Auggieland - 29+/- Acres Union Township, Lawrence County
0 Harbor Edinburg Rd
Edinburg, PA 16116

$575,000
29.28± Acres
Lawrence County







SUMMARY

Address
0 Harbor Edinburg Rd

City, State Zip
Edinburg, PA 16116

County
Lawrence County

Type
Farms, Recreational Land, Timberland, Undeveloped Land, Lot, Hunting Land

Latitude / Longitude
41.037083 / -80.423862

Acreage
29.28

Price
$575,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Auggieland - 29.28+/- Acres in Union Township, Lawrence County, PA

Discover **Auggieland**, a distinctive 29.28+/- acre property in the northwest corner of Union Township, within the Union School District. Parcels of this caliber are rarely offered in the area-particularly one that includes oil, gas, and mineral rights that have reverted to the owner following an initial exploration lease signed in 2012. No oil or gas was extracted under that lease.

The property offers a blend of natural beauty and potential uses. Approximately 10 acres of tillable ground, divided between two fields, have been farmed in a corn-and-bean rotation. Sankey Run winds through the property, adding a peaceful water feature, while a hand-dug, stone-capped spring and pockets of beautiful timber enhance its country appeal. Multiple potential scenic homesites make Auggieland worth exploring as an investment, homestead, or recreational retreat.

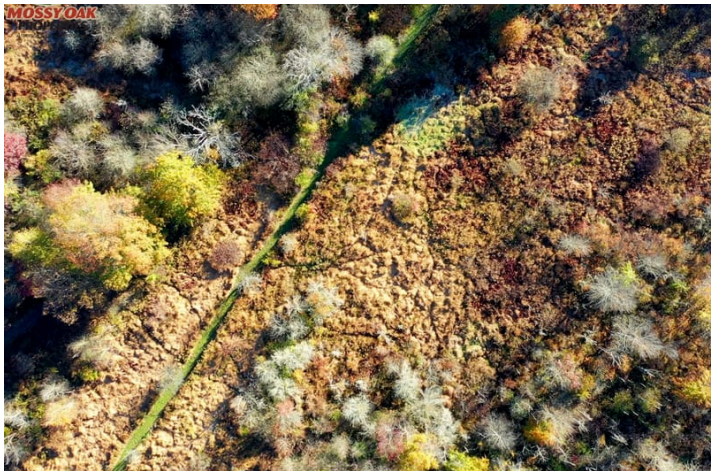
An existing pipeline agreement remains in place. The pipeline crosses approximately 500 feet of the property and provides compensation per dig; work is limited to horizontal boring, with no surface disturbance on the property. The pipeline serves a natural gas cryogenics facility near the Ohio-Pennsylvania border. Previous lease terms included an initial payment of $3,550 per acre and 17.5% royalties. Any projections of future royalties are estimates, not guaranteed income; buyers should verify all rights, agreements, and potential revenue independently, though the seller is conveying all Oil, Gas, and Mineral Rights with the sale.

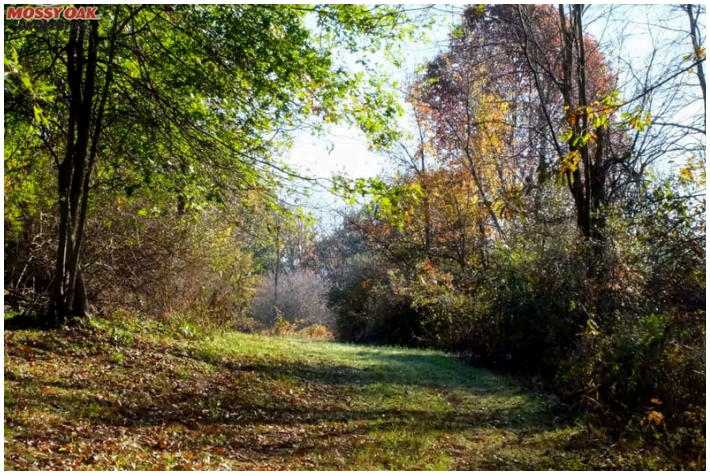
Wildlife is abundant, with deer, mink, otter, beaver, turkey, and small game-and even the occasional black bear. The property also has a historic touch: an old trolley line once ran through it. Situated between the Mahoning and Shenango rivers, northwest of New Castle Airport and near the rivers' confluence with the Beaver River, Auggieland is just minutes from New Castle, with convenient access to Routes 422 and I-376.

