

5 ± Acres - Branchton Rd, Cherry Twp Butler PA
00 Branchton Rd
West Sunbury, PA 16061

\$79,000
5± Acres
Butler County



5 ± Acres - Branchton Rd, Cherry Twp Butler PA
West Sunbury, PA / Butler County

SUMMARY

Address

00 Branchton Rd null

City, State Zip

West Sunbury, PA 16061

County

Butler County

Type

Hunting Land, Undeveloped Land, Farms, Recreational Land, Lot

Latitude / Longitude

41.08995 / -79.9066

Acreage

5

Price

\$79,000

Property Website

<https://www.mossyoakproperties.com/property/5-acres-branchton-rd-cherry-twp-butler-pa/butler/pennsylvania/113229/>



5 ± Acres - Branchton Rd, Cherry Twp Butler PA West Sunbury, PA / Butler County

PROPERTY DESCRIPTION

Charming 5± Acre Parcel — Branchton Road, Cherry Township, Butler County, PA

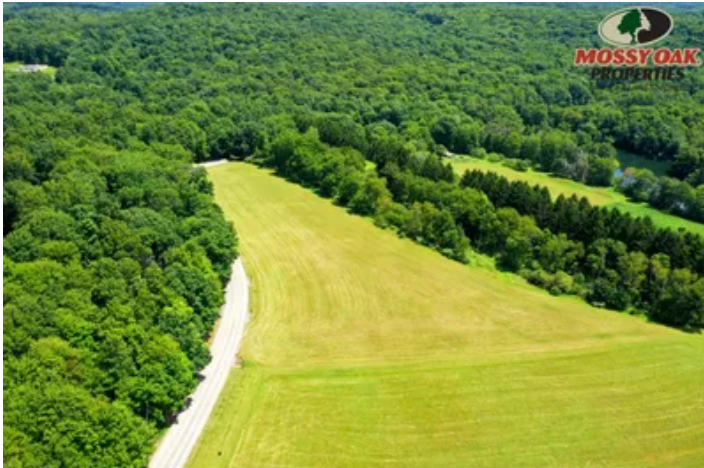
Discover a rare opportunity to own approximately 5 acres of mostly flat, tillable land with extensive frontage on Branchton Road. This parcel is being subdivided from a larger tract and sits adjacent to State Gamelands 95, offering immediate access to outdoor recreation and open views.

Key Features:

