Eldersville Rd., Washington County - 89+/- Acres
21 T-35 R (726 Eldersville Road)
Burgettstown, PA 15021

$1,699,000
89± Acres
Washington County







SUMMARY

Address
21 T-35 R (726 Eldersville Road)

City, State Zip
Burgettstown, PA 15021

County
Washington County

Type
Farms, Hunting Land, Recreational Land, Residential Property, Undeveloped Land

Latitude / Longitude
40.3564 / -80.4647

Dwelling Square Feet
1,050

Bedrooms / Bathrooms
4 / 2

Acreage
89

Price
$1,699,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

726 Eldersville Road, Burgettstown, PA 15021

Discover an exceptional opportunity to own a beautifully renovated country property offering the perfect combination of modern comfort, privacy, and expansive acreage. Situated on approximately **89+ acres in Burgettstown, Washington County, Pennsylvania**, this impressive property features a spacious 4-bedroom, 2-full-bath home with approximately **3,000 feet of road frontage along Eldersville Road**.

The home has been beautifully updated with modern touches while maintaining quality craftsmanship throughout. The interior features solid wood cabinetry, premium appliances, and elegant granite countertops, creating an inviting and functional living space. Additional improvements include a **new roof**, all-electric utilities, and public water. The property also includes a **483-square-foot garage**, providing convenient parking and additional storage.

The property offers substantial future income potential through the opportunity for additional natural gas pipeline development within the existing right-of-way, presenting an attractive opportunity for future revenue generation.

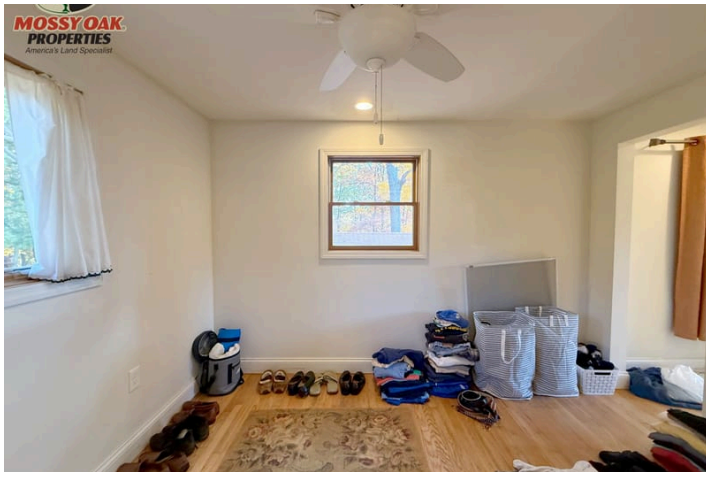
With over 89 acres and substantial road frontage, the property offers outstanding opportunities for recreational use, hunting, farming, additional development potential, or simply enjoying the privacy and beauty of country living.

Property Highlights:

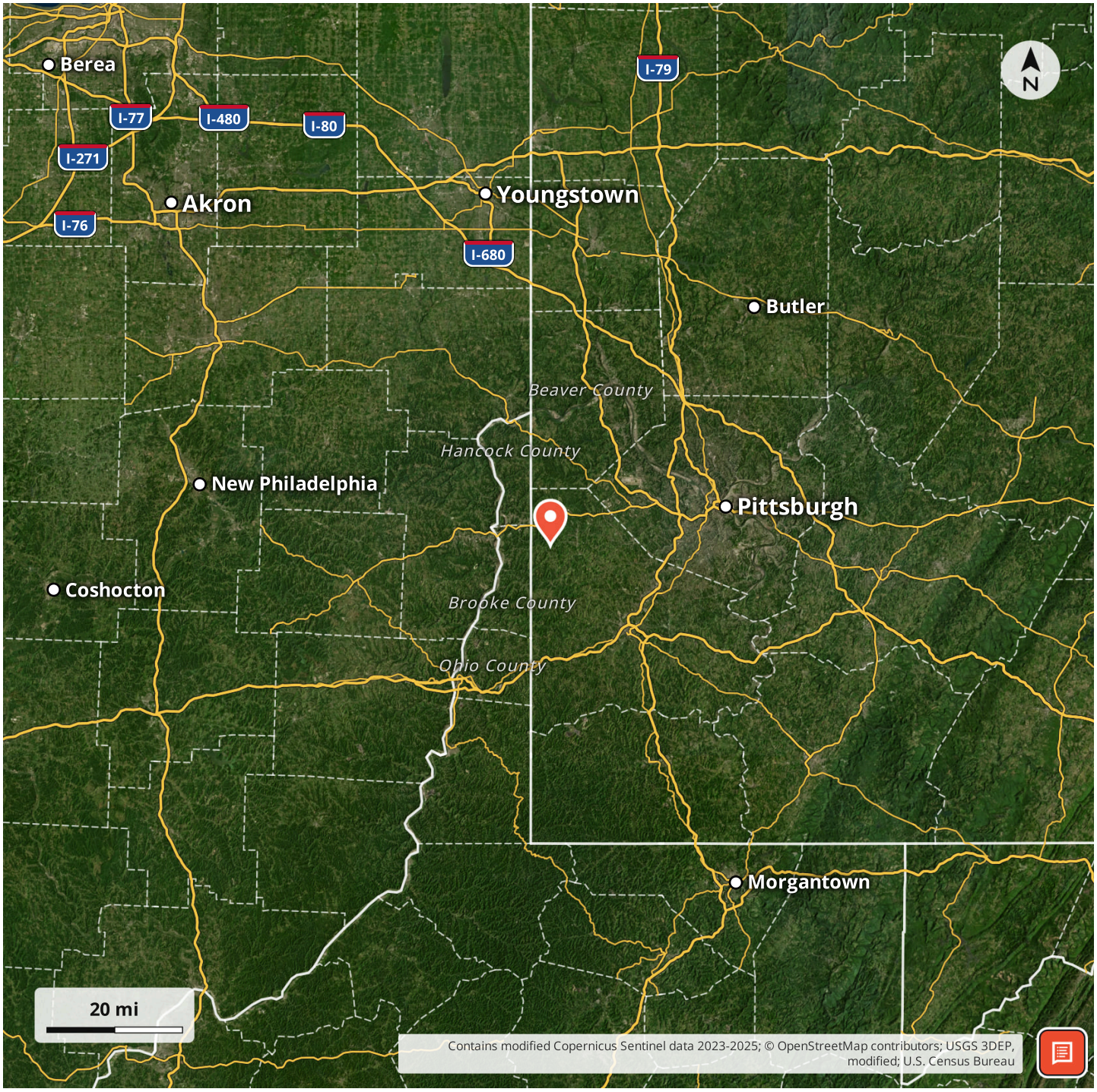
- Approximately 89+/- acres
- Beautifully renovated 4-bedroom home
- 2 full bathrooms
- Modern updates and finishes
- Solid wood cabinetry
- Premium kitchen appliances
- Granite countertops
- New roof
- All-electric home
- Public water
- 483-square-foot garage
- Approximately 3,000 feet of road frontage along Eldersville Road
- Significant future revenue generation from gas line development
- Excellent potential for recreational, agricultural, or investment use
- OGMs reserved by seller