Property Highlights

- **29.28+/- acres** in Lawrence County
- Located on Harbor Edinburg Road in the northwest corner of Union Township
- **Union School District**
- Includes oil, gas, and mineral rights, subject to verification of title and agreements
- Approximately **10 acres of tillable ground** in two fields, historically rotated between corn and beans
- Property has Sankey Run stream, a hand-dug stone-capped spring, and scenic timber pockets
- Multiple potential homesites
- Abundant wildlife and recreational appeal
- Approximately 500 feet of pipeline across the property; agreement remains in place, with horizontal-bore-only work and no surface disturbance
- Convenient to New Castle, Route 422, and I-376, situated between Pittsburgh and Cleveland
- Parcel ID: **34-360602**
- **Oil, Gas, and Mineral Rights to Convey with the property**

All lease, pipeline, title, access, and potential royalty details should be independently verified by prospective buyers.





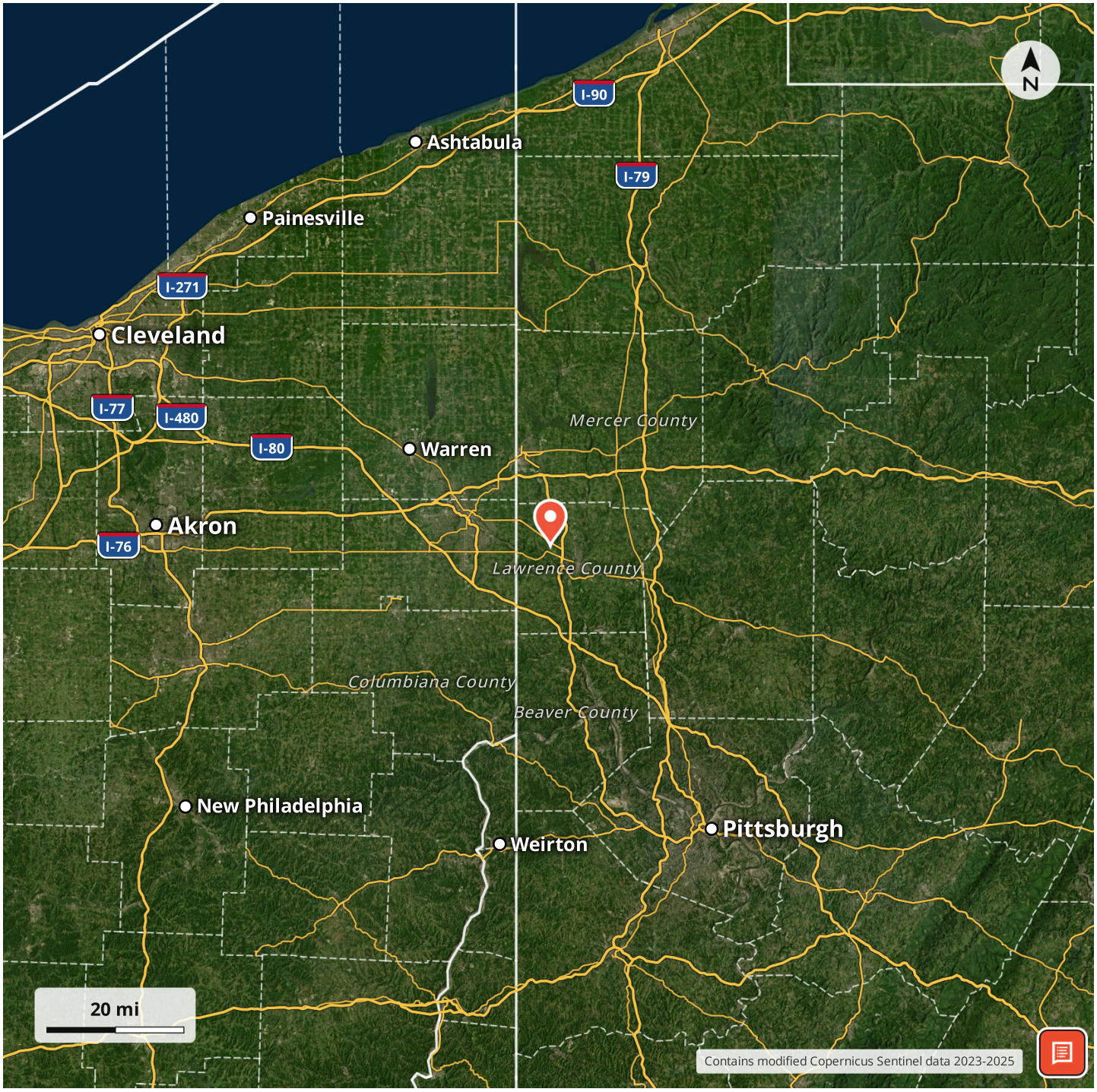




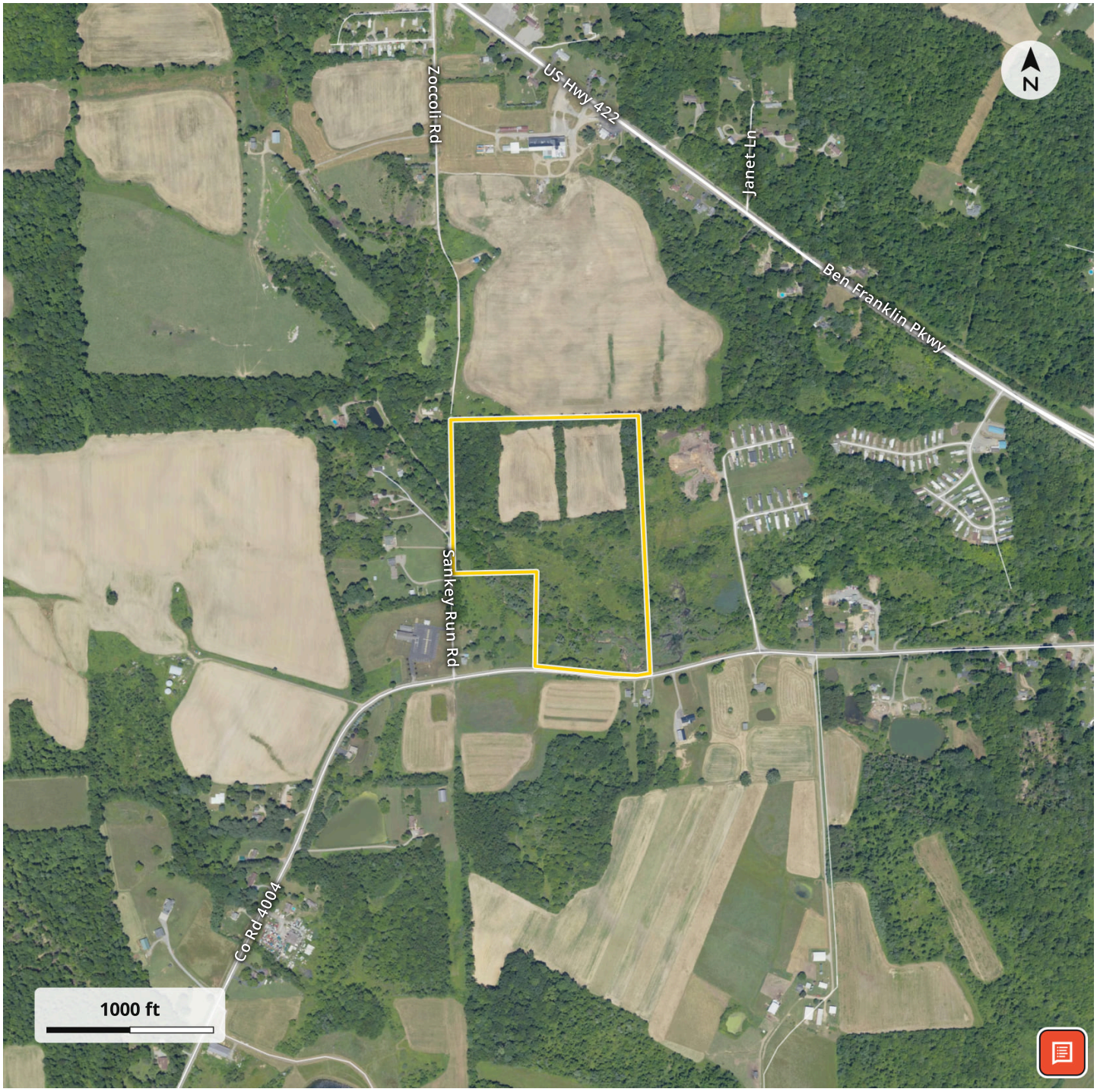




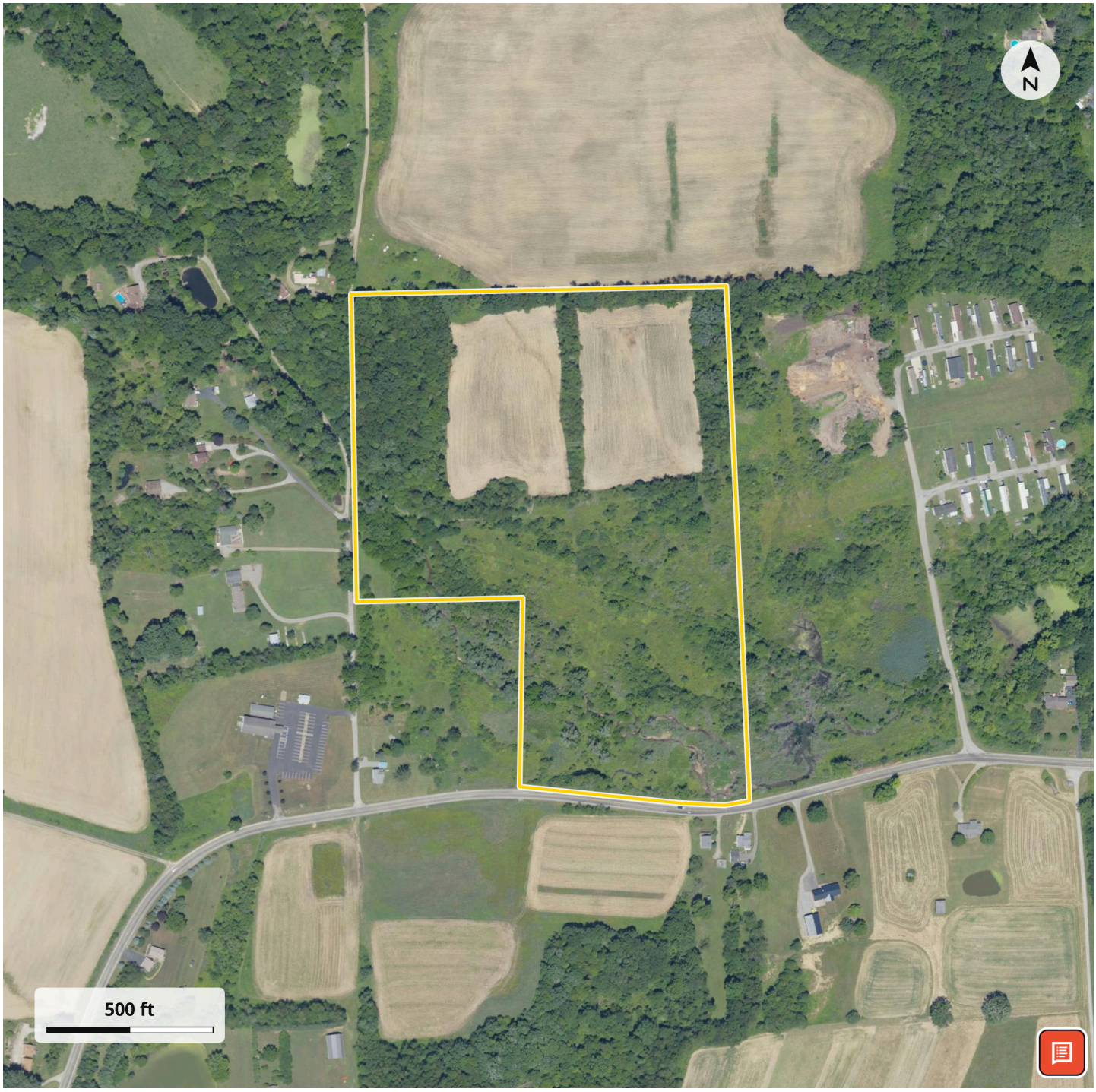
Regional Map



Locator Map


Zoccoli Rd
US Hwy 422
Janet Ln
Ben Franklin Pkwy
N
Sankey Run Rd
Co Rd 4004
1000 ft

Aerial Map



LISTING REPRESENTATIVE

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