

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

**\$925,000**  
87± Acres  
Butler County



**87 acres Bealuh and Hoon Rd Farm - Butler PA**  
**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

**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/>



## 87 acres Bealuh and Hoon Rd Farm - Butler PA Butler, PA / Butler County

---

### **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:***

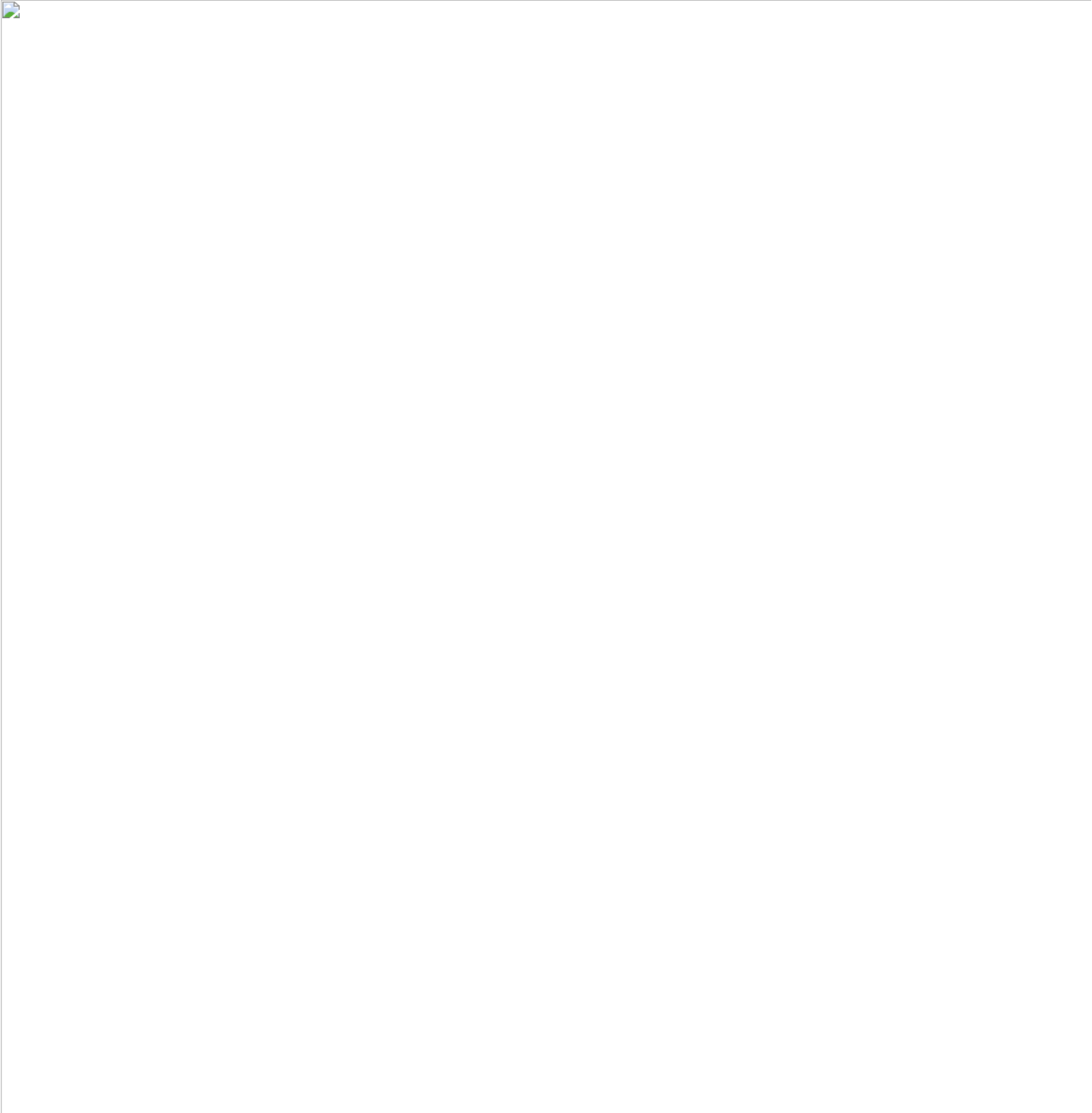
- 87+/- total acres mostly tillable with a great mature wooded stand
- Located in a peaceful, serene, rural setting
- Tons of wildlife from bear and whitetail deer to small game and predators
- Minutes from Lake Oneida and short distance to Moraine and McConnells Mill State Park
- Multiple potential 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

