

25.89± Acres at 0 Oneida Valley and Bruin Rd, Petrolia
PA 16050 - Washington Twp Butler County
0 Oneida Valley Rd
Petrolia, PA 16050

\$220,000
25.89± Acres
Butler County



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Petrolia, PA / Butler County

SUMMARY

Address

0 Oneida Valley Rd

City, State Zip

Petrolia, PA 16050

County

Butler County

Type

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

Latitude / Longitude

41.0324 / -79.8126

Taxes (Annually)

\$482.49

Acreage

25.89

Price

\$220,000

Property Website

<https://www.mossyoakproperties.com/property/25-89-acres-at-0-oneida-valley-and-bruin-rd-petrolia-pa-16050-washington-twp-butler-county-butler-pennsylvania/115479/>



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PROPERTY DESCRIPTION

Idyllic Countryside Retreat in Petrolia, PA

Discover the serene beauty of this expansive 25.89± acre property in Washington Township, Butler County. Nestled at the intersection of Oneida Valley and Bruin Road, this parcel offers an exceptional opportunity for those seeking a harmonious blend of nature and convenience right here in Western Pennsylvania.

Scenic Landscapes: Featuring a picturesque 7± acre field on the western side, this tract is framed by timber and a vibrant ecosystem that speaks to nature lovers.

Natural Water Features: A tranquil stream meanders through the center of the property southward, offering an exciting potential for the creation of a private dam or lake.

Wildlife Haven: Enveloped by agricultural lands and large neighboring tracts, this area is renowned for its rich wildlife, making it an excellent choice for hunting enthusiasts or those simply seeking a peaceful environment.

Prime Location: Enjoy ample double road frontage on Route 38 and Bruin Road, providing easy access. Situated minutes from PA State Gamelands 95 and just 20 minutes north of Butler, it offers a seamless commute south to Pittsburgh and north to I-80.

Development Potential: With multiple potential scenic build sites and its proximity to Rolling Ridge Farms, this property is ripe with opportunity for a homestead development or personal retreat.

Education & Community: Located within the Karns City School District, it provides access to quality education options.

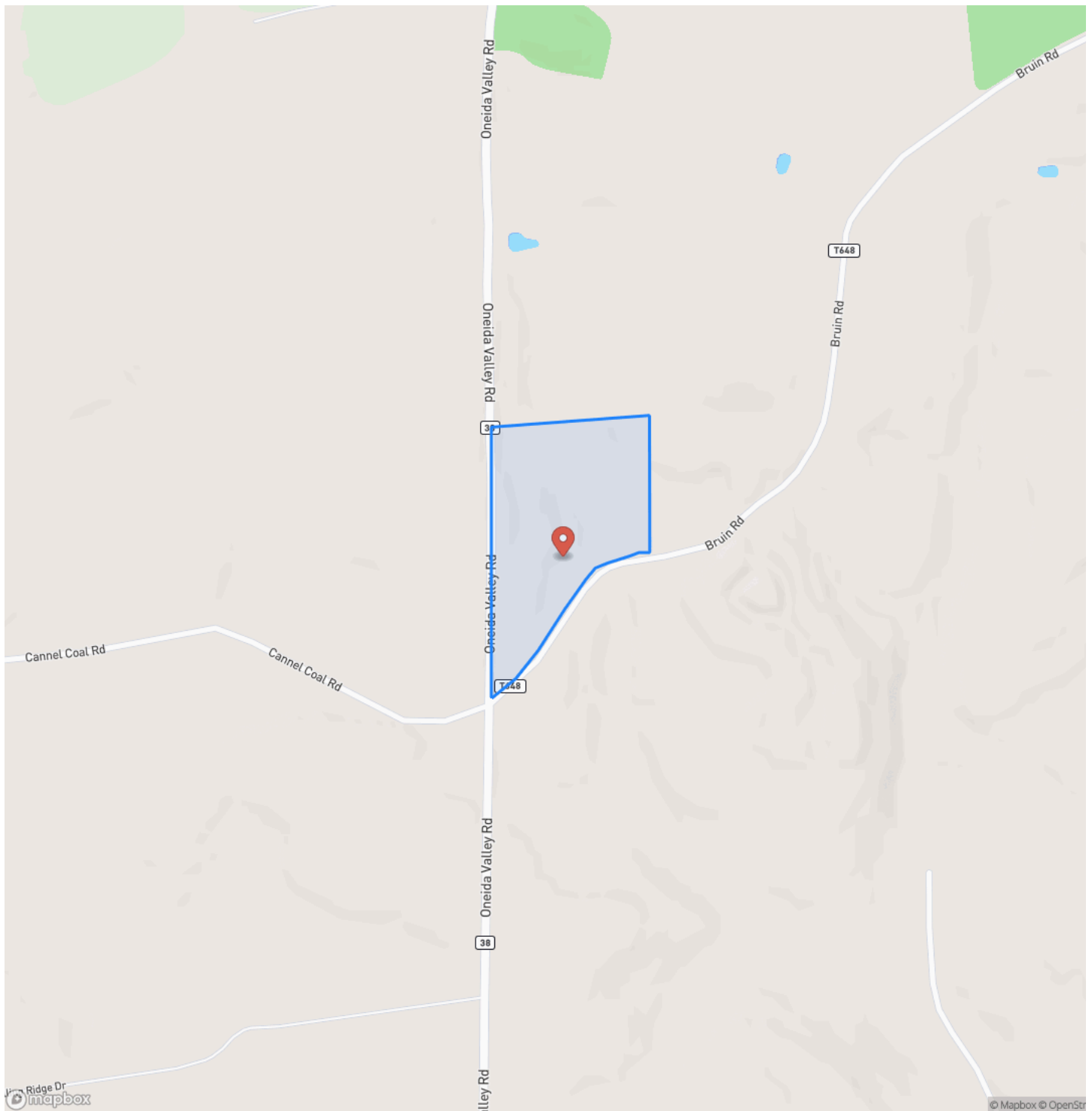
Embrace a lifestyle defined by natural beauty and convenience in this prime piece of Pennsylvania's countryside. Perfect for hunting, farming, recreational, or potential residential use, your new chapter awaits.

