

87 acres Bealuh and Hoon Rd Farm - Butler PA
Bealuh and Hoon Rd
Butler, PA 16001

\$925,000
87± Acres
Butler County



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Butler, PA / Butler County

SUMMARY

Address

Bealuh and Hoon Rd

City, State Zip

Butler, PA 16001

County

Butler County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.91437 / -79.86881

Taxes (Annually)

\$1,100

Acreage

87

Price

\$925,000

Property Website

<https://www.mossyoakproperties.com/property/87-acres-bealuh-and-hoon-rd-farm-butler-pa/butler/pennsylvania/82065/>



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PROPERTY DESCRIPTION

Welcome to your Western Pennsylvania slice of paradise. This 87+/- acre tract includes a 77+/- acre parcel of mostly tillable soil and an additional 10+/- acre parcel of mature hardwood. This property has been used for decades as an excellent farming operation and hunting honey hole. Zoning is unrestricted, so it would be great for continuing farming, a homestead with multiple homesite locations, investment property, or simply just a piece of paradise for escaping into a serene rural setting with 360° hilltop views. There are no structures on the property. Oil, gas and mineral rights will *not* convey to the buyer.

Features of the Property Include:

- 87+/- total acres mostly tillable with a great mature wooded stand
- Located in a peaceful, serene, rural setting
- Tons of wildlife from bear and whitetail deer to small game and predators
- Minutes from Lake Oneida and short distance to Moraine and McConnells Mill State Park
- Multiple potential homesites
- Just few miles north of downtown Butler, situated in a very highly desired location
- Easy access to Route 38, Route 8, Route 422, I-79
- Easy access to Butler, Pittsburgh, Erie, and Cleveland

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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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