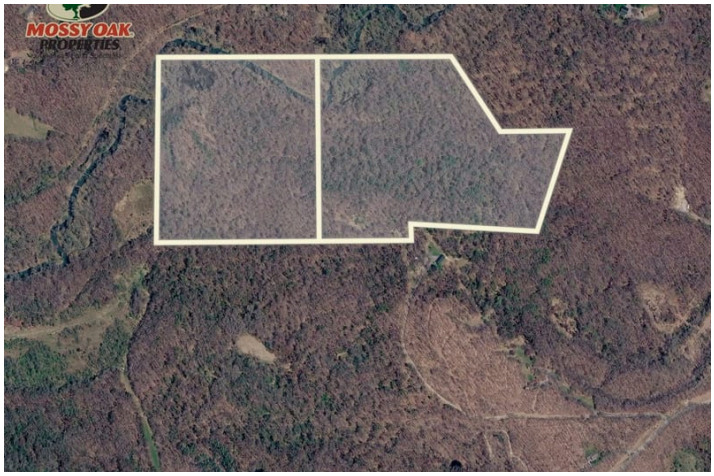
77+/- Acres Branchton Rd on Slippery Rock Creek
Cherry Township Butler County
0 Branchton Rd
Boyers, PA 16020

$660,000
76.85± Acres
Butler County







SUMMARY

Address
0 Branchton Rd

City, State Zip
Boyers, PA 16020

County
Butler County

Type
Hunting Land, Lot, Timberland, Undeveloped Land, Recreational Land

Latitude / Longitude
41.07915 / -79.94755

Taxes (Annually)
$418

Acreage
76.85

Price
$660,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Property Listing: 77 +/- Acres of Raw Timberland in Cherry Township, PA with Slippery Rock Creek

Location: Branchton Road, Cherry Township, Boyers, PA 16020

Discover the perfect blend of privacy and potential with this stunning 77 +/- acre timberland property. Accessed via a deeded private road, this expansive parcel features multiple build sites, making it ideal for your dream home or cabin.

Key Features:

- **Owner Financing Available**: The owner is willing to finance or carry the mortgage on the property, providing flexible purchasing options.
- **Oil, Gas, and Mineral Rights**: All seller owned rights available to convey with the sale.
- **Perc Tested**: The land is ready for a septic system, streamlining your building process.
- **Two Separate Lots**: Comprised of 42 +/- acres and 35 +/- acres, each parcel is available separately, allowing for customized investment opportunities.
- **Abundant Wildlife**: Enjoy nature with frequent sightings of deer, turkeys, ducks, geese, bears, and small game.
- **Scenic Shoreline**: Approximately 1000 feet of private shoreline along Slippery Rock Creek offers a serene retreat and recreational opportunities.
- **Established Trail System**: Explore the property's scenic trails, perfect for hiking or ATV adventures.
- **Proximity to Nature**: Just minutes from PA State Game Lands 95, ideal for outdoor enthusiasts.
- **Convenient Location**: Only an hour from Pittsburgh and 15 minutes to Slippery Rock.

This property provides the perfect sanctuary for nature lovers and those seeking a private retreat. Don't miss this rare opportunity to own a piece of Pennsylvania's beautiful landscape!


