Slippery Rock 100+/- Acres Timberland with Slippery Rock Creek Frontage
0 Davis Lane and Kiester Rd
Slippery Rock, PA 16057

$800,000
100± Acres
Butler County







SUMMARY

Address
0 Davis Lane and Kiester Rd

City, State Zip
Slippery Rock, PA 16057

County
Butler County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
41.058324 / -79.993006

Acreage
100

Price
$800,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Slippery Rock Creek Woodlands - 100+/- Acres

Discover a rare opportunity to own approximately 100 acres in the highly desirable Slippery Rock School District. Located just east of Route 8, the property offers access from both Kiester Road at the southwest corner and Davis Lane at the northwest corner.

Approximately 90 wooded acres lie west of the Bessemer Railroad, with an additional 10+/- acres east of the tracks featuring approximately 1,000 feet of frontage along Slippery Rock Creek. The creek offers a scenic setting and the opportunity to fish right from your own shoreline. Wildlife is abundant, with deer, mink, otter, beaver, turkey, black bear, and small game among the wildlife found in the area.

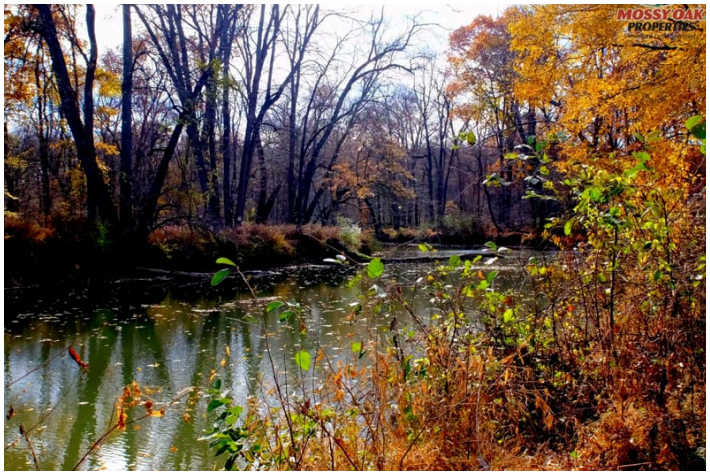
Multiple potential homesites offer options for a private homestead. A cleared north-south path along the western boundary makes it easier to travel through the property. The timber provides potential long-term income, and an approximately 16-acre stand of pine in the northeast corner appears to have been planted over previous coal-mining activity.

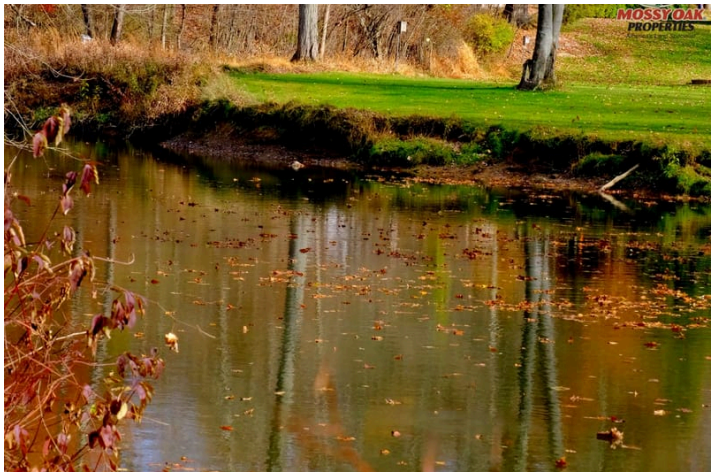
Conveniently situated just minutes from Butler and Slippery Rock, this versatile property offers a blend of acreage, creek frontage, wildlife, and access.

