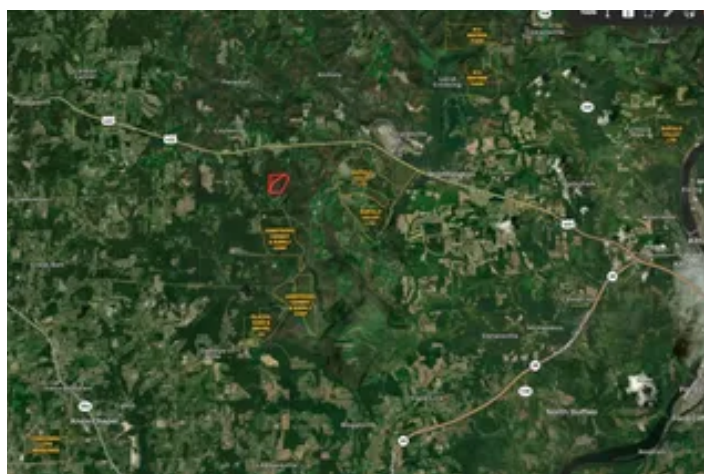


90.5 Acres in Butler County Timber and Hunting Land -  
Russell Road Fenelton PA  
0 Russell Road  
Fenelton, PA 16034

**\$749,900**  
90.530± Acres  
Butler County





## 90.5 Acres in Butler County Timber and Hunting Land - Russell Road Fenelton PA Fenelton, PA / Butler County

### SUMMARY

#### Address

0 Russell Road

#### City, State Zip

Fenelton, PA 16034

#### County

Butler County

#### Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

#### Latitude / Longitude

40.83544 / -79.70589

#### Taxes (Annually)

653

#### Acreage

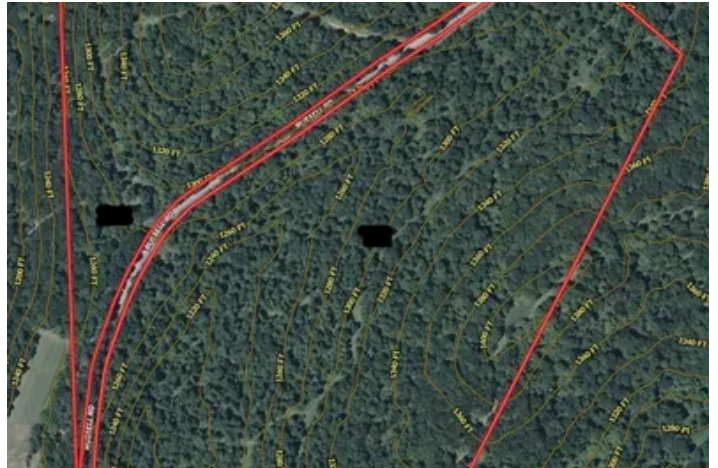
90.530

#### Price

\$749,900

#### Property Website

<https://www.mossyoakproperties.com/property/90-5-acres-in-butler-county-timber-and-hunting-land-russell-road-fenelton-pa-butler-pennsylvania/90560/>



## 90.5 Acres in Butler County Timber and Hunting Land - Russell Road Fenelton PA Fenelton, PA / Butler County

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### **PROPERTY DESCRIPTION**

Welcome to approximately 90.53 +/- acres of pristine natural beauty in Clearfield Township, Butler County. Located off Russell Road in Fenelton, this remarkable forest parcel is primarily managed timberland with significant standing value, ready for immediate harvest—offering instant income and long-term future potential.

The property features over 200 feet of elevation change, providing scenic vistas and diverse terrain. Russell Road bisects the parcel, creating approximately 26 +/- acres on the northwest side and 64 +/- acres on the southeast side of the road. An established trail and road system provide easy access throughout the entire property. A small stream flows along the southeast side of Russell Road, adding to the area's natural charm.

A high fence, approximately 3,800 feet long, borders the northwest side. The region is renowned for its abundant wildlife, including whitetail deer, bear, turkey, and other small game—making it a hunter's paradise.