Seller does not own Oil, Gas, and Mineral Rights therefor they do not convey in the transaction

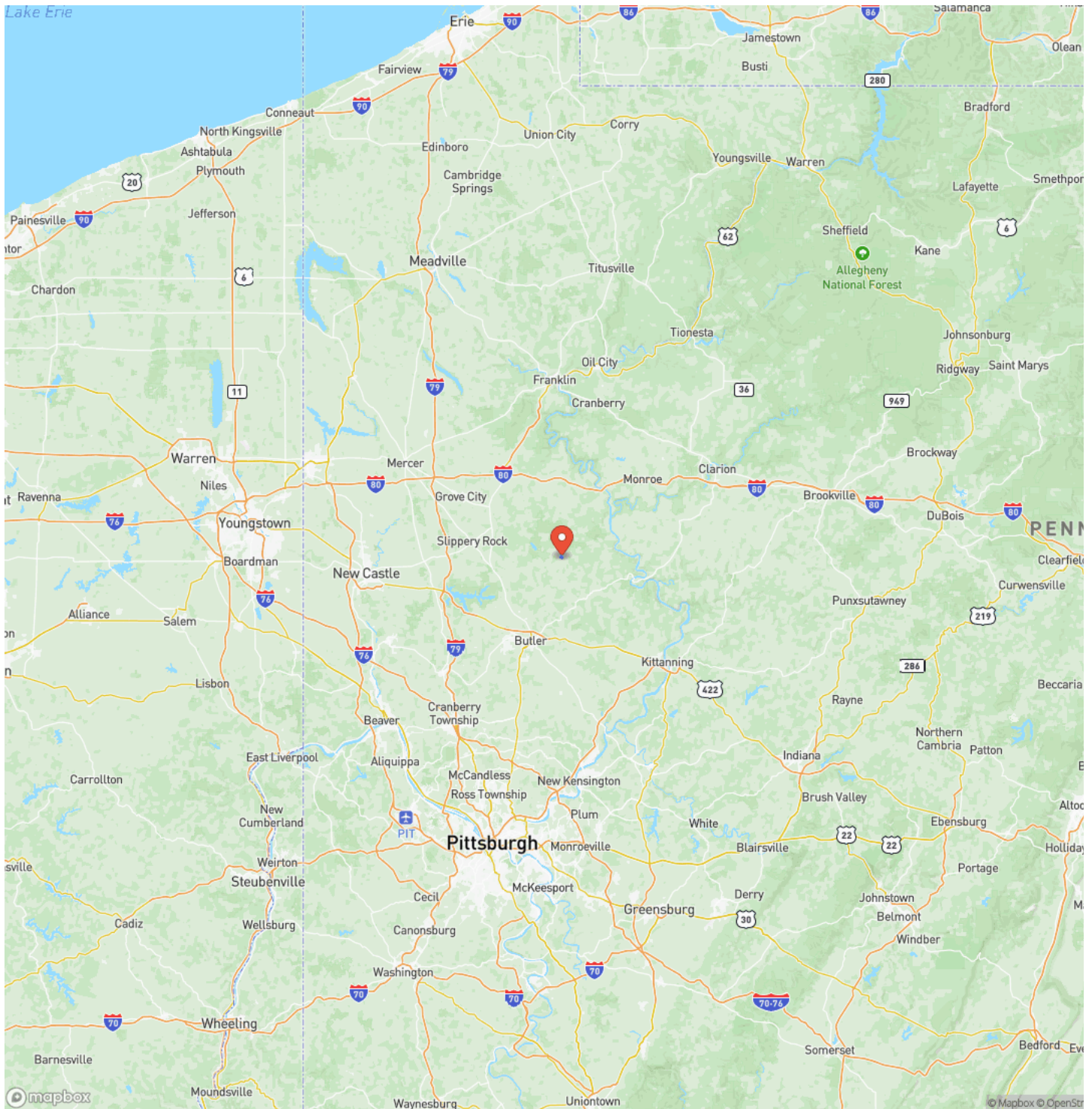
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

MORE INFO ONLINE:

<https://palandpro.com/>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://palandpro.com/>

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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.

Mossy Oak Properties Pennsylvania Land Professionals

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