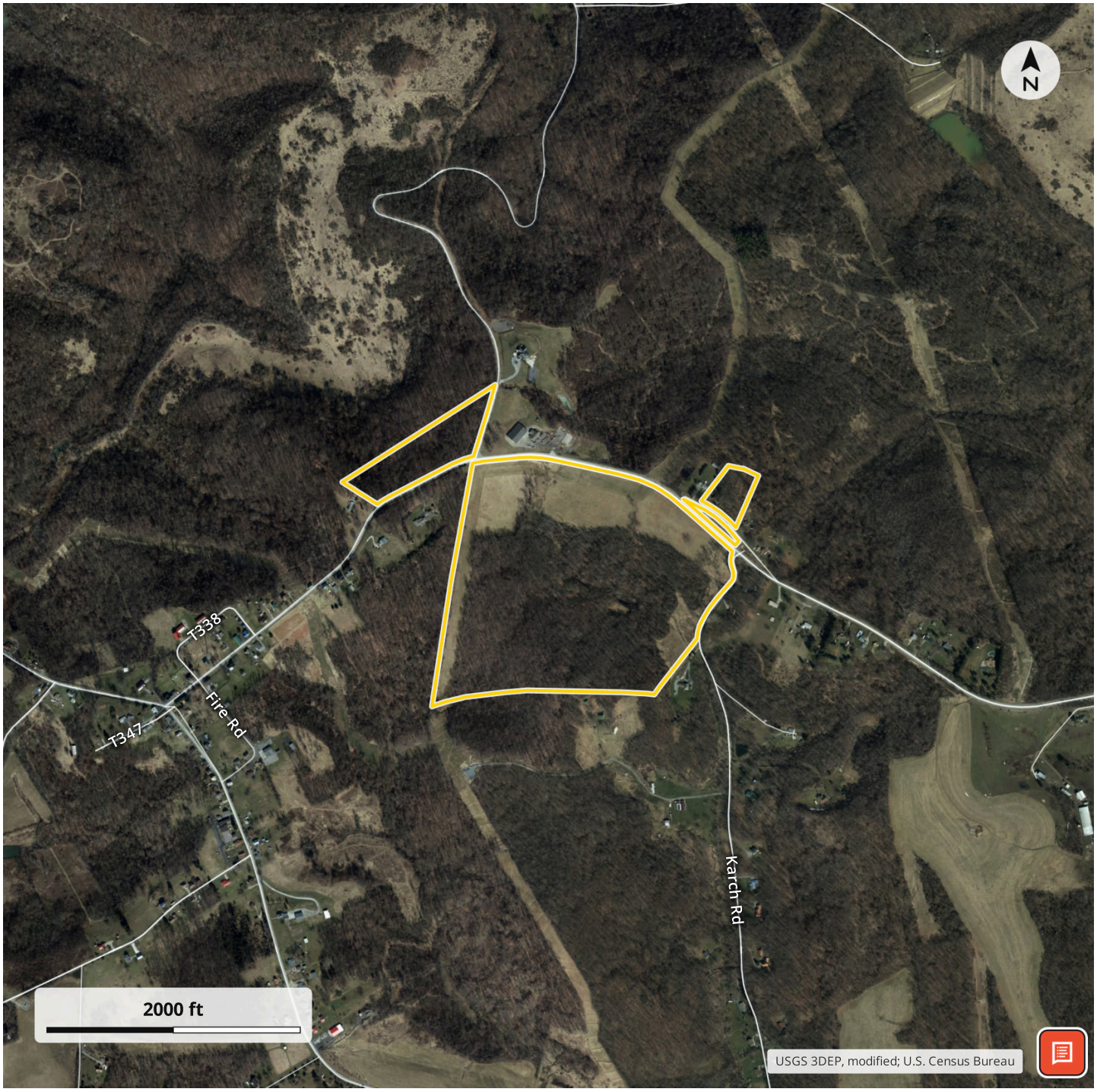


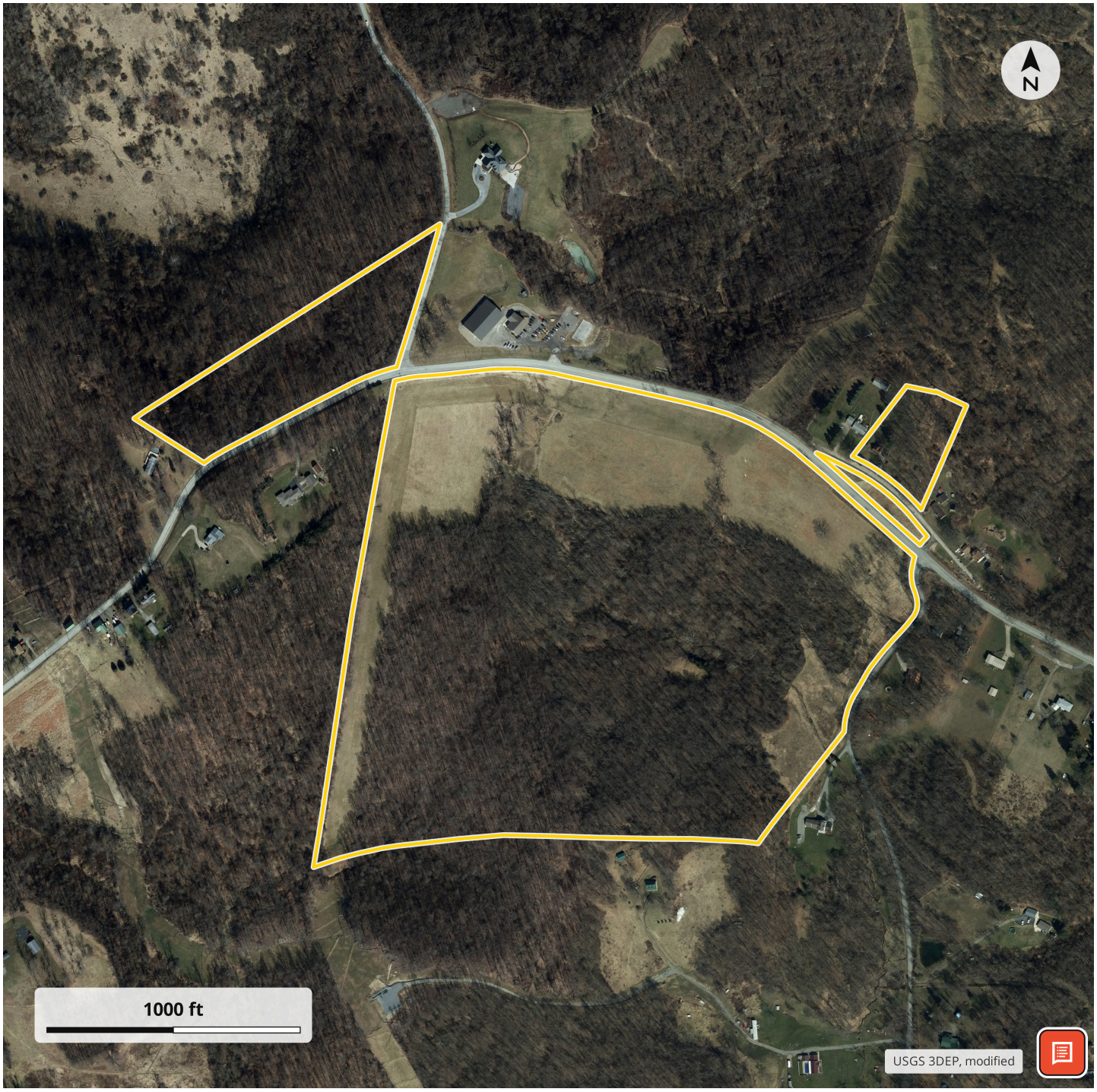
Regional Map



Locator Map


N
T338
Fire Rd
T347
Karch Rd
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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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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