

13.32± Acres Hilliards Rd Butler PA
0 Hilliards Rd
Petrolia, PA 16050

\$149,000
13.32± Acres
Butler County



13.32± Acres Hilliards Rd Butler PA
Petrolia, PA / Butler County

SUMMARY

Address

0 Hilliards Rd

City, State Zip

Petrolia, PA 16050

County

Butler County

Type

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

Latitude / Longitude

41.0618 / -79.81659

Taxes (Annually)

\$355

Acreage

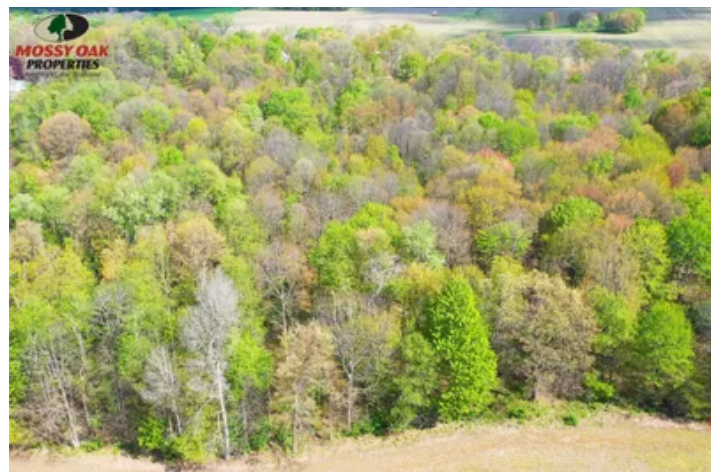
13.32

Price

\$149,000

Property Website

<https://www.mossyoakproperties.com/property/13-32-acres-hilliards-rd-butler-pa/butler/pennsylvania/104772/>



13.32± Acres Hilliards Rd Butler PA Petrolia, PA / Butler County

PROPERTY DESCRIPTION

Welcome to this exquisite 13.32± acre parcel located in the scenic Washington Township of Butler County. This unique property combines tranquility with potential, offering a blend of approximately half wooded and half tillable, income-producing farmland. With approximately 440 feet of paved frontage on Hilliards Road, accessibility is superb. The property conveys with Oil, Gas, and Mineral Rights, adding to its investment appeal. A previously conducted Perc Test assures readiness for potential development or personal use.

Nature enthusiasts will enjoy the abundant wildlife, including deer, turkey, small game, and even the occasional bear. A charming small creek meanders through the wooded area, enhancing the serene and peaceful setting surrounded by lush agriculture.

Property Highlights:

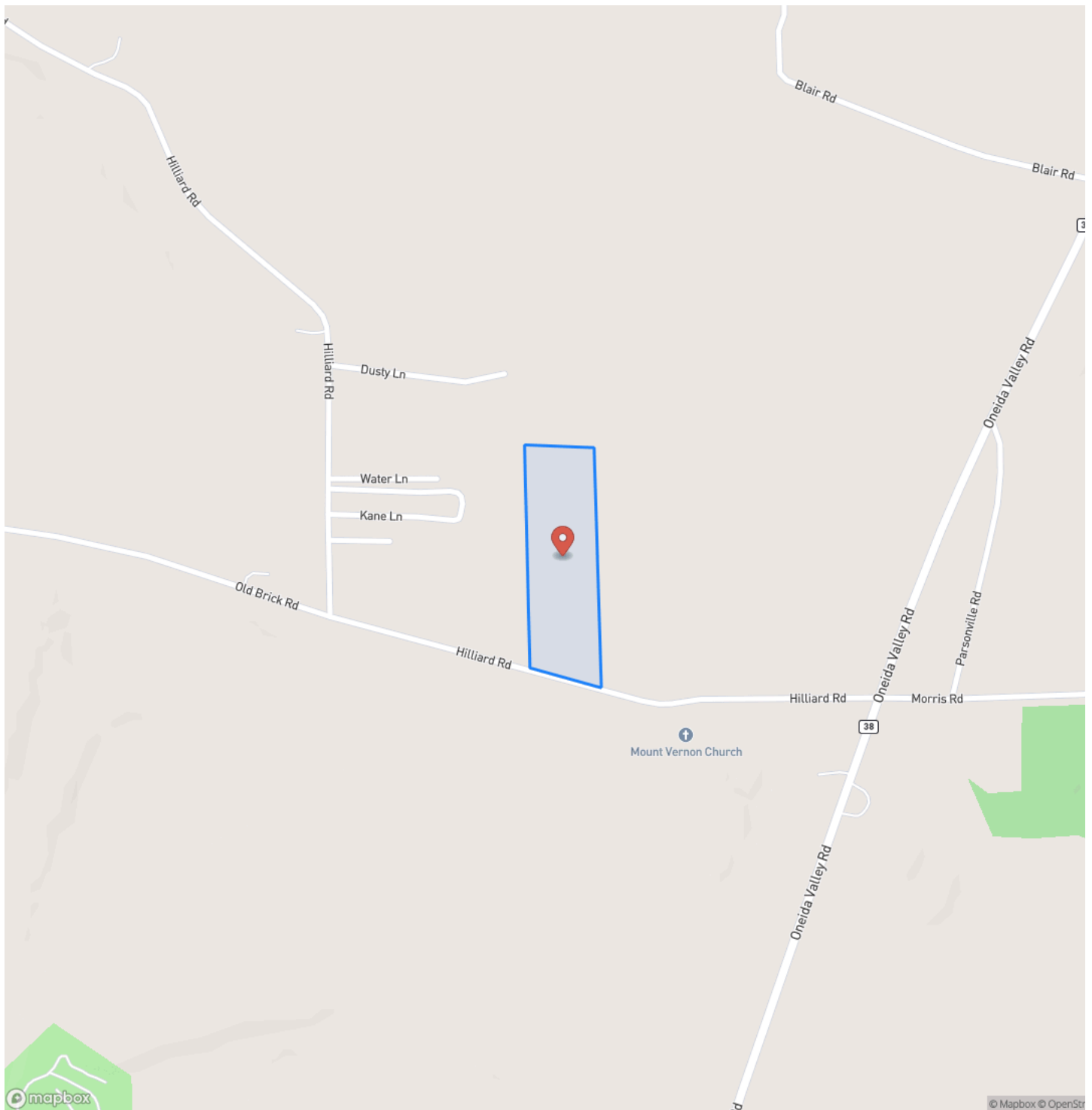
- **Size:** 13.32± acres
- **Land Composition:** 50% wooded, 50% tillable farmland
- **Road Frontage:** Approximately 440ft on paved Hilliards Road
- **Mineral Rights:** Oil, Gas, Mineral Rights convey
- **Perc Test:** Previously conducted
- **Wildlife:** Abundant, featuring deer, turkey, small game, and bear
- **Natural Features:** Small creek, serene setting
- **Potential Uses:** Future residential homesite, recreation, hunting, farming, investment
- **Convenient Location:** Just over 20 minutes to Slippery Rock or Butler

