

135 Hoon Rd Oakland Township Butler  
135 Hoon Rd  
Butler, PA 16001

**\$349,900**  
33.24± Acres  
Butler County



**135 Hoon Rd Oakland Township Butler  
Butler, PA / Butler County**

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**SUMMARY**

**Address**

135 Hoon Rd

**City, State Zip**

Butler, PA 16001

**County**

Butler County

**Type**

Farms, Business Opportunity, Timberland, Undeveloped Land,  
Hunting Land, Recreational Land

**Latitude / Longitude**

40.91969 / -79.86933

**Taxes (Annually)**

\$406

**Acreage**

33.24

**Price**

\$349,900

**Property Website**

<https://www.mossyoakproperties.com/property/135-hoon-rd-oakland-township-butler/butler/pennsylvania/87250/>



## **PROPERTY DESCRIPTION**

**Welcome to Your Private 33.24 +/- Acre Sanctuary at 135 Hoon Road, Butler, PA!**

**Discover the endless potential** of this expansive property located in the charming **Oakland Township, within the sought-after Butler Area School District**. This pristine land offers a unique blend of rural beauty and convenient access to urban amenities, making it the perfect canvas for a variety of dreams.

Bordering the **scenic Oneida Valley Dam**, the property provides **spectacular views of Lake Oneida Dam and the 143-acre lake**, allowing you to enjoy breathtaking sunsets and tranquil waters from your own land. This panoramic vista adds a special touch of serenity and exclusivity to your property, perfect for nature lovers and outdoor enthusiasts.

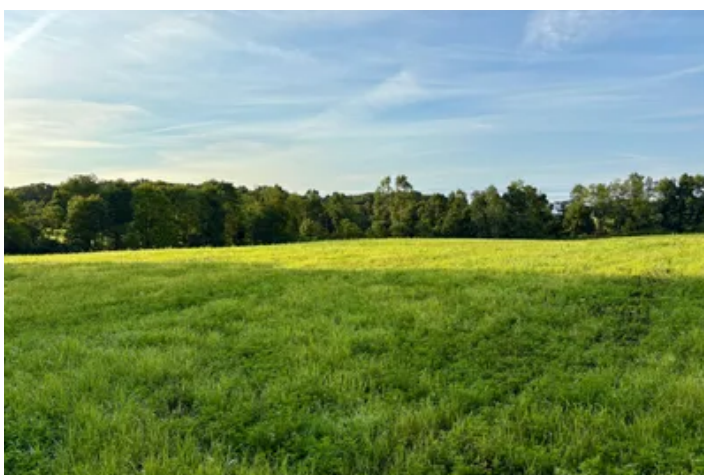
Enjoy leisurely walks and fishing adventures, with **abundant sunfish waiting just a short distance away**. Whether you're captivated by the idea of starting an agricultural enterprise, looking for the perfect "back 40" hunting property, or creating an idyllic retreat, this land provides a host of opportunities.

### ***Key Features:***

- **33.24+/- acres** of versatile land
- Approximately **half tillable for agriculture** such as crops or hay
- Borders the **Oneida Valley Dam** with **spectacular views of Lake Oneida Dam and 143 acres of water**
- **Abundant wildlife** with a proven **track record for holding exceptional whitetail bucks**, making it a haven for deer hunters
- **High whitetail population** with excellent habitat for mature, trophy-class deer
- **No existing structures**, offering a clean slate for development
- **Oil, gas, and mineral rights negotiable**
- **Minutes from downtown Butler**, less than an hour from Pittsburgh
- **Timber selectively managed**, adding additional resource value

Whether you envision a **sprawling family estate**, a **productive farm**, or a **private recreational haven**, this property provides the perfect foundation to bring your vision to life. With a proven track record of supporting **great deer** and stunning views of **Lake Oneida Dam**, you'll have the ultimate setting for a hunter's paradise or peaceful retreat. Don't miss this rare opportunity to own a piece of Pennsylvania paradise, where adventure, hobby, and prosperity await amidst breathtaking scenery.