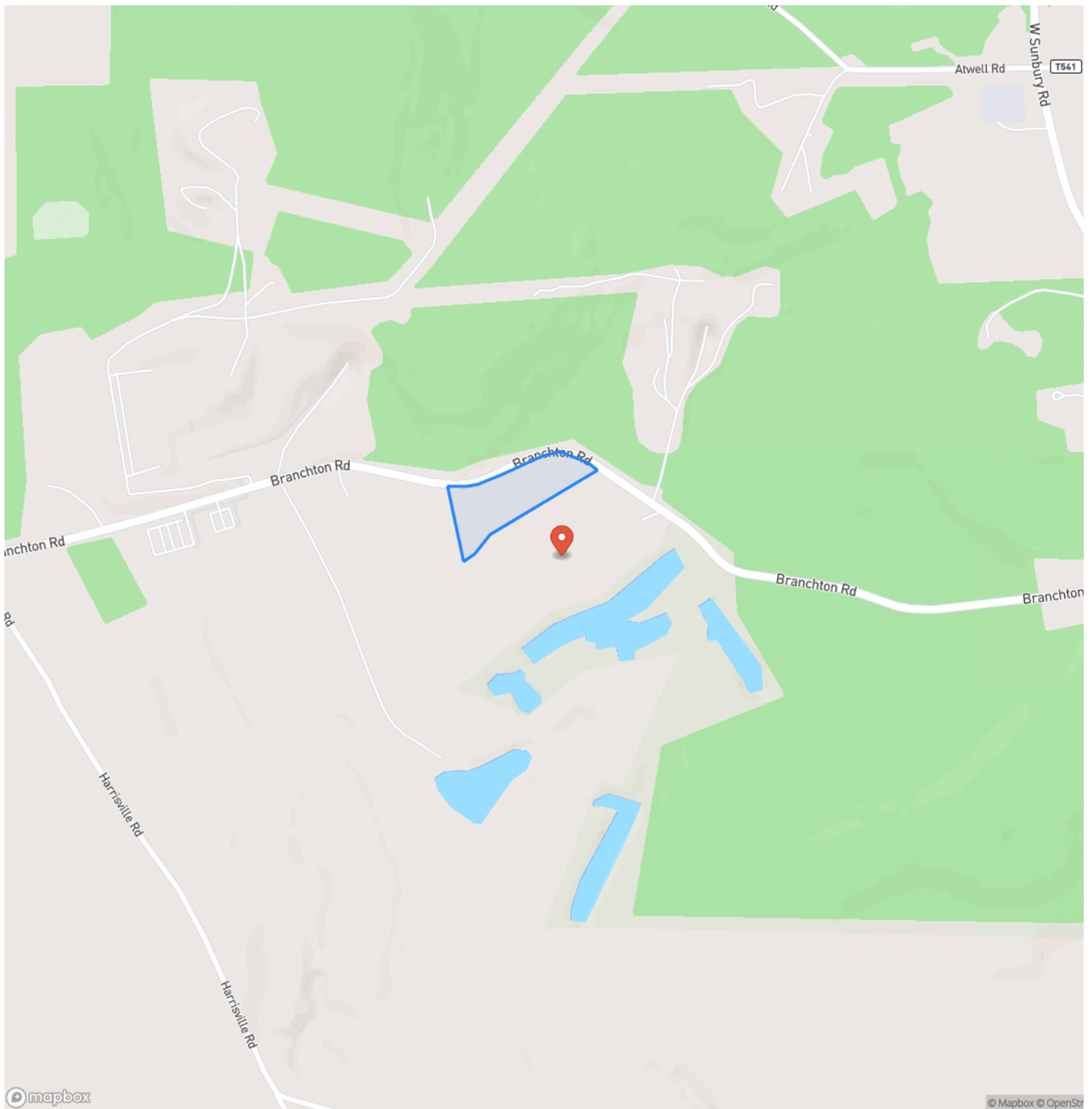
- Size: 5± acres (being parceled from a larger property)
- Location: 00 Branchton Road, Cherry Township, Butler County, PA
- Topography: Mostly flat, tillable field — currently cut for hay
- Frontage: Extensive frontage along Branchton Road
- Adjacent to State Gamelands 95 — excellent for hunting, hiking, and outdoor activities
- Potential homesite with hilltop views — ideal for a private country residence
- Recreational land with plenty of space to breathe and enjoy rural living
- Mineral rights: Oil, gas, and mineral rights convey — potential future investment value
- Commute: Less than 1 hour to Pittsburgh; approximately 25 minutes to Butler

Whether you're seeking a peaceful homesite with scenic views, recreational acreage next to public gamelands, or a long-term investment with conveyed mineral rights, this versatile parcel delivers.

