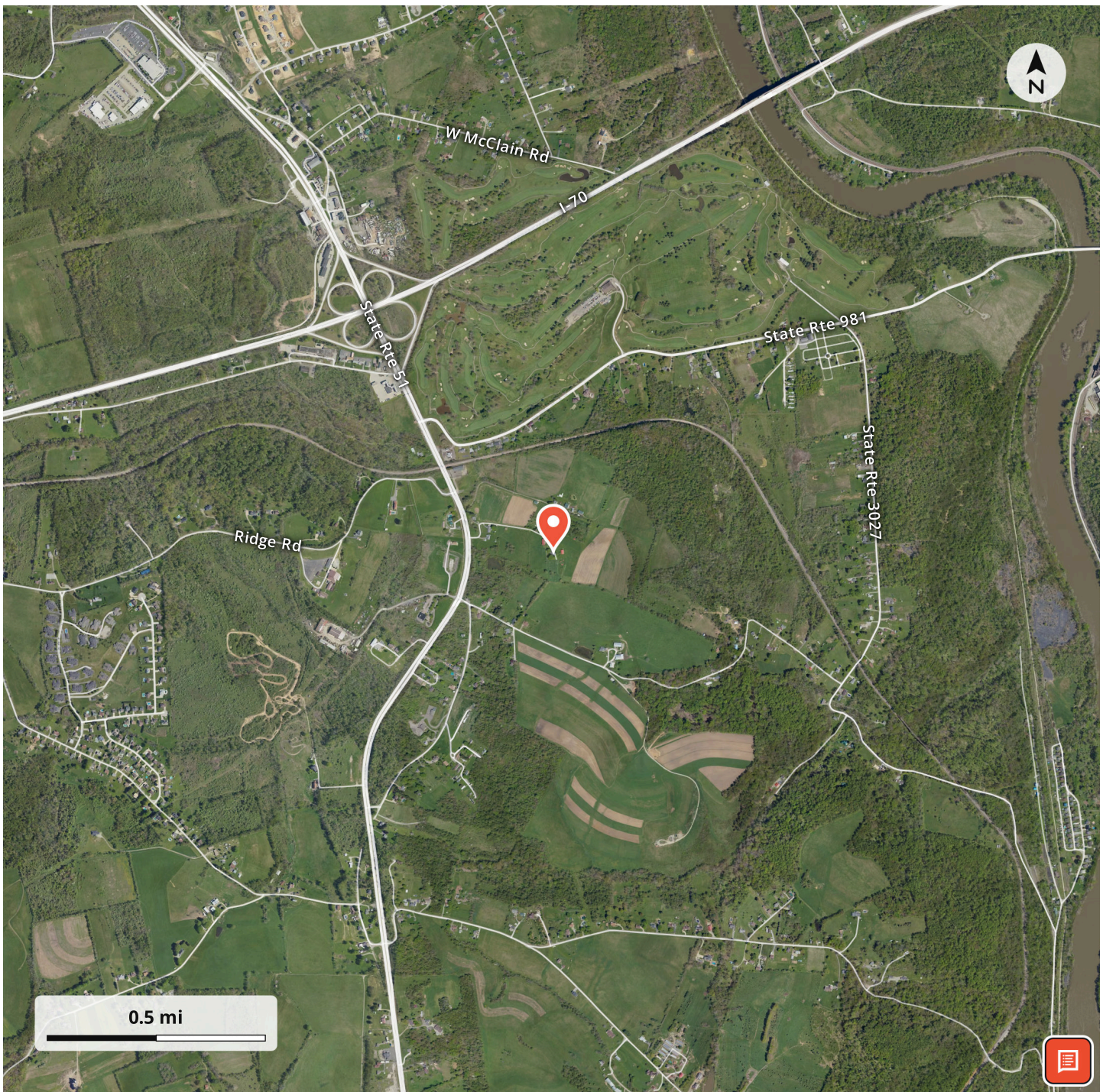
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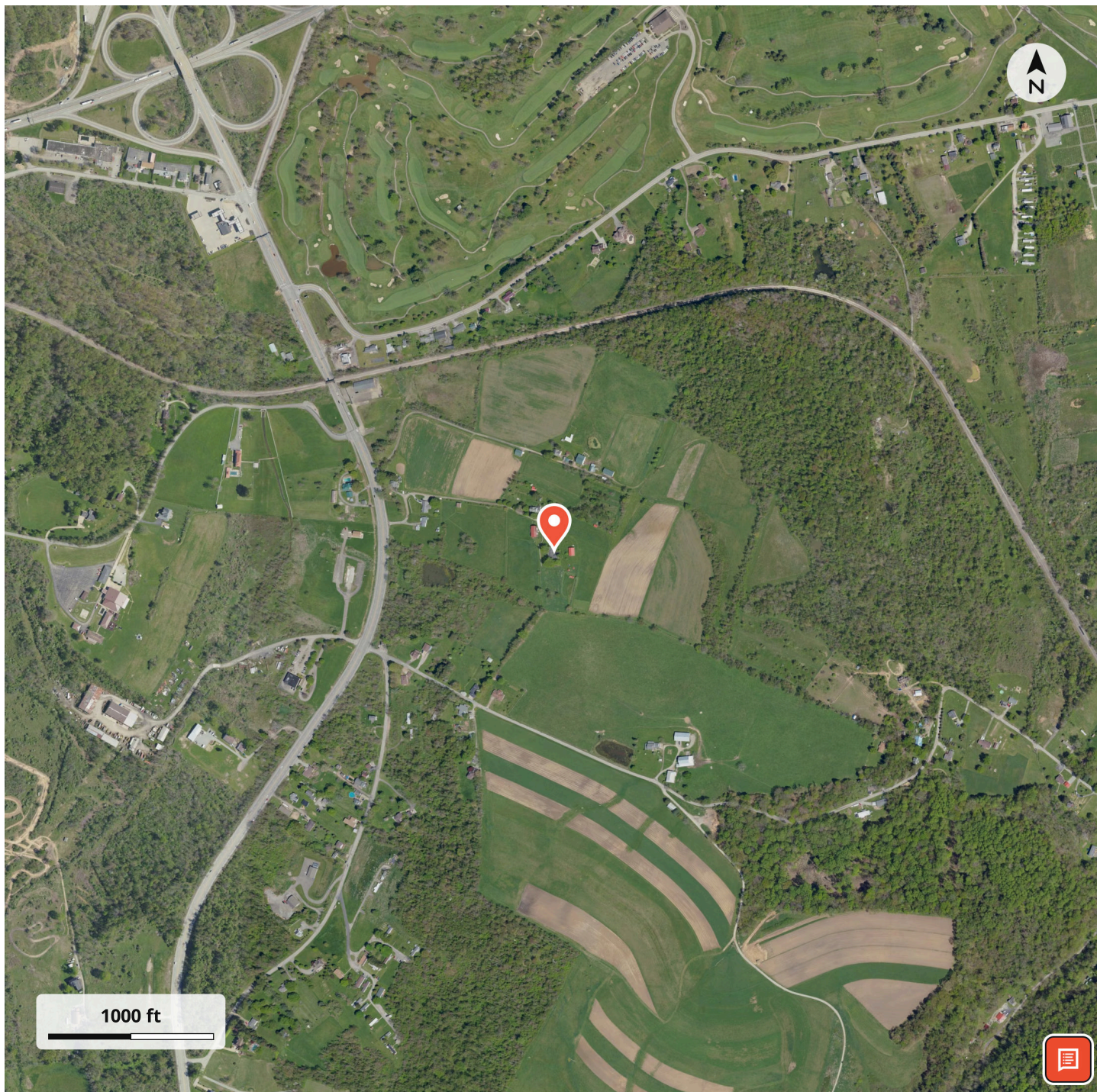
## Regional Map



## Locator Map



## Aerial Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

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**Address**

511 Skyline Dr.

## City / State / Zip

Belle Vernon, PA 15012

## NOTES

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## **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.

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**Mossy Oak Properties Pennsylvania Land Professionals**

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