

Pleasant View Farm
Constantine Road
Smock, PA 15480

\$419,000
103.600± Acres
Fayette County



Pleasant View Farm
Smock, PA / Fayette County

SUMMARY

Address

Constantine Road

City, State Zip

Smock, PA 15480

County

Fayette County

Type

Recreational Land, Hunting Land, Farms, Horse Property, Business Opportunity, Undeveloped Land

Latitude / Longitude

39.98751 / -79.7935

Taxes (Annually)

1400

Acreage

103.600

Price

\$419,000

Property Website

<https://www.landleader.com/property/pleasant-view-farm-fayette-pennsylvania/54086>



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PROPERTY DESCRIPTION

The Pleasant View Farm property is a 103.6 acre farm located in the quiet country setting of central Fayette County. The unique amenities of this property offer multiple opportunities: new home site, farming, homesteading, cattle and sheep raising, and a horse property. With over 3000 feet of road frontage, the property is prime for subdividing into home lots. There is electric and water service available along the road. There are pleasant views to enjoy to the west.

Pleasant View Farm is located approximately 15 minutes northwest of Uniontown. Travel is convenient with Route 43 to the west, and Route 51 to the east, both within 15 minutes from the property.

The farm has a very nice mix of land uses: 40 acres tillable, 48 acres of pasture, and the balance in wooded acreage. The tillable ground lays relatively flat to rolling, and is presently being farmed. Cattle are grazing the fenced pasture area. An approximately 40' X 52' bank barn is located in the southwest corner of the property. At one time the barn had electric service, it can be reconnected. A metal roof was installed about 10 years ago. The barn is a nice asset and can be used for winter keeping of animals, and storage. There are two small streams traversing the farm, one from the northeast, the other from the southwest. The streams open the potential to build a pond for extended water supply in dry times. Selected contents of the barn, tools, equipment, and the cattle are not part of the sale. This farm is ready for the new owner to bring their livestock and begin farming on day one.

Along with the Pleasant View Farm property, there is an opportunity to purchase a 4,768 square foot commercial building on approximately 3.5 acres. This property joins the northern property boundary line of the farm, and can be nicely integrated into one property. The building can be a great complementary asset to the farm by creating an opportunity to further develop a business, used for equipment storage, shop, manufacturing, sales, office space, and more. The properties can be purchased at the same time. For more information and pictures of the commercial building property, go to Timberland Realty's website - timberlandrealty.net.

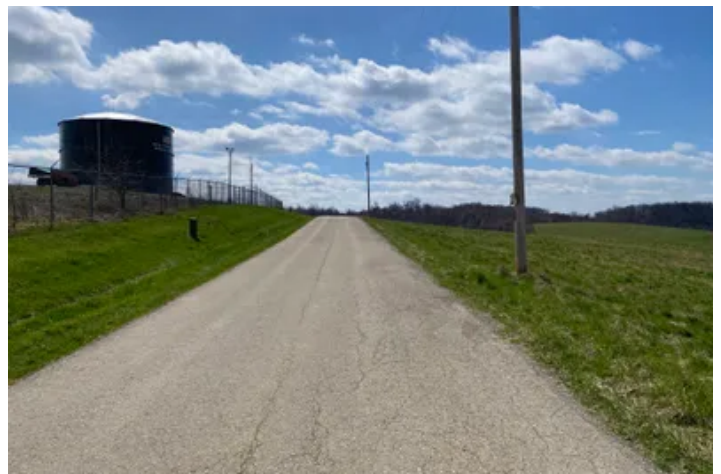
After you have worked the farm, you can enjoy some area entertainment. Pleasant View Farm is in a great location for some recreational amenities. Duck Hollow Golf Club is within 20 minutes. Uniontown offers a selection of restaurants, shopping, hotels, and a variety of entertainment. Fayette County is home to several parks for outdoor recreation. Dunlap Creek Park has a 50-acre lake open for fishing and boating. Jacobs Creek Park offers a lake, boating, fishing, and walking trails. For the hiker and bicyclist, visit Brown Run Trail and Sheepskin Trail, which offers 34 miles of trails. Ohiopyle State Park is a large park covering 20,000 acres. The wide variety of outdoor activities include whitewater boating, ATV riding, Biking, swimming, and rock climbing.

