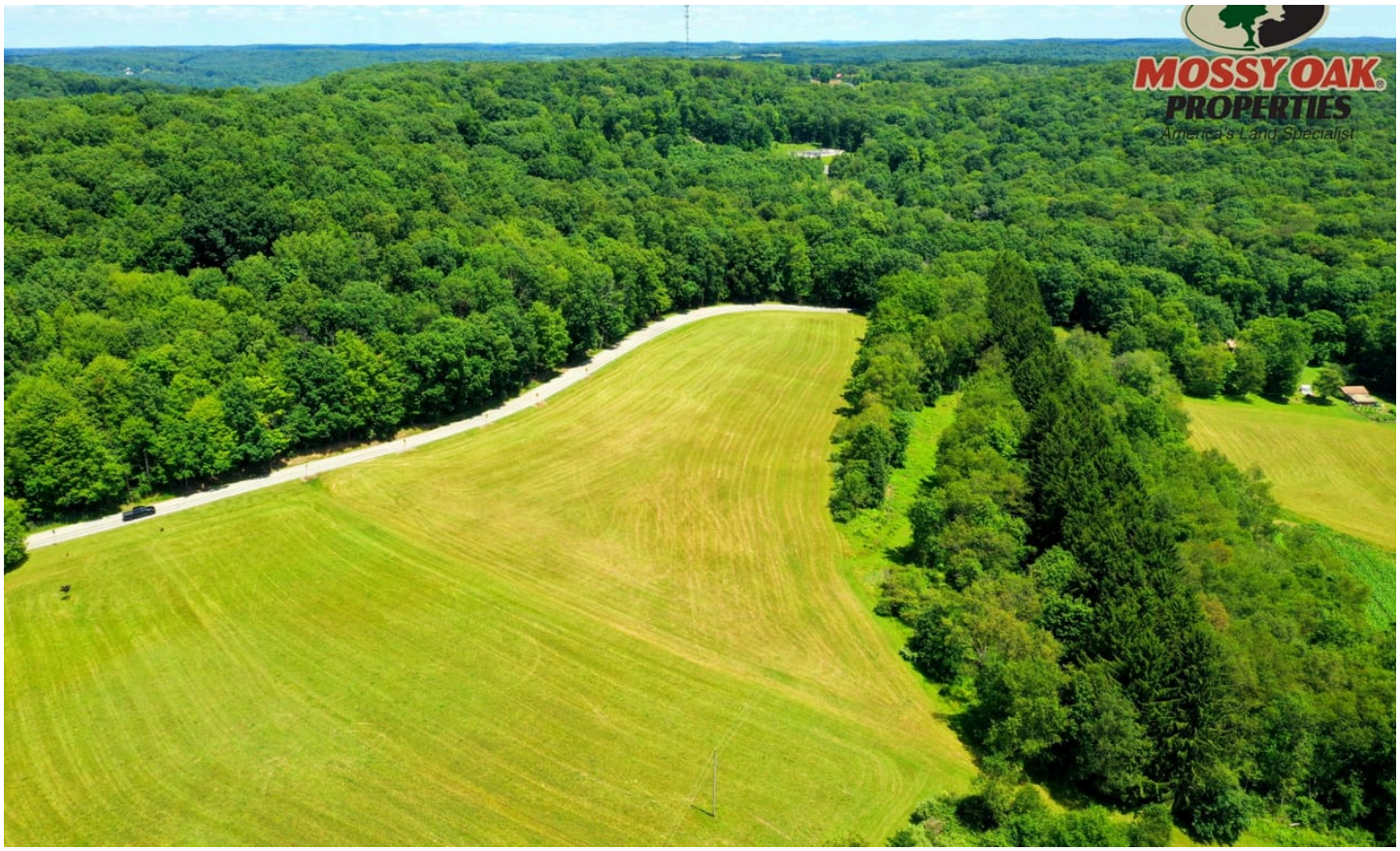
5 ± Acres - Branchton Rd, Cherry Twp Butler PA
00 Branchton Rd
West Sunbury, PA 16061

