

77± Acres of Farmland on Hoon and Beulah Rd Oakland
Twp Butler County PA
0 Beulah and Hoon Rd
Butler, PA 16001

\$770,000
77± Acres
Butler County



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Butler, PA / Butler County**

SUMMARY

Address

0 Beulah and Hoon Rd

City, State Zip

Butler, PA 16001

County

Butler County

Type

Farms, Undeveloped Land, Recreational Land, Hunting Land

Latitude / Longitude

40.9144 / -79.86879

Taxes (Annually)

\$915

Acreage

77

Price

\$770,000

Property Website

<https://www.mossyoakproperties.com/property/77-acres-of-farmland-on-hoon-and-beulah-rd-oakland-twp-butler-county-pa/butler/pennsylvania/104371/>



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PROPERTY DESCRIPTION

Discover the perfect blend of productivity, privacy, and potential with this exceptional tract located just north of Butler and East Butler. Offering approximately 63± acres of mostly tillable, income-producing farmland, this property is ideal for investors, farmers, or those looking to build their dream homestead in a scenic rural setting.

Two separate wooded sections (approximately 10 acres and 4 acres) provide excellent habitat for wildlife, with established game trails making this a prime hunting opportunity. Trophy whitetail deer are regularly seen throughout the area, adding significant appeal for serious hunters. The mix of open ground and timber creates a versatile landscape suited for recreation, agriculture, or future development.

With approximately 650 feet of frontage on Beulah Road and over 1,350 feet of frontage on Hoon Road-plus an additional 60 feet along the northwest boundary-the property offers multiple access points and outstanding flexibility for subdivision or private access. Elevated areas throughout the property provide beautiful hilltop views, making it an ideal homesite location.

An option to lease the farmland back for continued agricultural use is available, providing immediate income potential for the new owner.

Conveniently located just minutes from Route 8, Route 422, and Route 38, this property combines peaceful country living with easy access to major routes and nearby amenities.

Whether you're looking to expand your farming operation, invest in land, or create a private retreat, this property delivers unmatched opportunity.

Key Features:

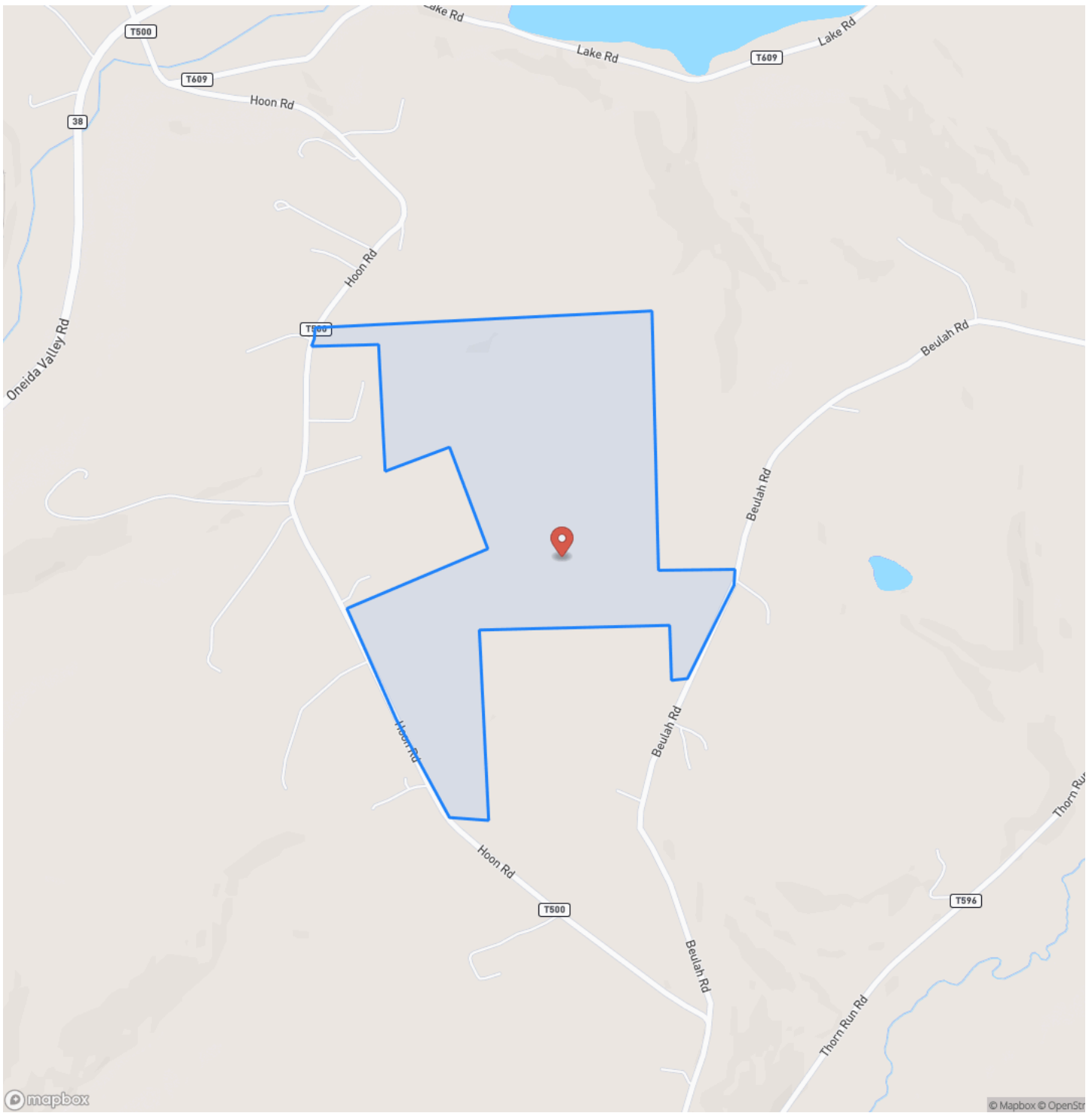
- Approximately 77± acres total (63 acres± tillable, income-producing)
- Lease-back option available for continued farming and immediate income
- Two wooded parcels (approximately 10 acres and 4 acres) with abundant wildlife
- Trophy whitetail deer regularly in the area
- Established game trails - excellent hunting potential
- Approximately 650' frontage on Beulah Road
- Approximately 1,350' frontage on Hoon Road + additional 60' on NW boundary
- Multiple access points
- Scenic hilltop views and ideal homesite potential
- Versatile use: farming, residential, recreational, or development
- Minutes to Rt 8, Rt 422, and Rt 38