**87 acres Bealuh and Hoon Rd Farm - Butler PA**  
**Butler, PA / Butler County**



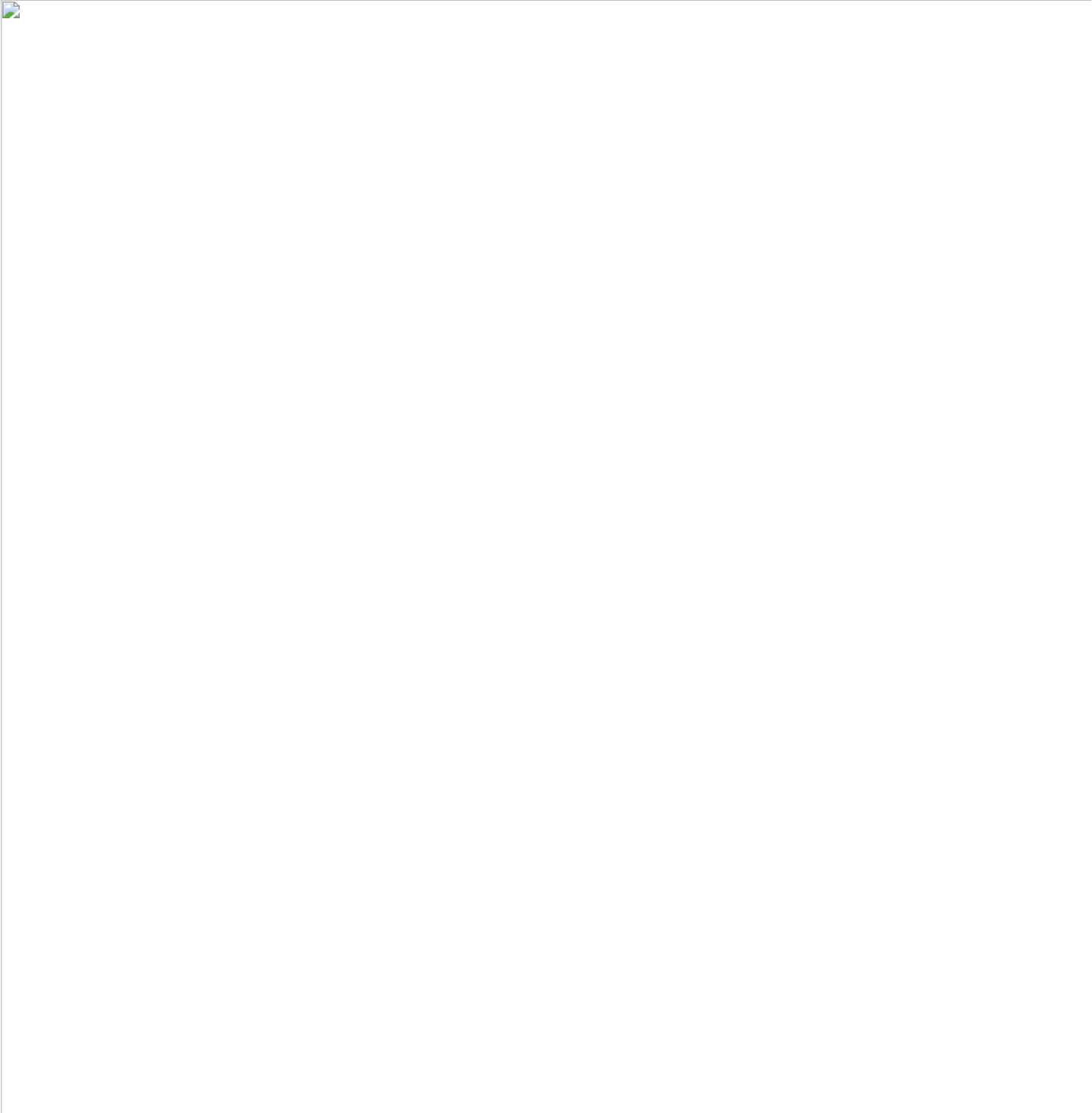
## Locator Map

---



## Locator Map

---



## Satellite Map

---







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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  
<https://palandpro.com/>

---