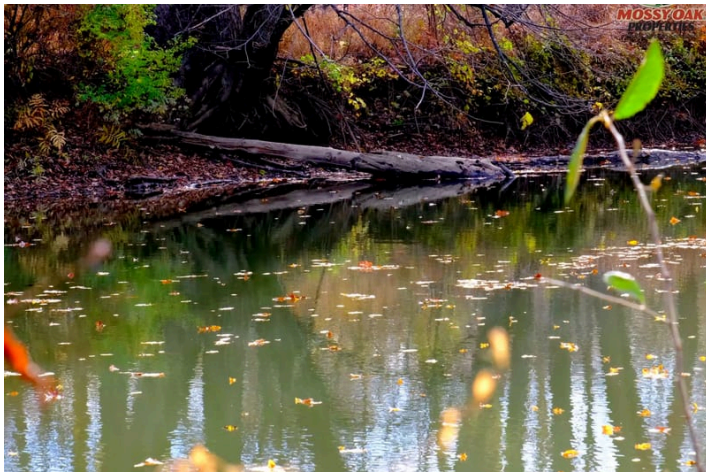
Property Highlights

- Approximately 100 acres in Slippery Rock
- Approximately 90 wooded acres west of the Bessemer Railroad
- Additional 10+/- acres east of the tracks
- Approximately 1,000 feet of Slippery Rock Creek frontage
- Property access from Kiester Road and Davis Lane
- Multiple potential homesites
- Abundant wildlife, including deer, mink, otter, beaver, turkey, black bear, and small game
- Approximately 16-acre stand of pine in the northeast corner
- Timber with potential long-term income
- Seller to convey all oil, gas, and mineral rights
- Currently zoned RC-1 (Rural Conservation)
- Located in the Slippery Rock School District
- Minutes from Butler and Slippery Rock


MOSSY OAK
PROPERTIES


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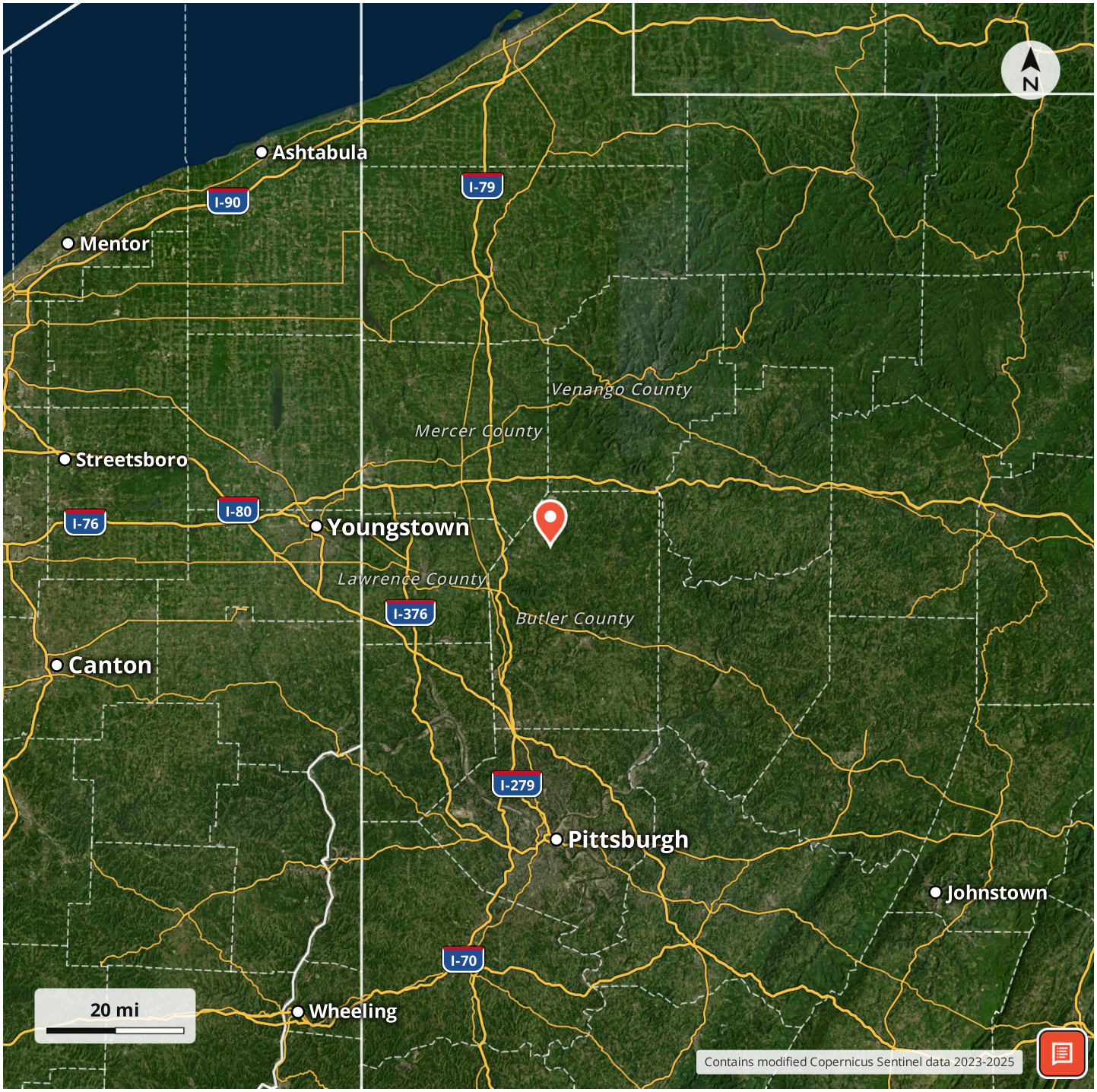