### ***Highlights and Features:***

- Approximately 90.53 +/- acres of managed timberland with immediate harvest value
- Over 200 feet of elevation change for scenic views
- Approximately 3,000ft of road frontage
- Established trail and road system for easy access
- Small stream on the SE side enhances natural appeal
- Approximately 3,800 feet of high fencing on the NW border
- Excellent hunting opportunities with abundant game species
- Conveniently located: 16 minutes to Butler, 19 minutes to Kittanning, under 50 minutes to Downtown Pittsburgh
- Seller's owned mineral, oil, and gas rights included
- Low annual taxes of \$653.88 (2025)

Whether you are an outdoor enthusiast, hunter, trail rider, timber investor, or looking for a solid rural property in Butler County, this is an exceptional opportunity!



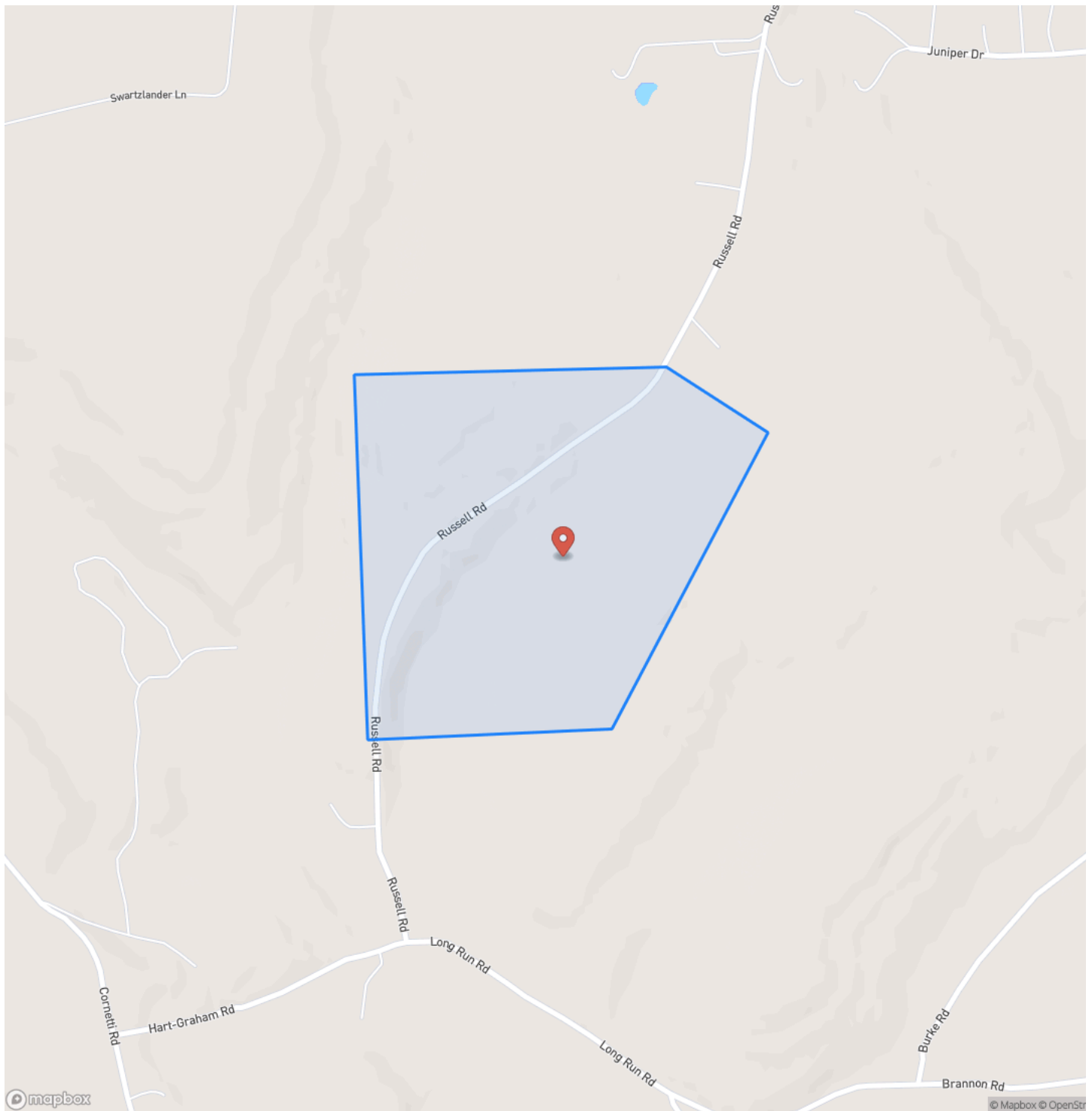
90.5 Acres in Butler County Timber and Hunting Land - Russell Road Fenelton PA  
Fenelton, PA / Butler County

