60.9± Acres Church Rd Penn Twp Butler
00 Church Rd
Butler, PA 16002

$649,000
60.9± Acres
Butler County







SUMMARY

Address
00 Church Rd

City, State Zip
Butler, PA 16002

County
Butler County

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

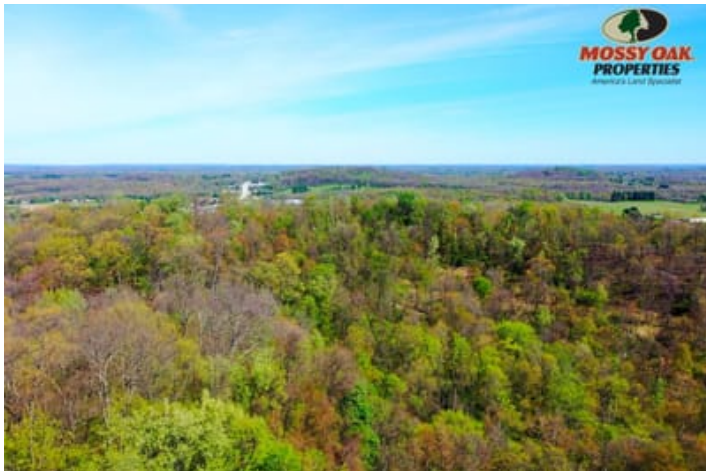
Latitude / Longitude
40.75145 / -79.91379

Taxes (Annually)
$863

Acreage
60.9

Price
$649,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Prime Vacant Land in Penn Township - 60.9 Acres of Opportunity

Discover a unique slice of tranquility and potential at this stunning 60.9 acre tract of land located off of Church Road in Butler, PA. Nestled in the center of Penn Township, this predominantly wooded parcel offers a rare combination of seclusion and accessibility.

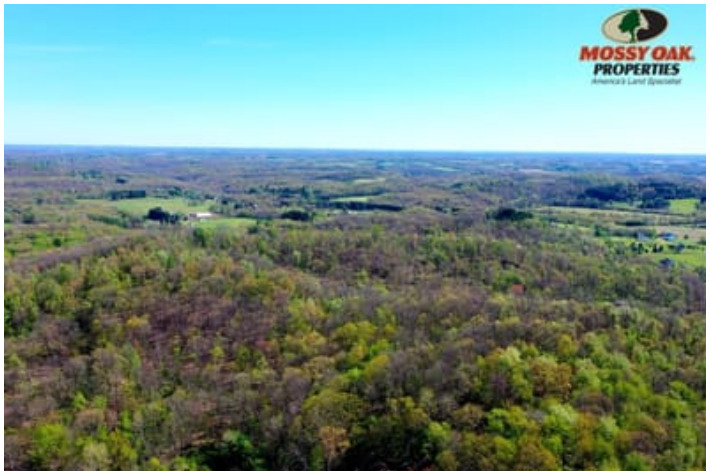
Key Features:

1. **Location**: Ideally positioned less than a mile from Route 8, offering easy access while maintaining privacy. Just approximately 35 minutes to Pittsburgh, 25 minutes to Cranberry, and 15 minutes to Butler ensures all conveniences are within reach.
2. **Road Frontage**: Boasting approximately 1,000 feet of Church Road frontage, providing easy access and visibility.
3. **Topography and Views**: Featuring approximately 160 feet of elevation changes, the land offers multiple hilltop views, perfect for potential homesites.
4. **Natural Beauty and Wildlife**: The land is a haven for nature enthusiasts, with signs of whitetail deer and small game wildlife, providing an excellent spot for outdoor activities.
5. **Trail Systems**: Established trail systems from forestry-managed timber offer pathways for both exploration and enjoyment.
6. **Development Potential**: With multiple homesites available, this land presents a wealth of development opportunities, whether for further development, private residence, subdivision, or a recreational venture.

This property offers a rare chance to invest in a tract of land that balances privacy and proximity to modern conveniences. Imagine building your dream home surrounded by nature while having places like Cranberry and Pittsburgh within an easy drive.