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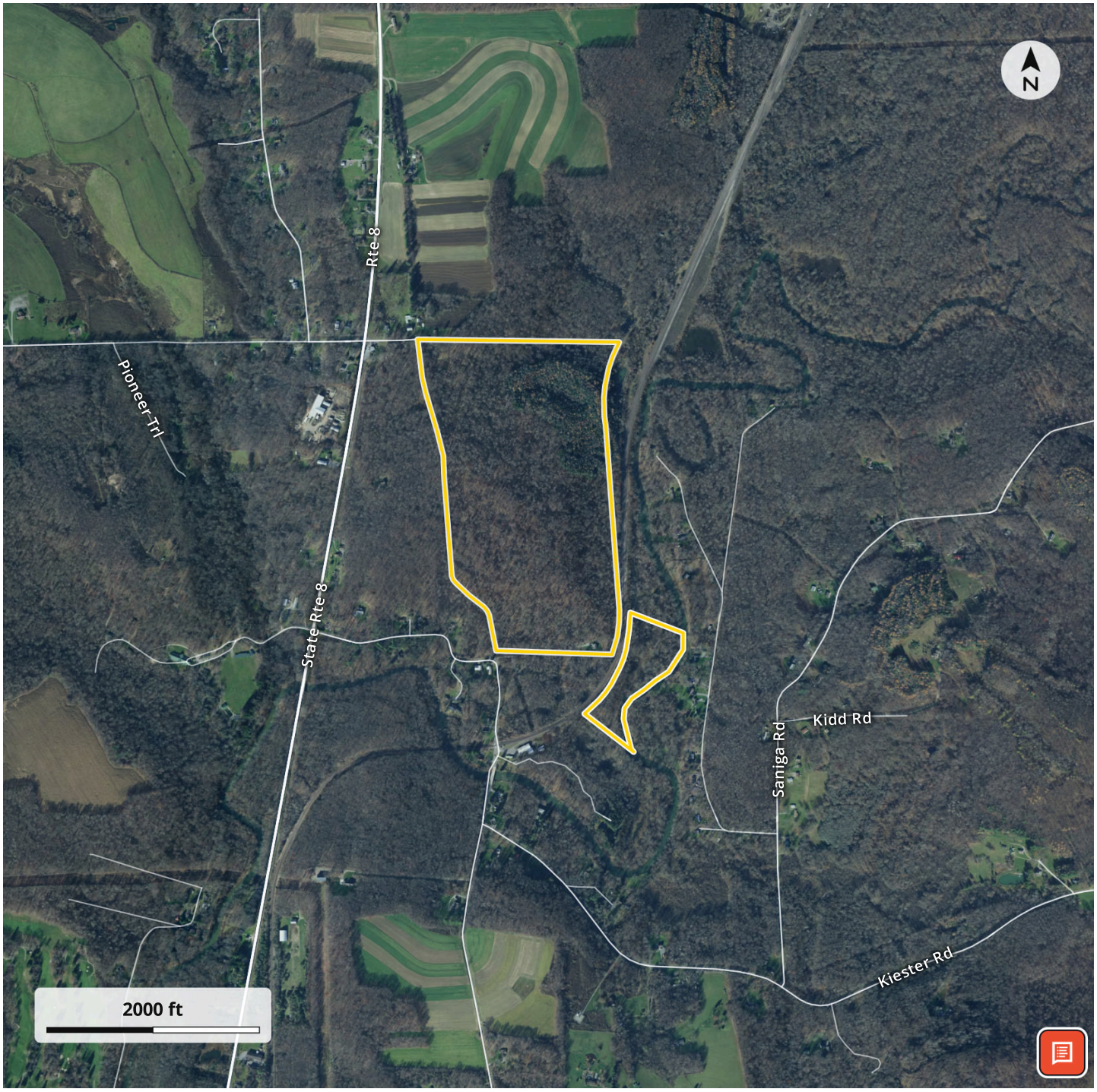