***Oil, Gas, and Mineral Rights have been previously conveyed and not available with this property.*

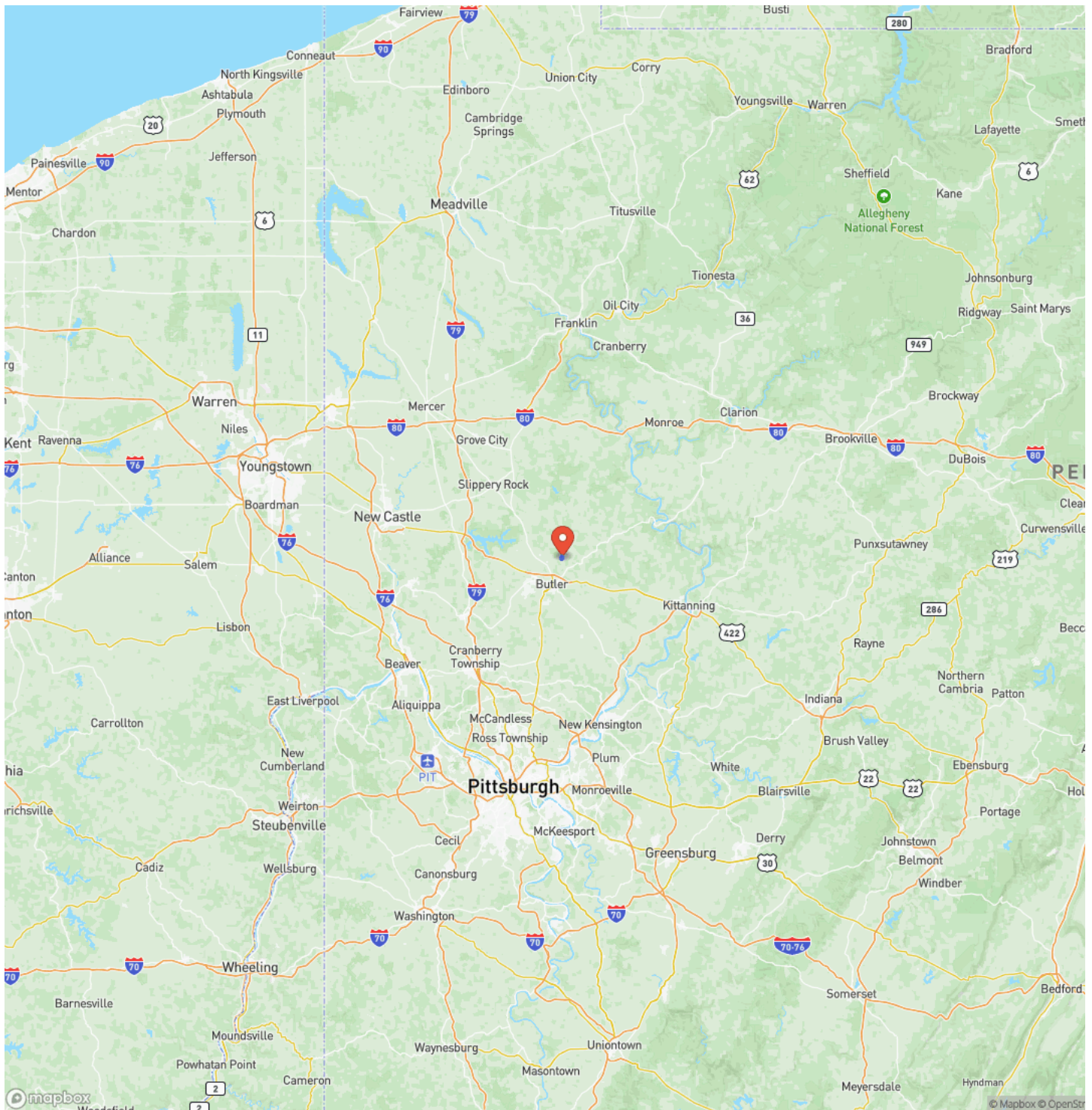
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