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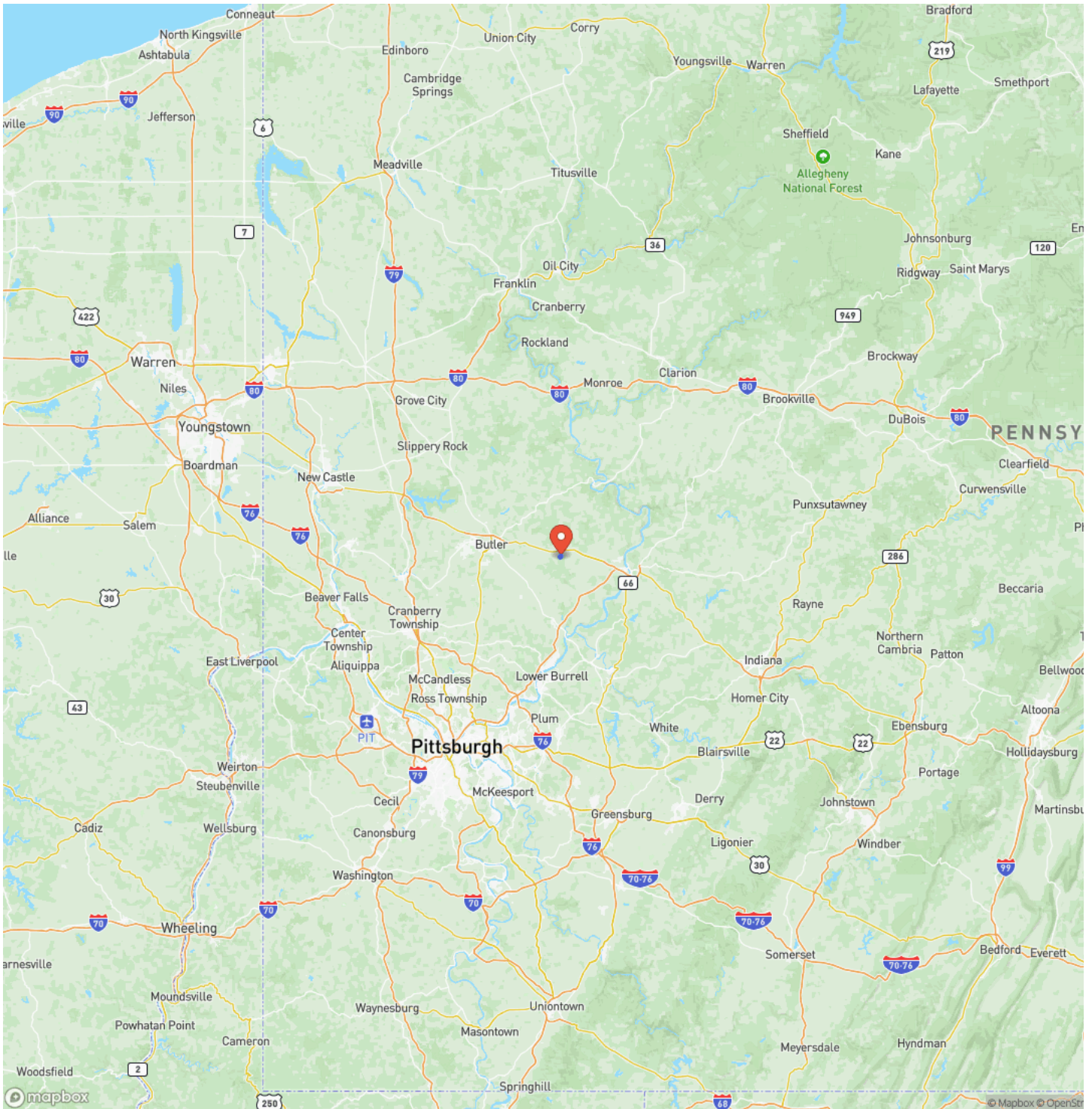


