



\$ 825,000



9170 N Loop Road, Washington, PA 18080

- » MLS #: 756116
- » Land | Lot: 52.04 acres
- » More Info: [9170Loop.IsForSale.com](http://9170Loop.IsForSale.com)



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#### Remarks

Incredible opportunity to own 52.04 scenic acres overlooking the Blue Mountain with preferential tax assessment under Pennsylvania's Act 319 (Clean & Green). This unique property is currently a single tract with two parcel numbers. 41.0114 acres are in preservation and will allow for the construction of one home, with the remaining land for agricultural use (the land is currently being farmed). An additional 11.0287 wooded acres located at the front of the property are not in preservation but remain eligible under Act 319 and could be subdivided into a separate building lot. The 50' of road frontage on the 41-acre parcel would provide access to both parcels if subdivided. Build your dream home nestled in the countryside, enjoy the privacy of your wooded frontage, or explore the option of creating a second homesite. Endless potential in a peaceful, rural setting just minutes from town!