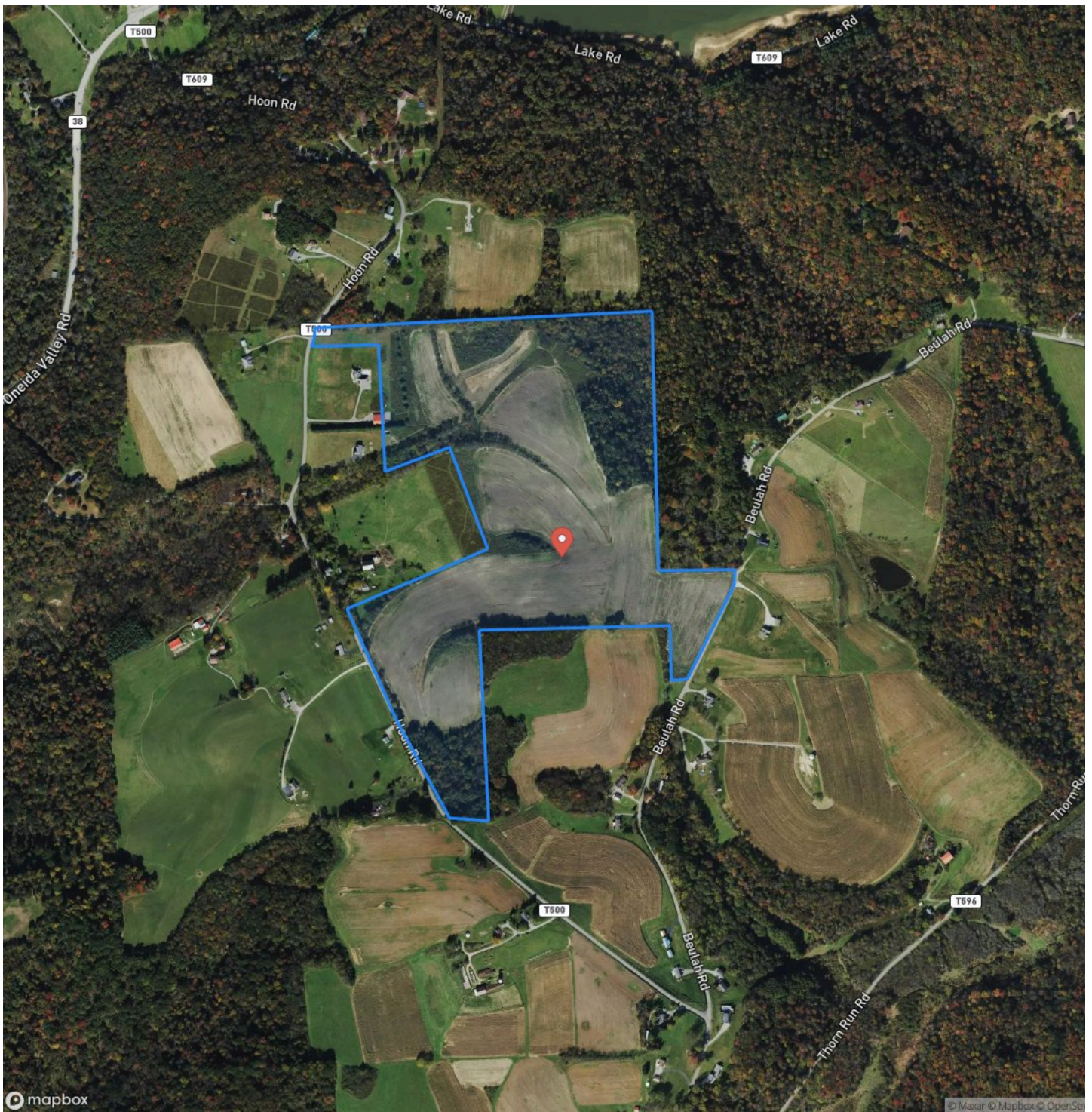
Locator Map



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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