$79,000
5± Acres
Butler County







SUMMARY

Address
00 Branchton Rd

City, State Zip
West Sunbury, PA 16061

County
Butler County

Type
Hunting Land, Undeveloped Land, Farms, Recreational Land, Lot

Latitude / Longitude
41.091356 / -79.905863

Acreage
5

Price
$79,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

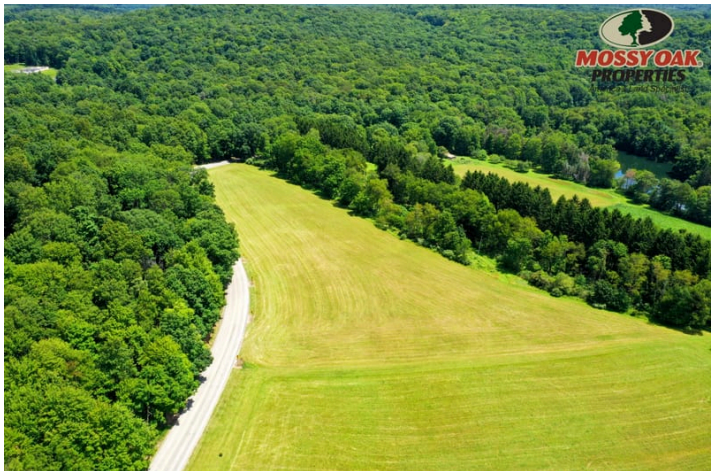
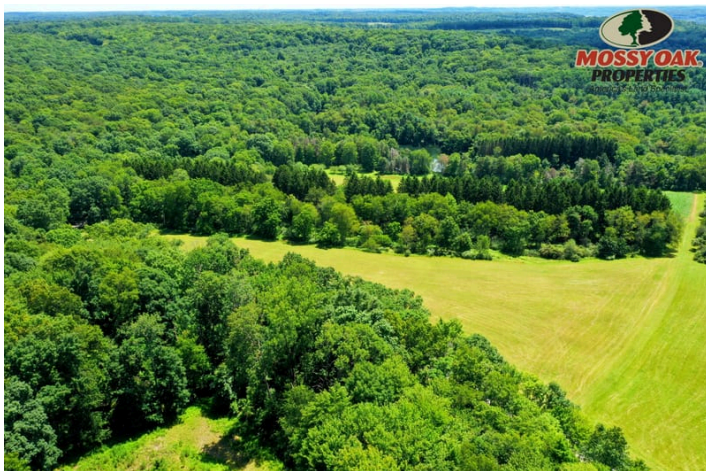
Charming 5 Acre Parcel - Branchton Road, Cherry Township, Butler County, PA

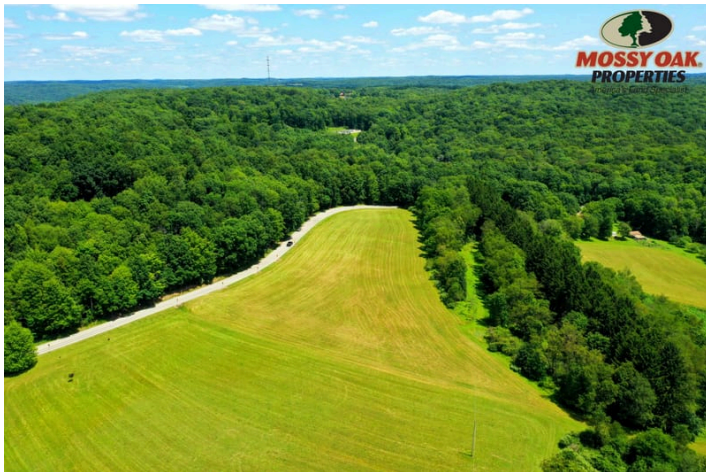
Discover a rare opportunity to own approximately 5 acres of mostly flat, tillable land with extensive frontage on Branchton Road. This parce is being subdivided from a larger tract and sits adjacent to State Gamelands 95, offering immediate access to outdoor recreation and open views.