The Seller is retaining the oil and gas rights, and all royalties from the gas wells. The Seller is selling the property "as is where is".

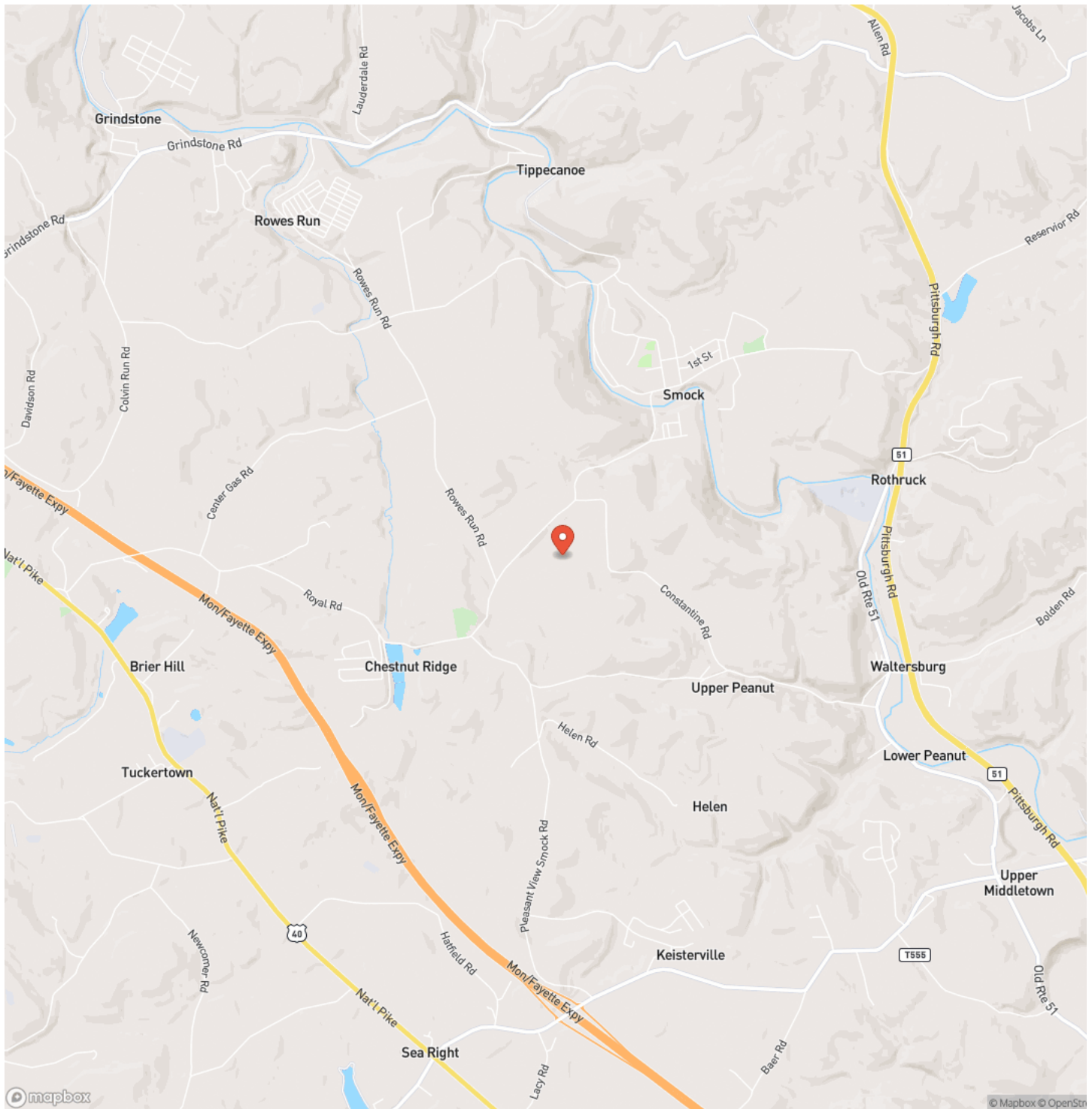
Pleasant View Farm – Pursue Your Dream - Come To The Country!