Discover the possibilities of this versatile property, where nature meets opportunity. Whether you envision building your dream home, enjoying recreational activities, or holding it as a smart investment, this parcel offers a canvas for your aspirations.

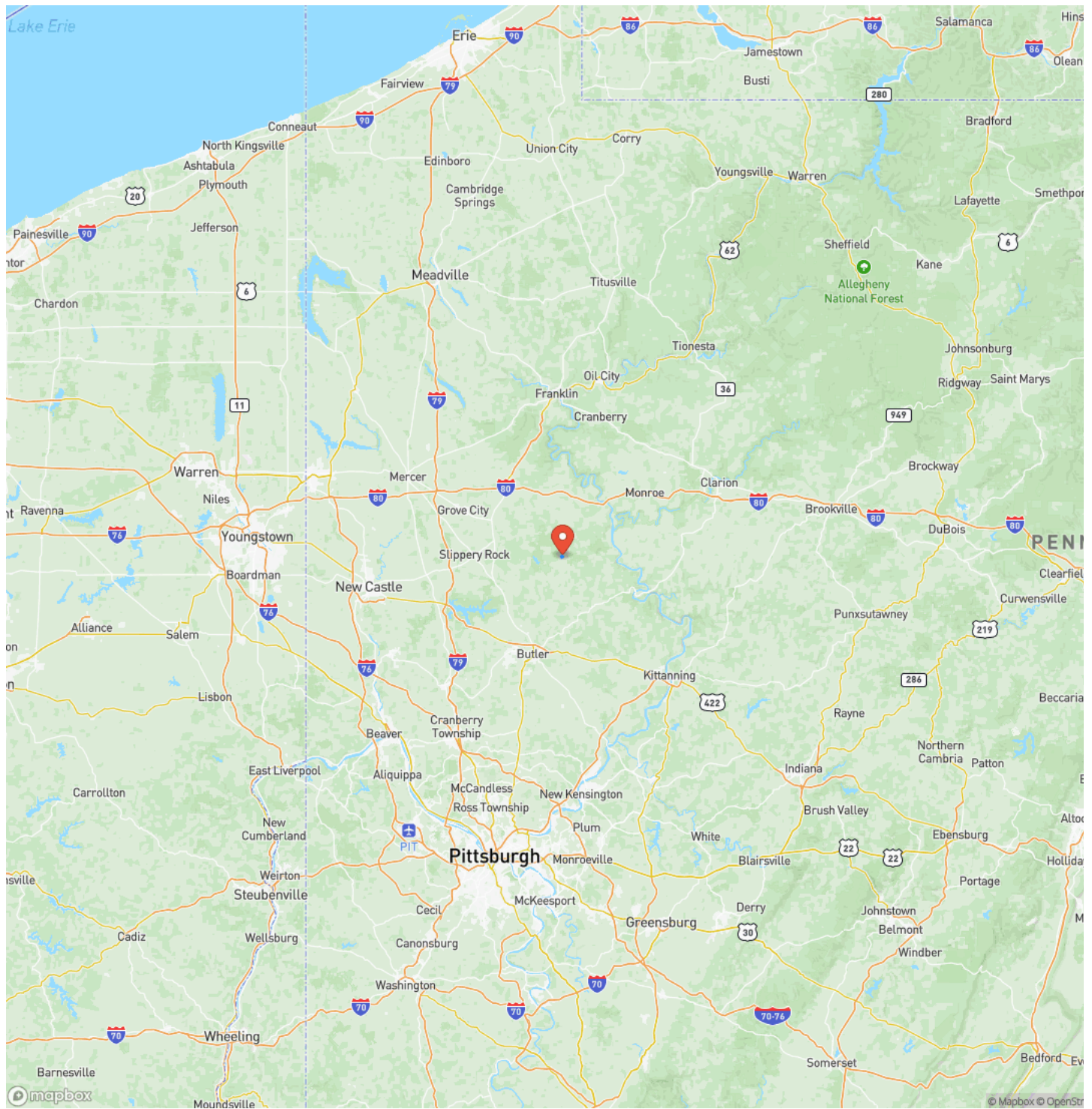
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Locator Map



Locator Map



Satellite Map



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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