Key Features:

- Size: 5 acres (being parceled from a larger property)
- Location: 00 Branchton Road, Cherry Township, Butler County, PA
- Topography: Mostly flat, tillable field - currently cut for hay
- Frontage: Extensive frontage along Branchton Road
- Adjacent to State Gamelands 95 - excellent for hunting, hiking, and outdoor activities
- Potential homesite with hilltop views - ideal for a private country residence
- Recreational land with plenty of space to breathe and enjoy rural living
- Mineral rights: Oil, gas, and mineral rights convey - potential future investment value
- Commute: Less than 1 hour to Pittsburgh; approximately 25 minutes to Butler

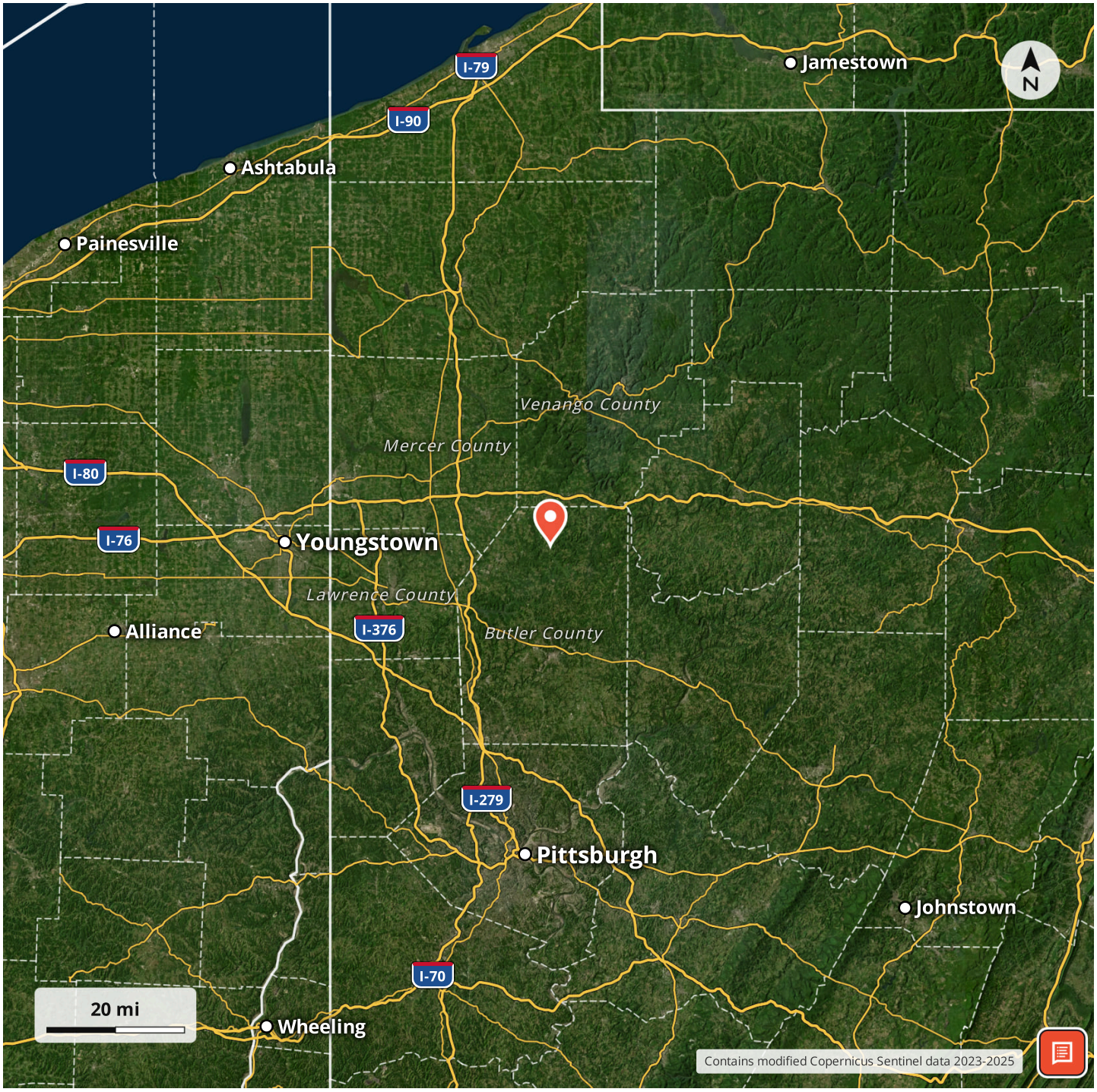
Whether you're seeking a peaceful homesite with scenic views, recreational acreage next to public gamelands, or a long-term investment with conveyed mineral rights, this versatile parcel delivers.