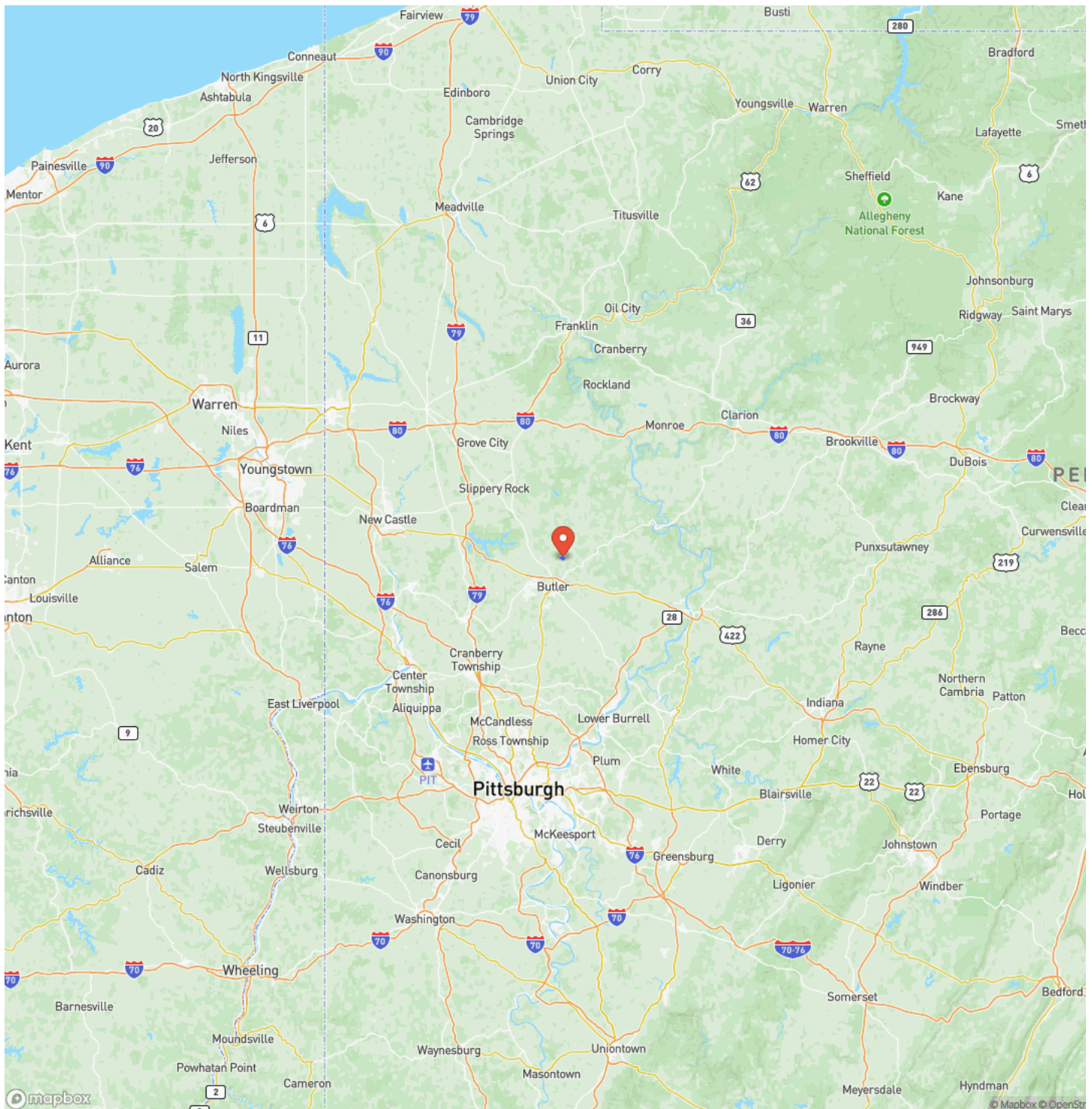
**\*\*Please note there is a cell tower on the property**