MOSSY OAK
PROPERTIES


MOSSY OAK
PROPERTIES

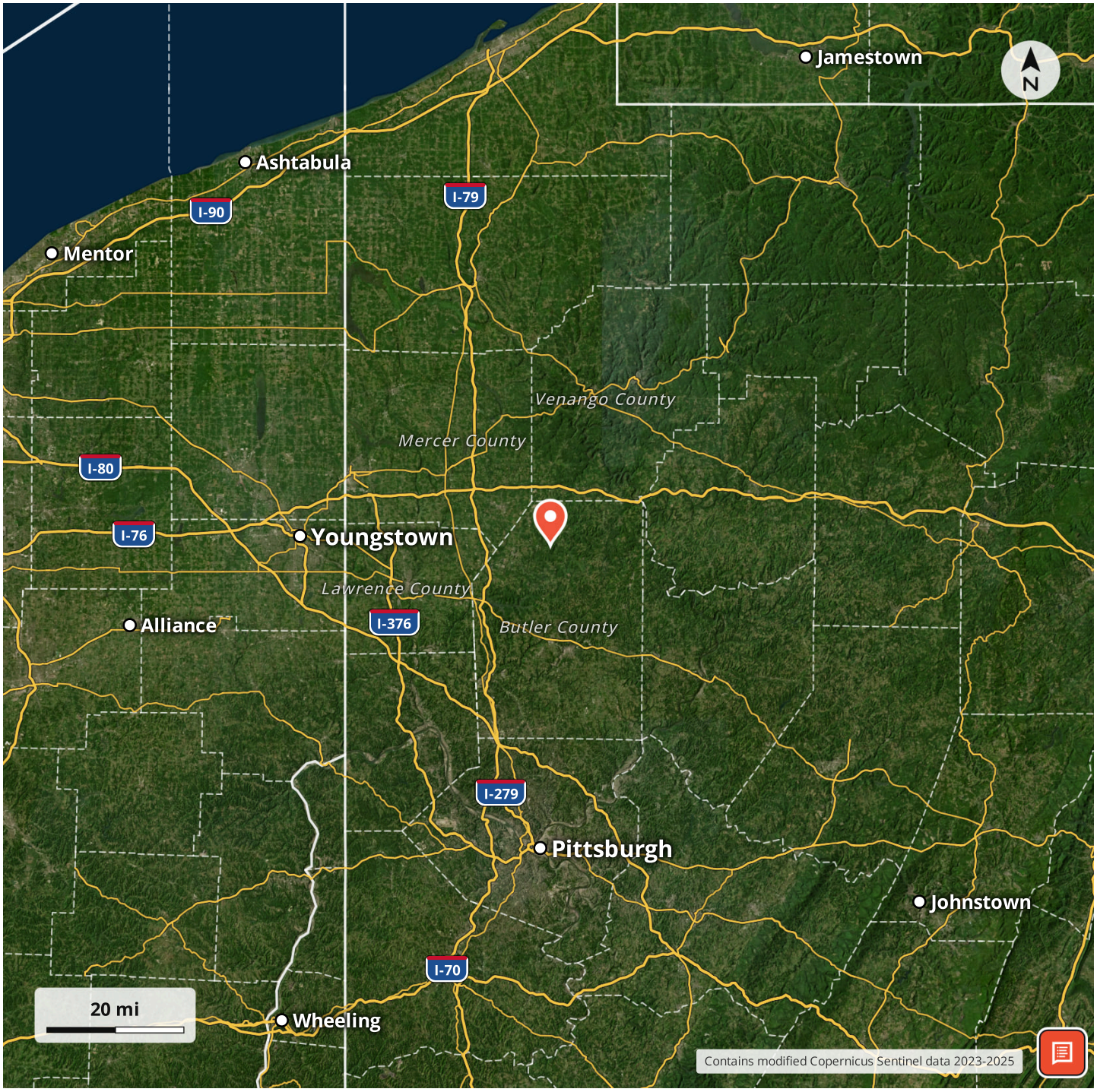

MOSSY OAK
PROPERTIES


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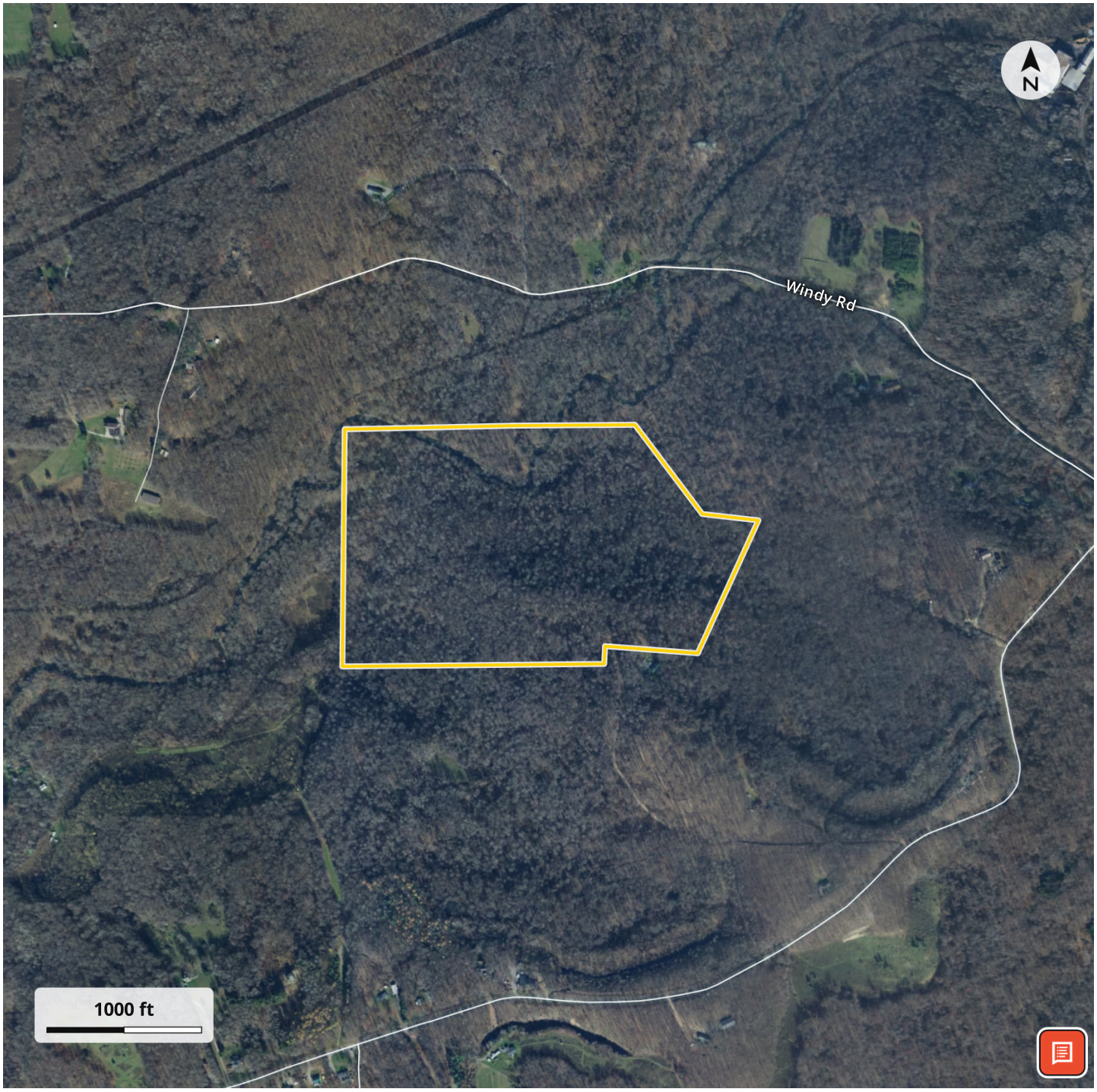

