

18 +/- Acres Eau Claire Rd Marion Township Butler
0 Eau Claire Rd
Boyers, PA 16020

\$210,000
18.1± Acres
Butler County



**18 +/- Acres Eau Claire Rd Marion Township Butler
Boyers, PA / Butler County**

SUMMARY

Address

0 Eau Claire Rd

City, State Zip

Boyers, PA 16020

County

Butler County

Type

Lot, Hunting Land, Farms

Latitude / Longitude

41.141 / -79.8983

Taxes (Annually)

\$243

Acreage

18.1

Price

\$210,000

Property Website

<https://www.mossoakproperties.com/property/18-acres-eau-claire-rd-marion-township-butler-/butler/pennsylvania/100986/>



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PROPERTY DESCRIPTION

Discover an exceptional opportunity with this picturesque 18 +/- acre vacant land on Eau Claire Road, Marion Township, Boyers, PA. Perfect for those seeking tranquility and natural beauty, this property features 4 +/- tillable acres on the north of the property and is predominantly adorned with lush timberland southward, offering a serene backdrop of towering trees and a live stream.

Ready for your dream home or cabin, the parcel is equipped with a septic tank and water well. Additionally, the property includes the conveyance of Oil, Gas, and Mineral Rights — a rare and valuable inclusion and potential investment.

Wildlife enthusiasts will appreciate the abundant wildlife signs throughout the land, making it a perfect spot for nature lovers. With 400 feet of road frontage along Eau Claire Road (State Highway 58), accessibility and visibility are ensured, making it an ideal location. Just an hour from Pittsburgh and a mere 15 minutes to Slippery Rock, this location ensures both seclusion and convenience.

Outdoor adventures abound with the proximity to the stocked trout waters in the North Branch of Slippery Rock Creek, and you're just minutes from the PA State Game Lands 95, ideal for hunting, recreation, and exploration.

The property boasts low annual taxes of less than \$300, making it a financially attractive option for potential buyers.

Property Highlights and Features:

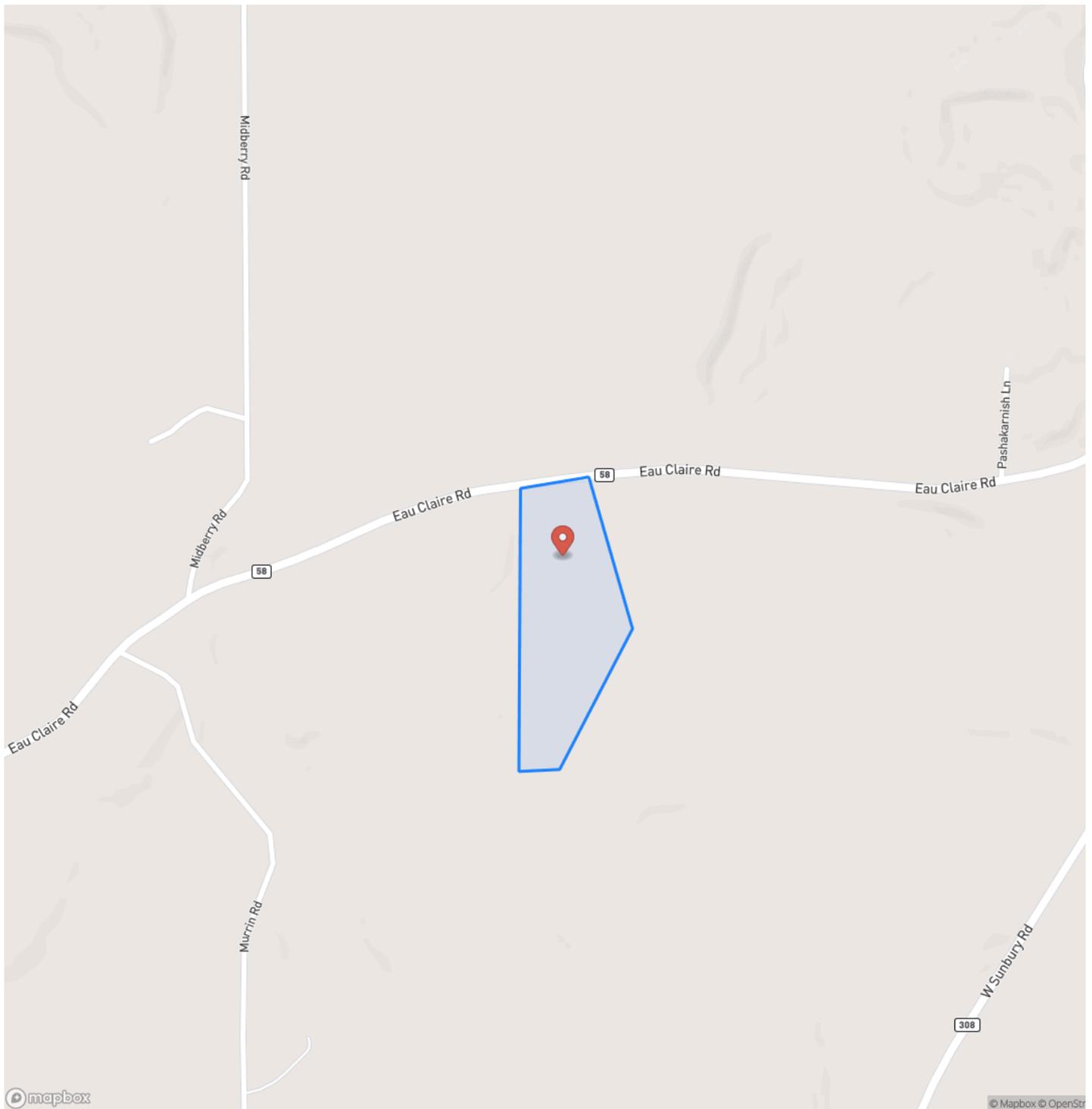
- 18.1 +/- acres with 4 +/- tillable and extensive wooded timberland
- Live stream running through the property
- Septic tank and water well on site, ready for construction
- 400 feet of road frontage along Eau Claire Road (State Highway 58)
- Includes Oil, Gas, and Mineral Rights
- Rich wildlife presence, perfect for nature enthusiasts
- Low Taxes
- An hour's drive from Pittsburgh; 15 minutes to Slippery Rock
- Close to stocked trout waters of North Branch of Slippery Rock Creek
- Minutes from PA State Game Lands 95 for excellent hunting opportunities