## Locator Map



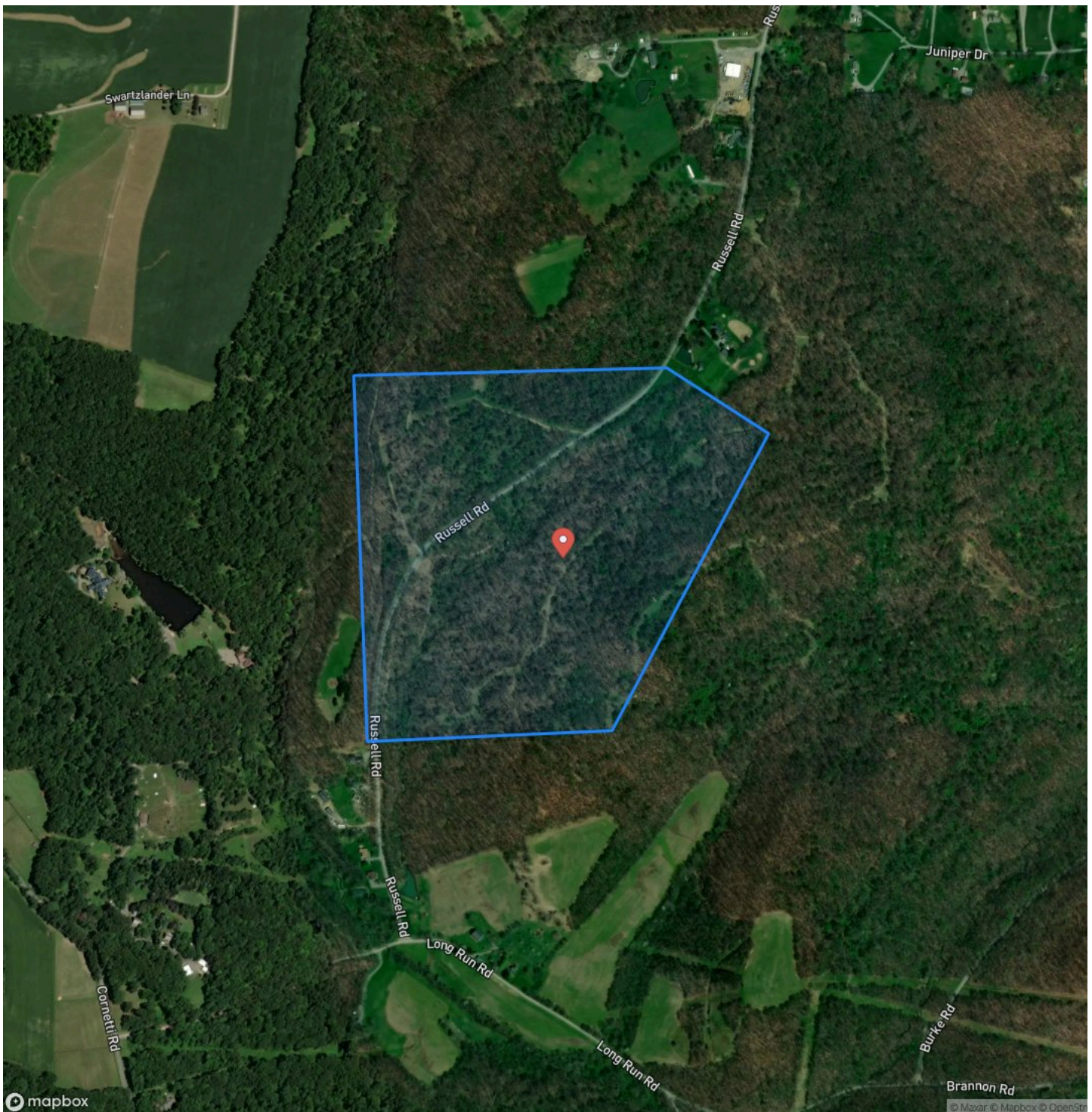
**90.5 Acres in Butler County Timber and Hunting Land - Russell Road Fenelton PA**  
**Fenelton, PA / Butler County**

## Locator Map





## Satellite Map



**90.5 Acres in Butler County Timber and Hunting Land - Russell Road Fenelton PA**  
**Fenelton, 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**

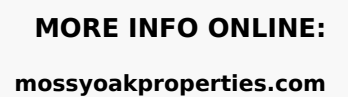
511 Skyline Drive

## City / State / Zip

## NOTES

[illegible]



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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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**Mossy Oak Properties Pennsylvania Land Professionals**

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Belle Vernon, PA 15012  
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