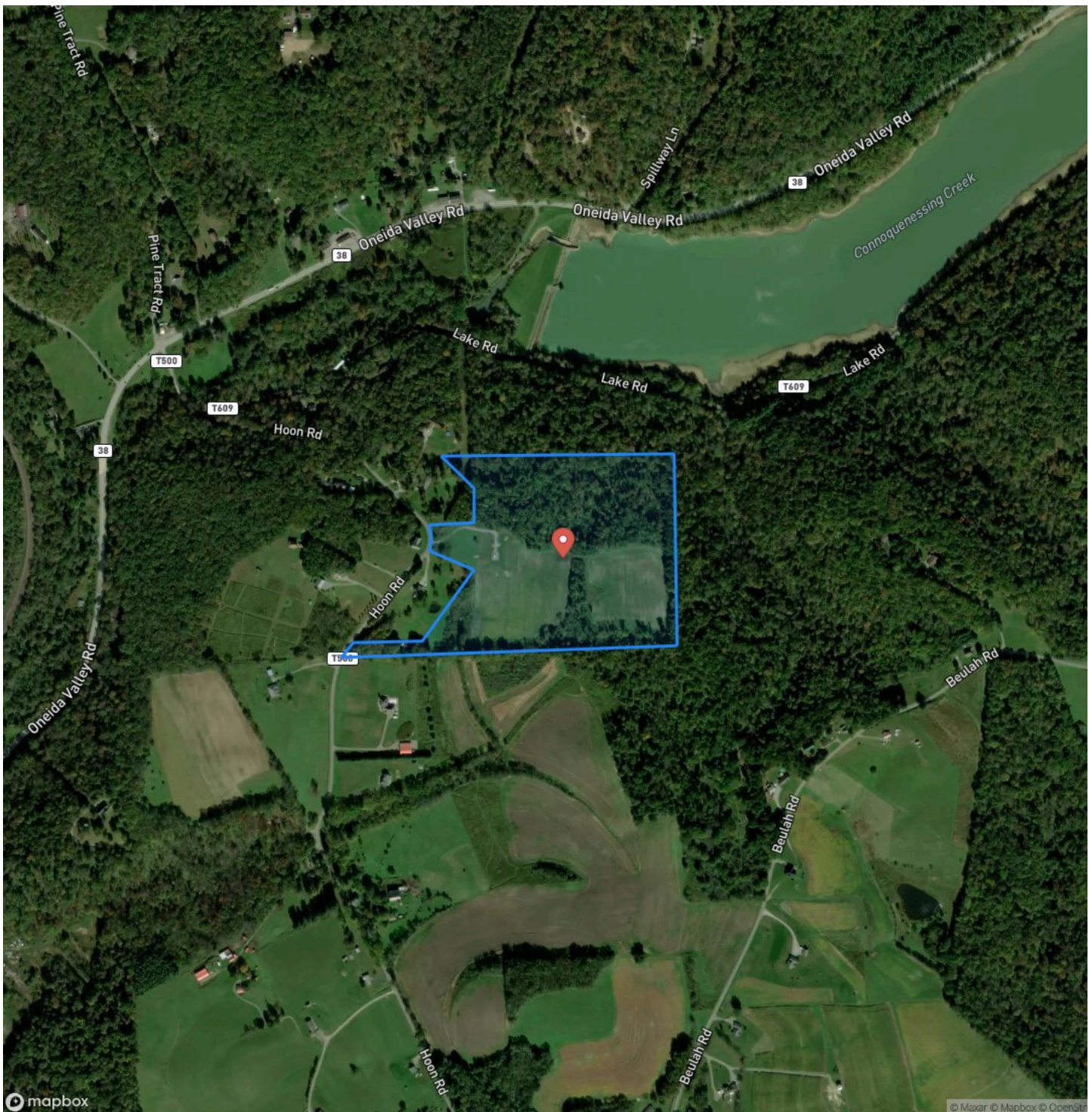
## Locator Map



## Locator Map



## Satellite Map



**135 Hoon Rd Oakland Township Butler  
Butler, 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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MORE INFO ONLINE:**  
**[mossyoakproperties.com](http://mossyoakproperties.com)**

## **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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