Seize this chance to own a piece of Pennsylvania's natural beauty, ready to be molded to your heart's desire.

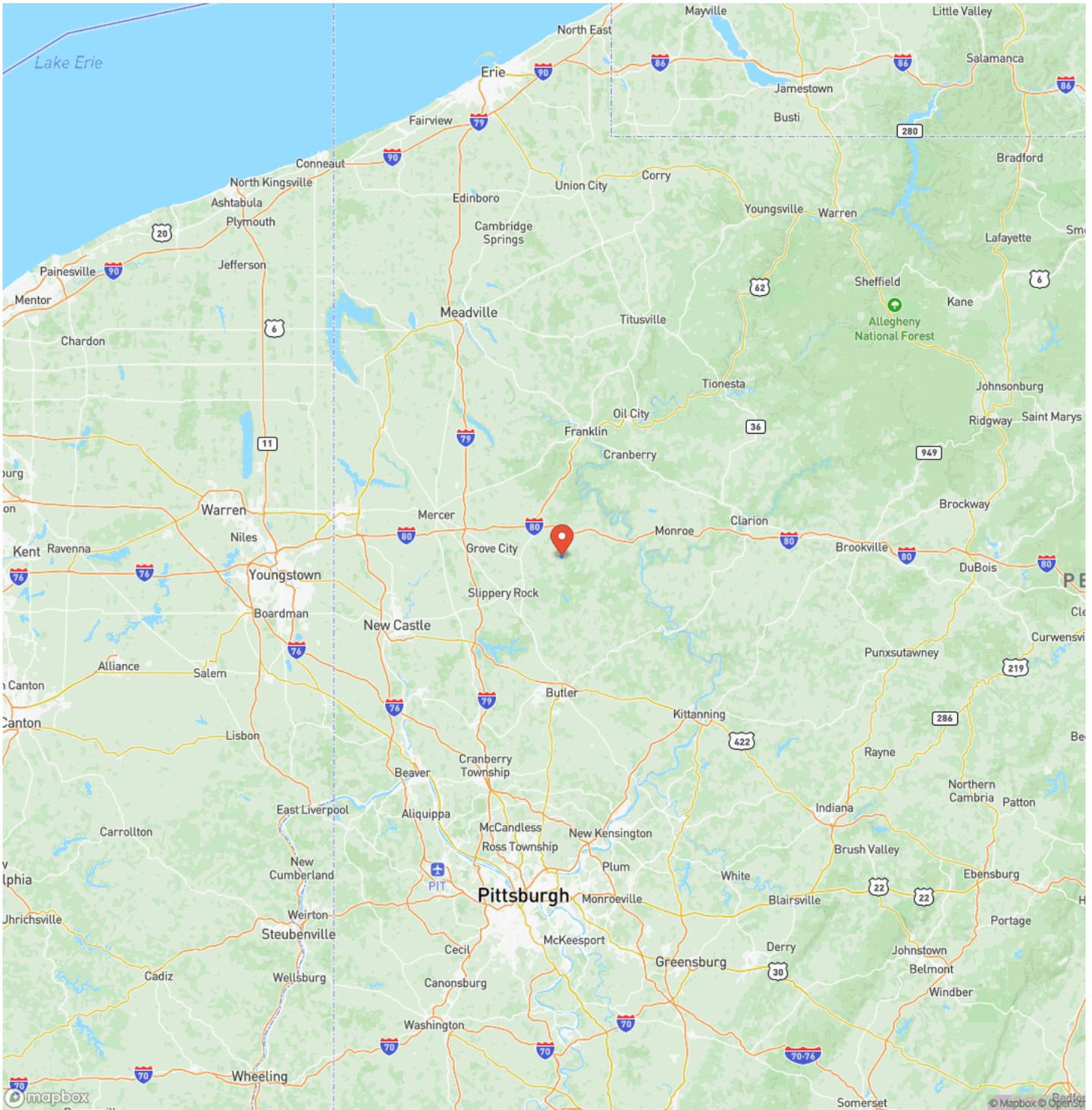
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Locator Map



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.

Mossy Oak Properties Pennsylvania Land Professionals
511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
mossyoakproperties.com