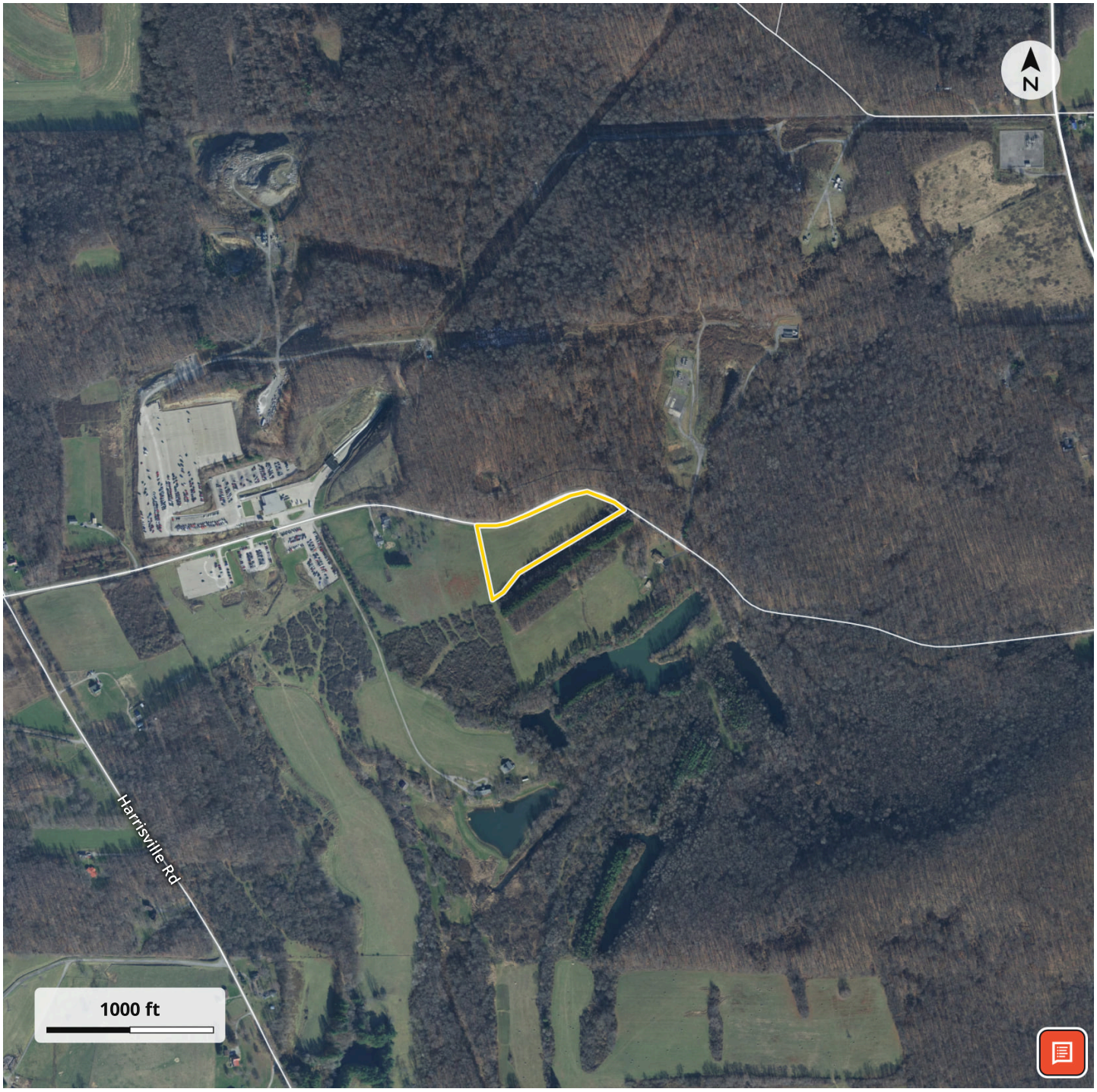




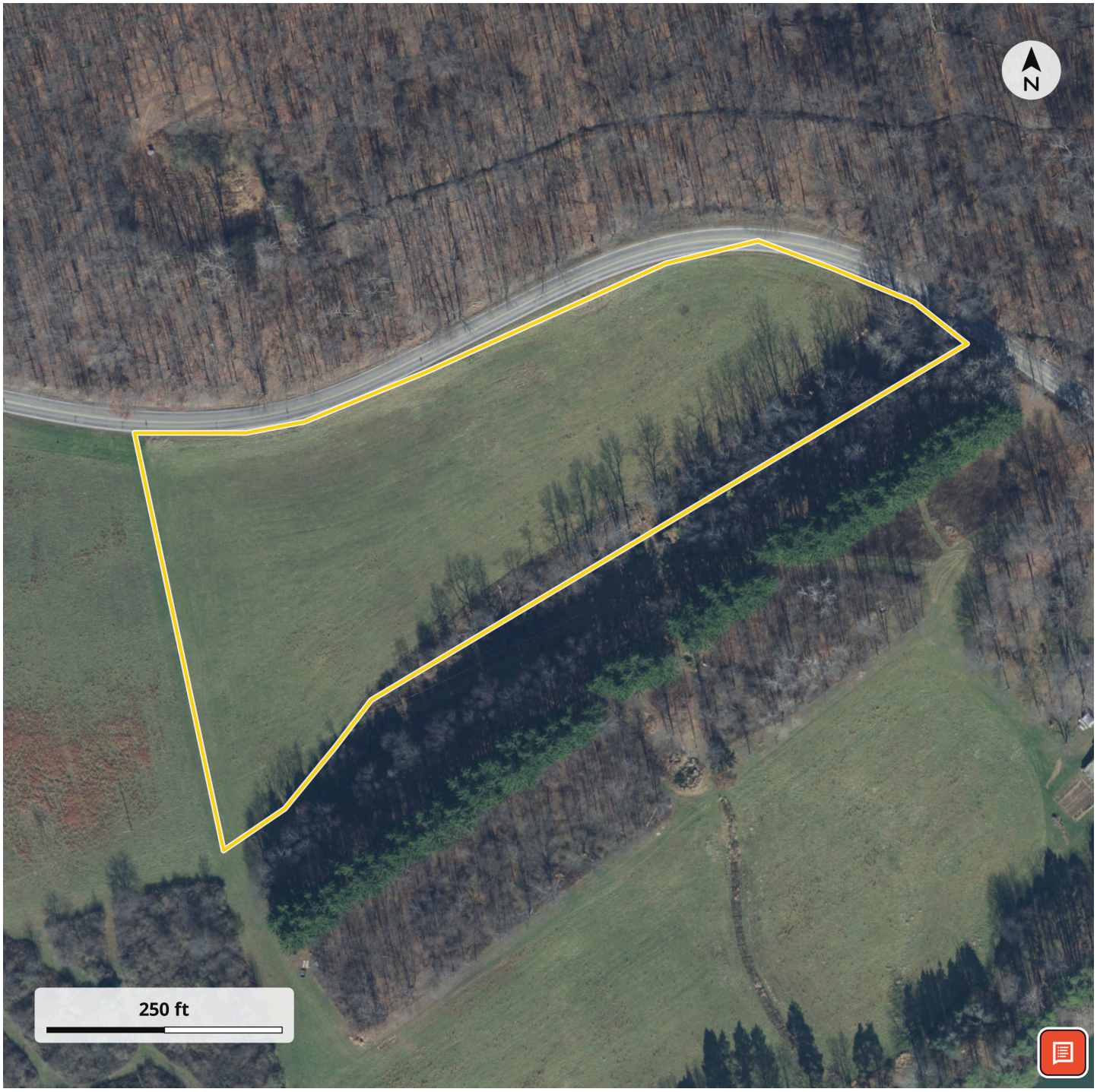
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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NOTES

NOTES

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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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