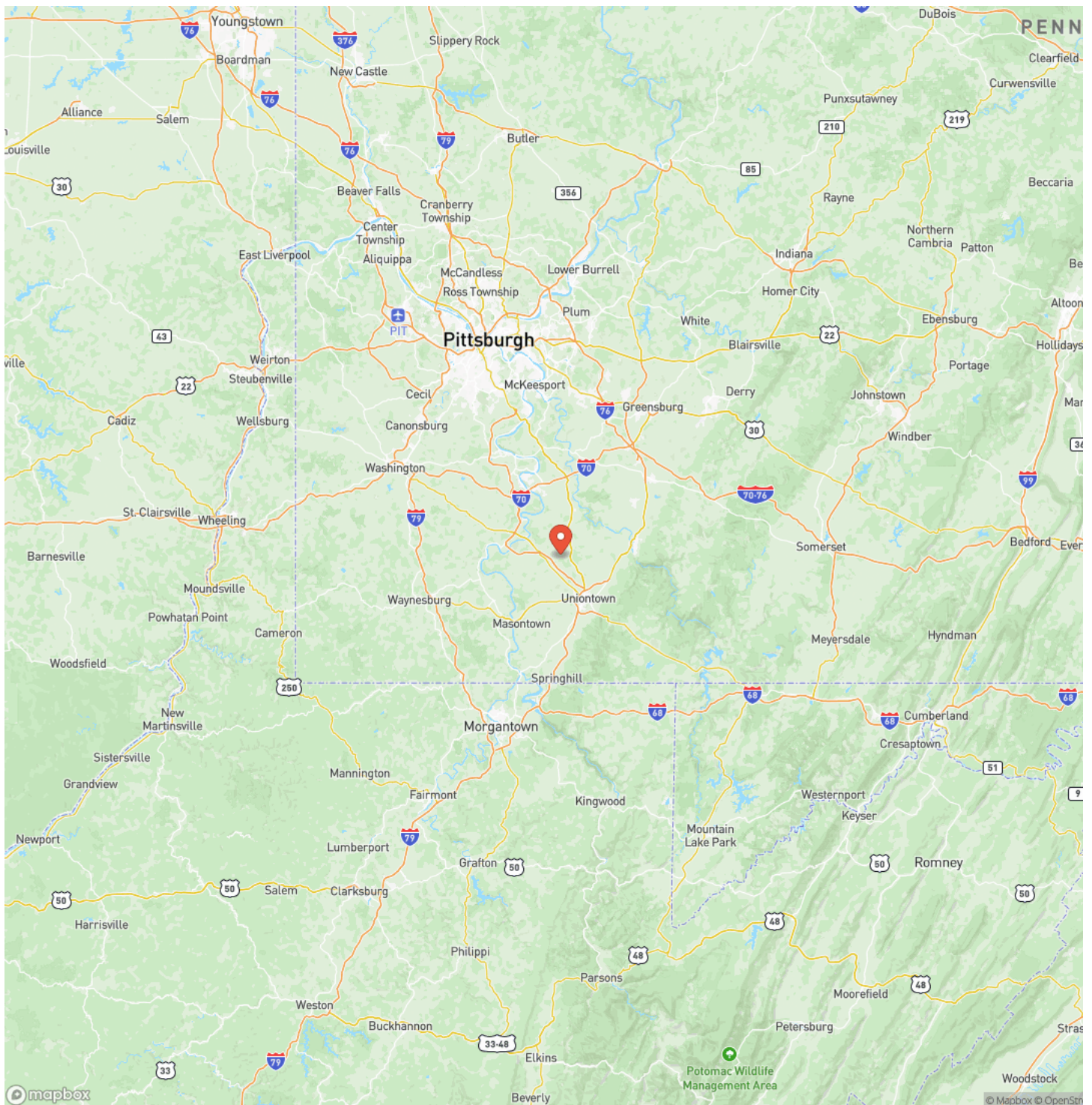
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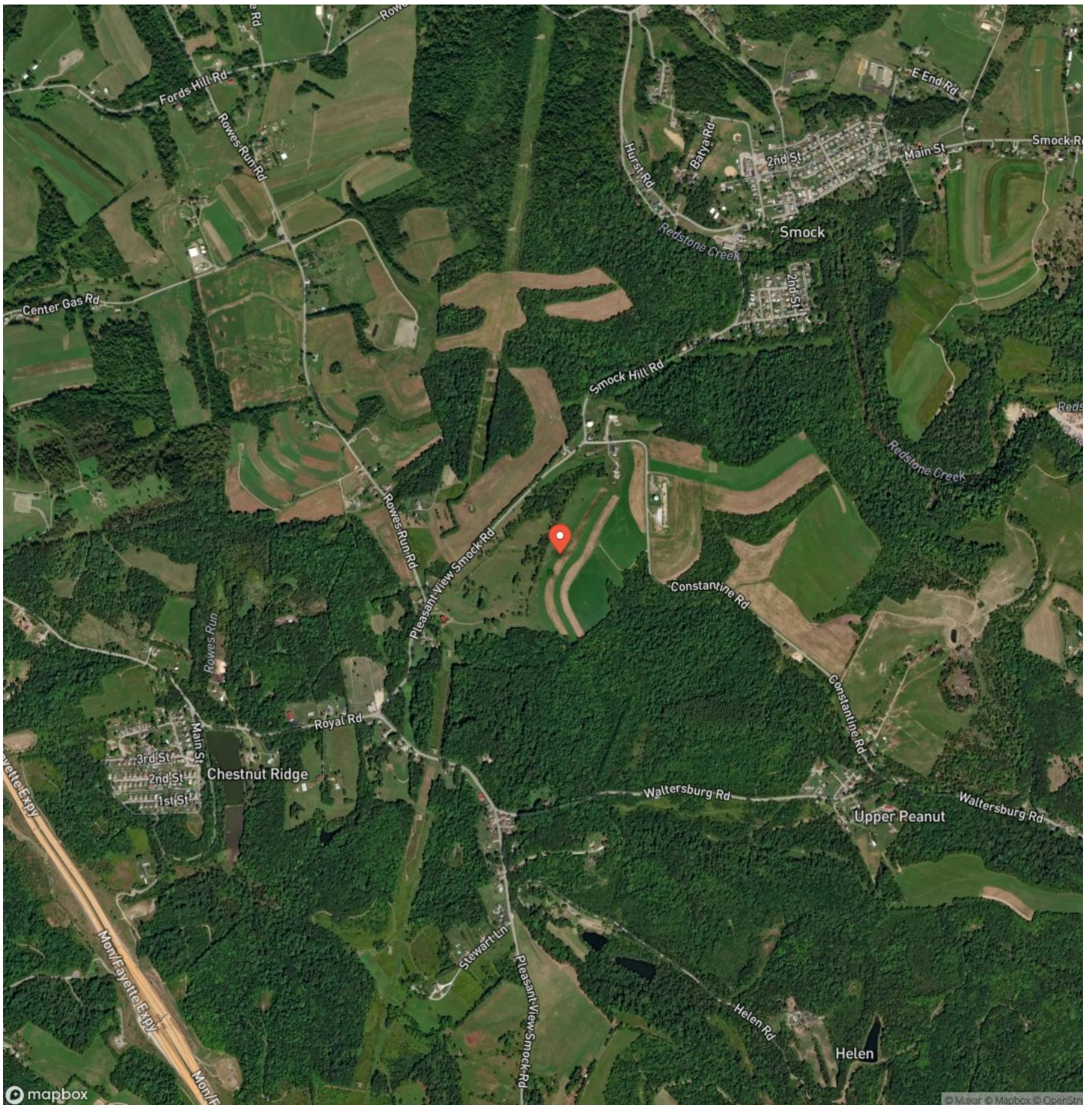
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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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