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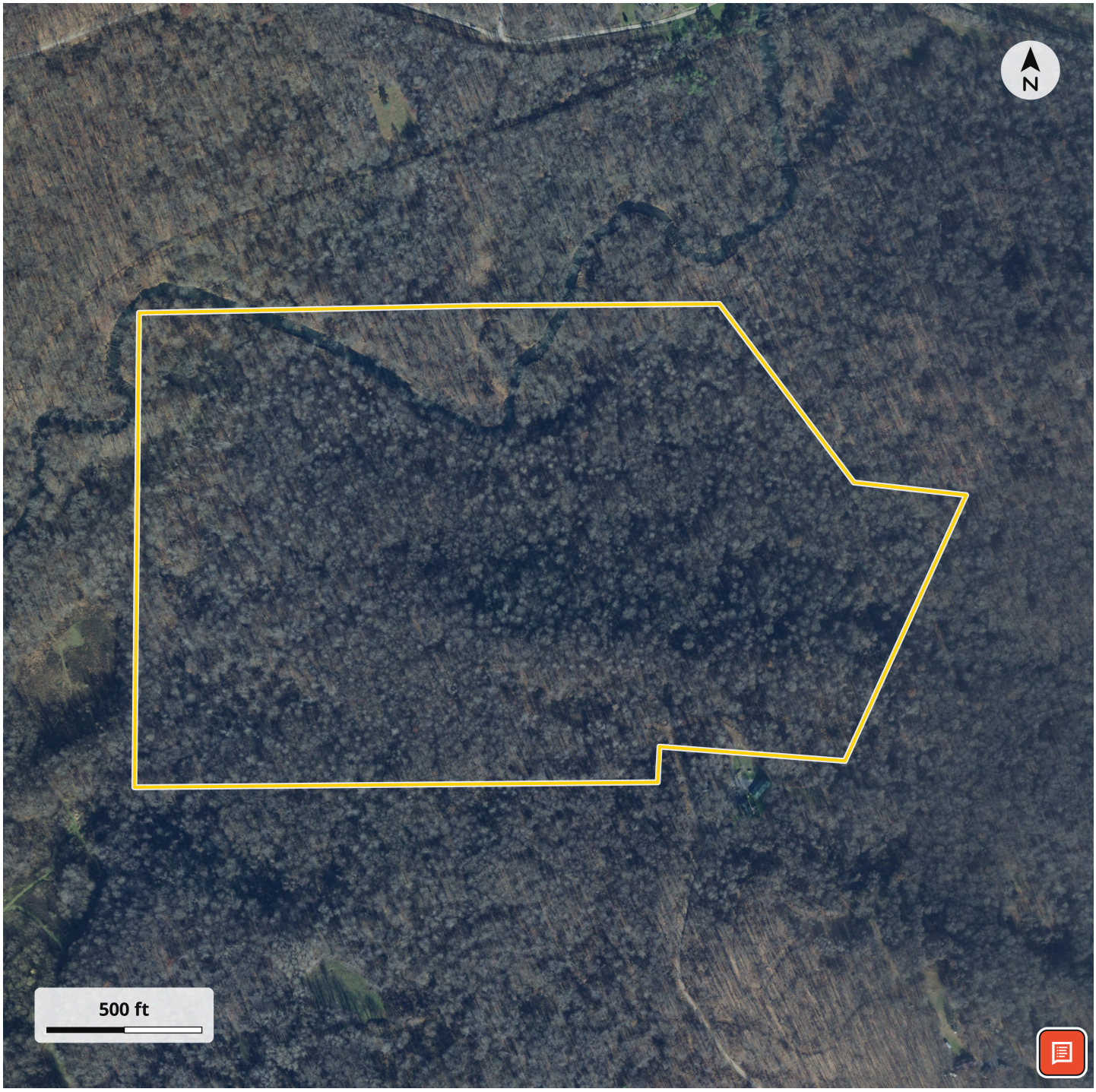
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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Daniel Humes

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Belle Vernon, PA 15012

NOTES

NOTES

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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