25.89± Acres at 0 Oneida Valley and Bruin Rd, Petrolia PA 16050 - Washington Twp Butler County
0 Oneida Valley Rd
Petrolia, PA 16050

$220,000
25.89± Acres
Butler County







SUMMARY

Address
0 Oneida Valley Rd

City, State Zip
Petrolia, PA 16050

County
Butler County

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

Latitude / Longitude
41.0324 / -79.8126

Taxes (Annually)
$482.49

Acreage
25.89

Price
$220,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Idyllic Countryside Retreat in Petrolia, PA

Discover the serene beauty of this expansive 25.89 acre property in Washington Township, Butler County. Nestled at the intersection of Oneida Valley and Bruin Road, this parcel offers an exceptional opportunity for those seeking a harmonious blend of nature and convenience right here in Western Pennsylvania.

Scenic Landscapes: Featuring a picturesque 7 acre field on the western side, this tract is framed by timber and a vibrant ecosystem that speaks to nature lovers.

Natural Water Features: A tranquil stream meanders through the center of the property southward, offering an exciting potential for the creation of a private dam or lake.

Wildlife Haven: Enveloped by agricultural lands and large neighboring tracts, this area is renowned for its rich wildlife, making it an excellent choice for hunting enthusiasts or those simply seeking a peaceful environment.

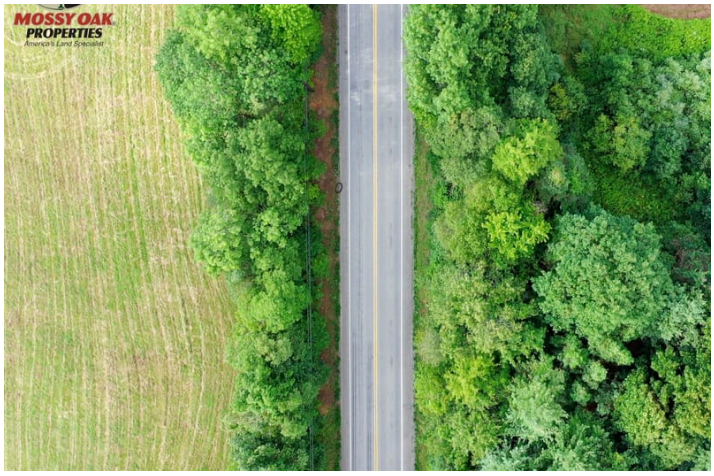
Prime Location: Enjoy ample double road frontage on Route 38 and Bruin Road, providing easy access. Situated minutes from PA State Gamelands 95 and just 20 minutes north of Butler, it offers a seamless commute south to Pittsburgh and north to I-80.

Development Potential: With multiple potential scenic build sites and its proximity to Rolling Ridge Farms, this property is ripe with opportunity for a homestead development or personal retreat.

Education & Community: Located within the Karns City School District, it provides access to quality education options.

Embrace a lifestyle defined by natural beauty and convenience in this prime piece of Pennsylvania's countryside. Perfect for hunting, farming, recreational, or potential residential use, your new chapter awaits.

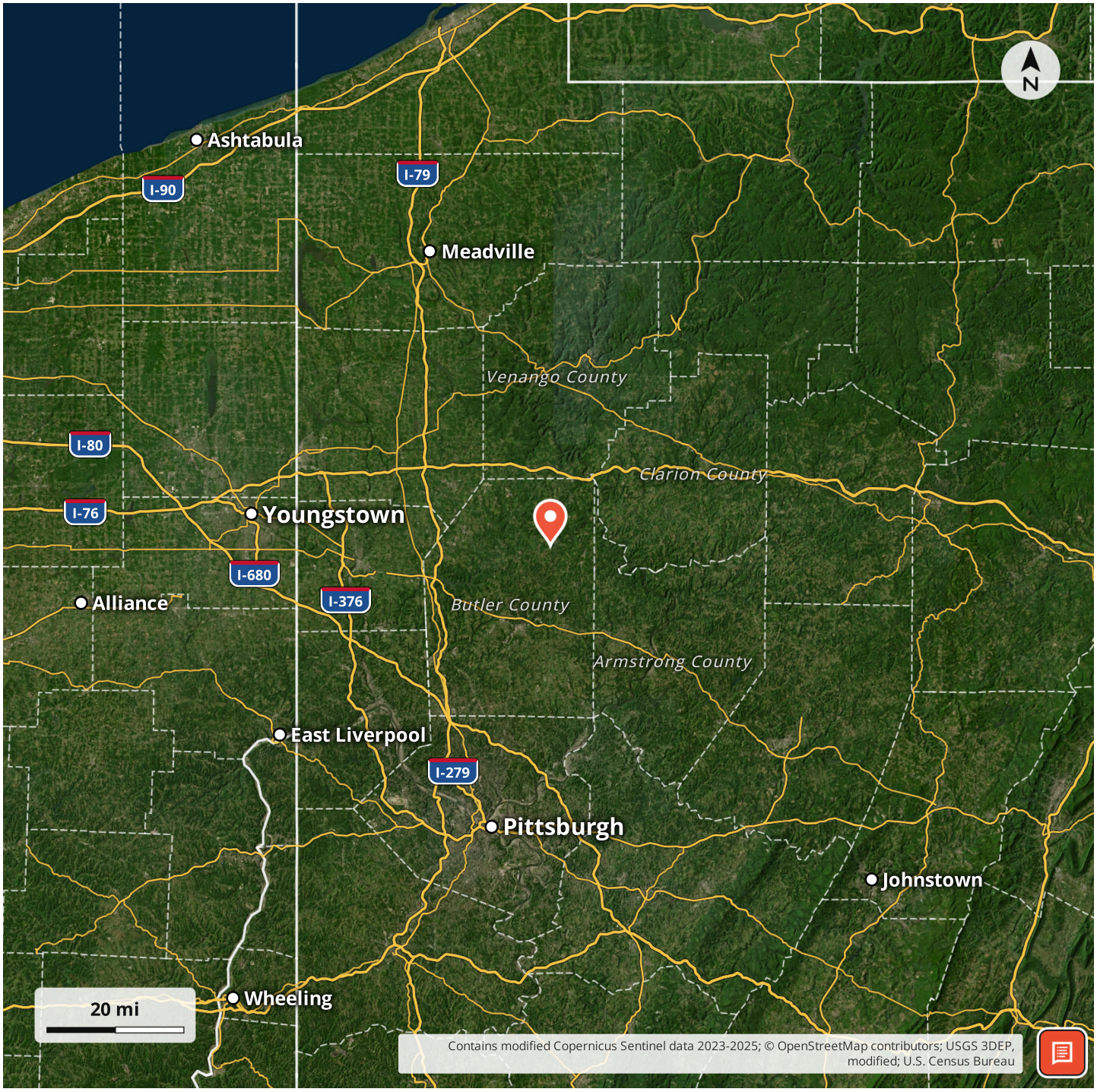
Seller does not own Oil, Gas, and Mineral Rights therefor they do not convey in the transaction








Regional Map



Locator Map


N
Bruin Rd
State Rte 38
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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