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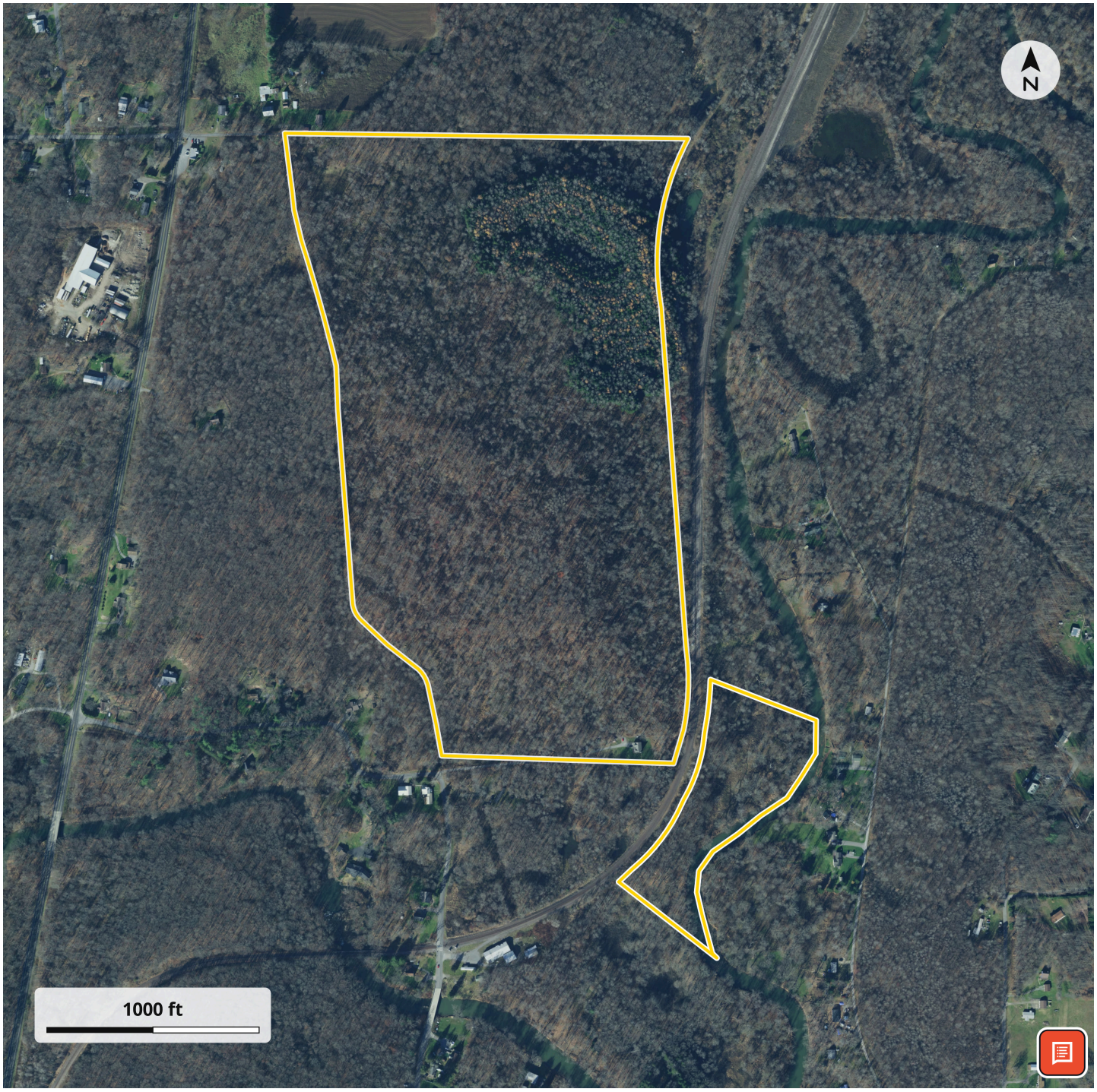
Regional Map



Locator Map


N
Rte 8
Pioneer Trl
State Rte 8
Kidd Rd
Saniga Rd
Kiester Rd
2000 ft

Aerial Map



LISTING REPRESENTATIVE

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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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