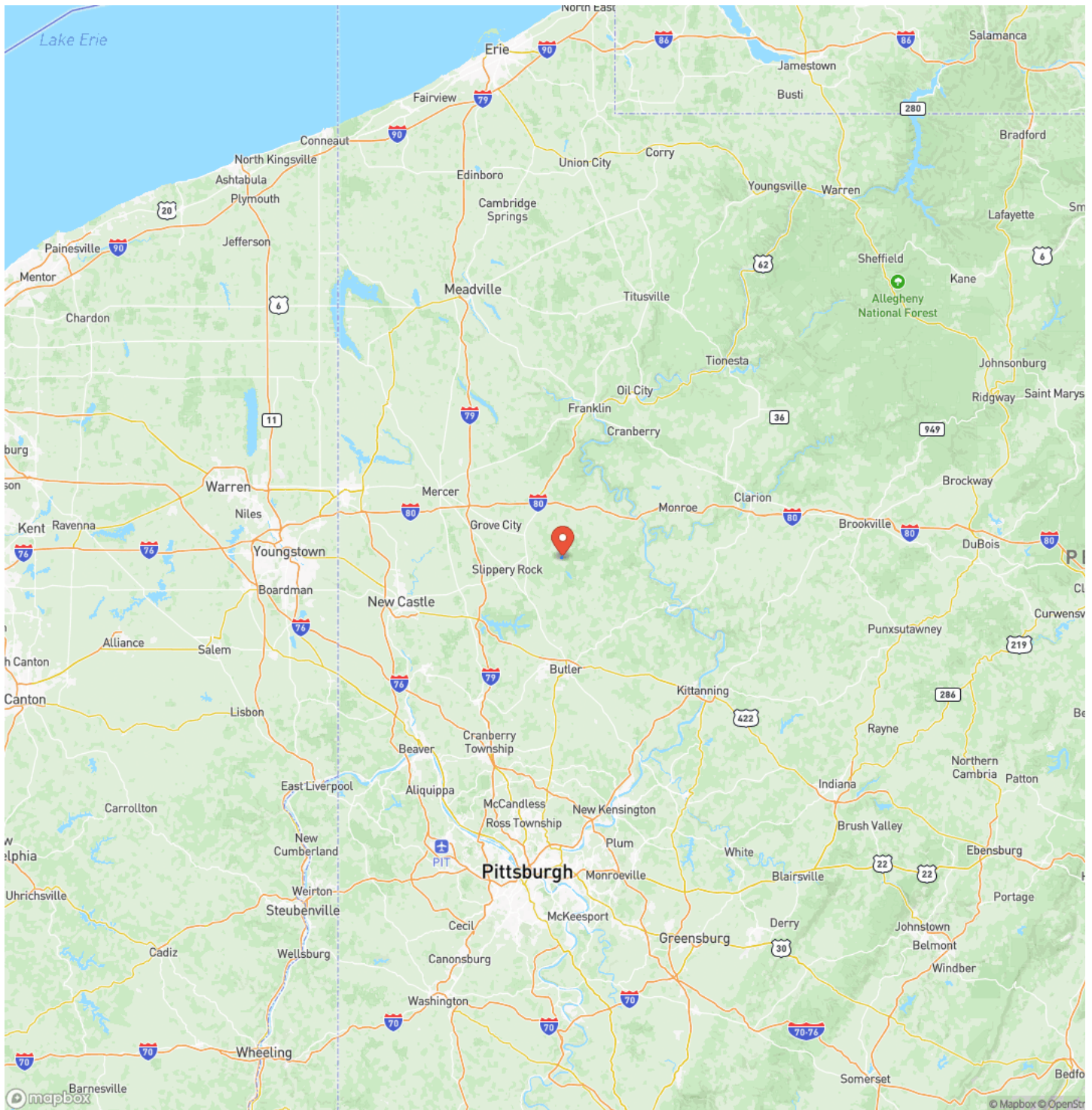
5 ± Acres - Branchton Rd, Cherry Twp Butler PA
West Sunbury, PA / Butler County



Locator Map



Locator Map



5 ± Acres - Branchton Rd, Cherry Twp Butler PA
West Sunbury, PA / Butler County

Satellite Map



**5 ± Acres - Branchton Rd, Cherry Twp Butler PA
West Sunbury, PA / Butler County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Humes

Mobile

(412) 877-3915

Office

(724) 678-1232

Email

dhumes@mossyoakproperties.com

Address

511 Skyline Drive

City / State / Zip

Belle Vernon, PA 15012

NOTES



MORE INFO ONLINE:

<https://palandpro.com/>

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://palandpro.com/>

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/>