**Oil, Gas and Mineral Rights are not available to convey*


MOSSY OAK
PROPERTIES


MOSSY OAK
PROPERTIES

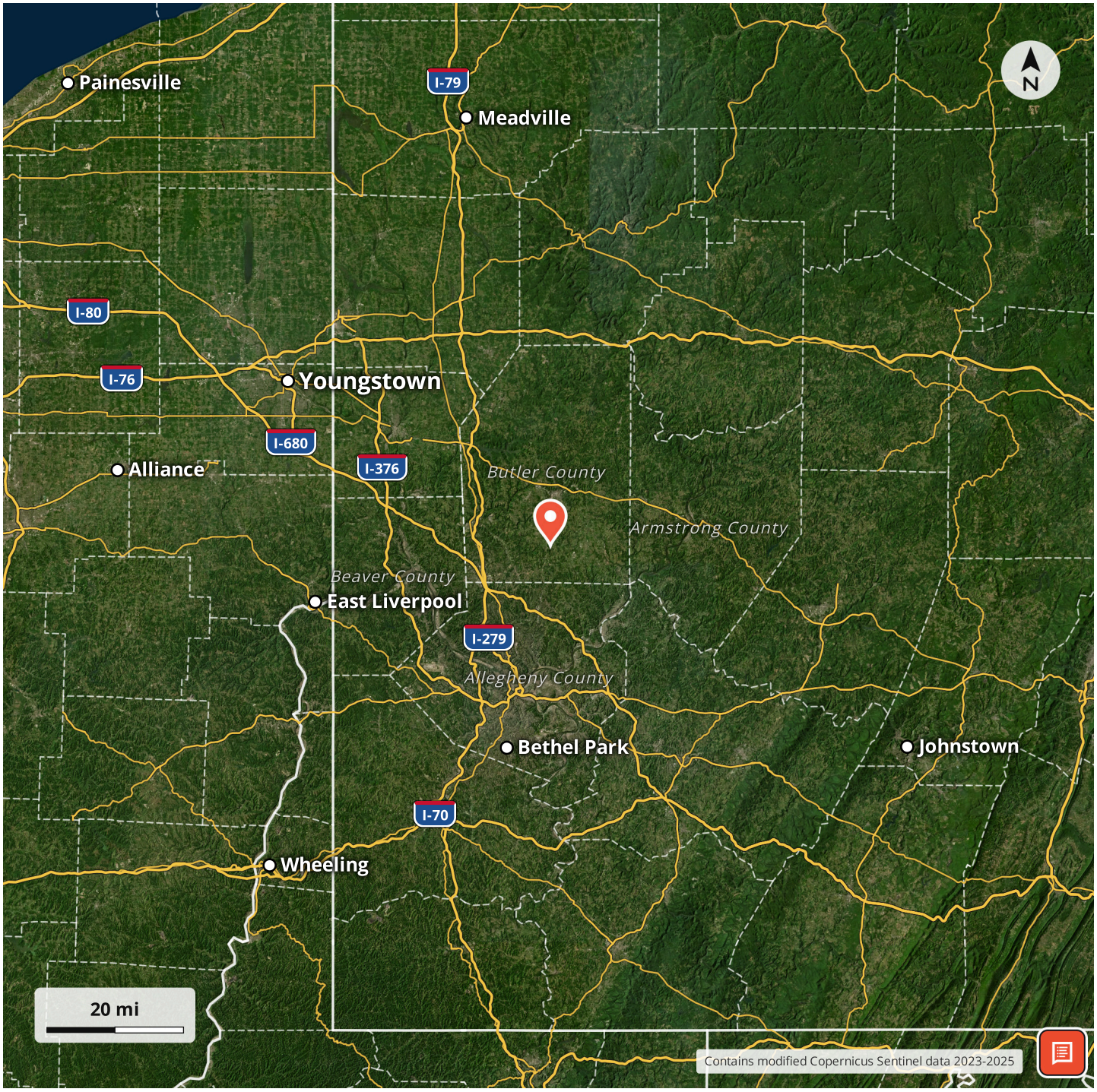

MOSSY OAK
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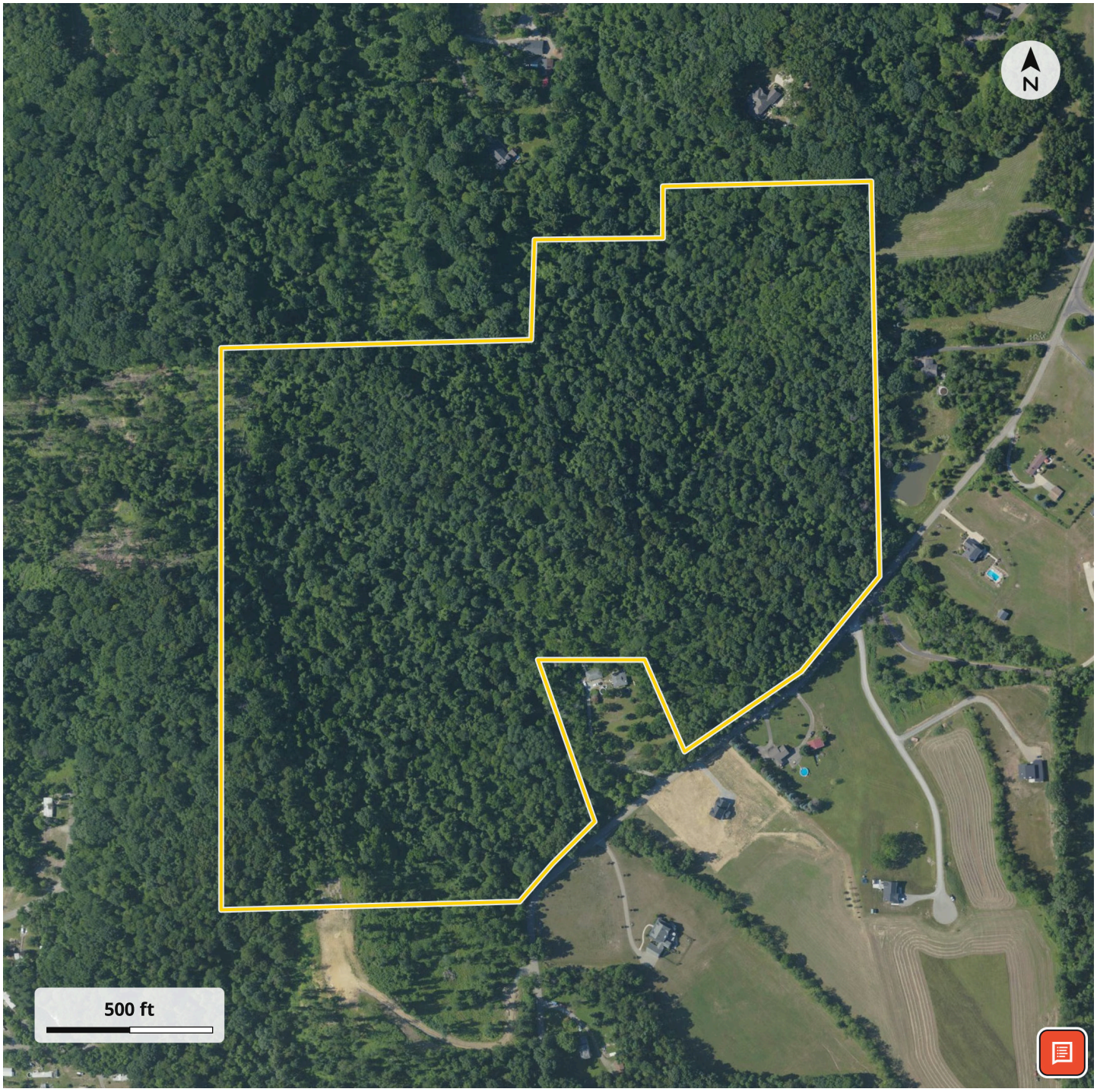
Regional Map



Locator Map


N
Dinnerbell Rd
Old Rte 8
State Rte 8
Church Rd
T785
T786
1000 ft

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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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