

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

\$474,900
33.240± Acres
Butler County



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

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

33.240

Price

\$474,900

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.

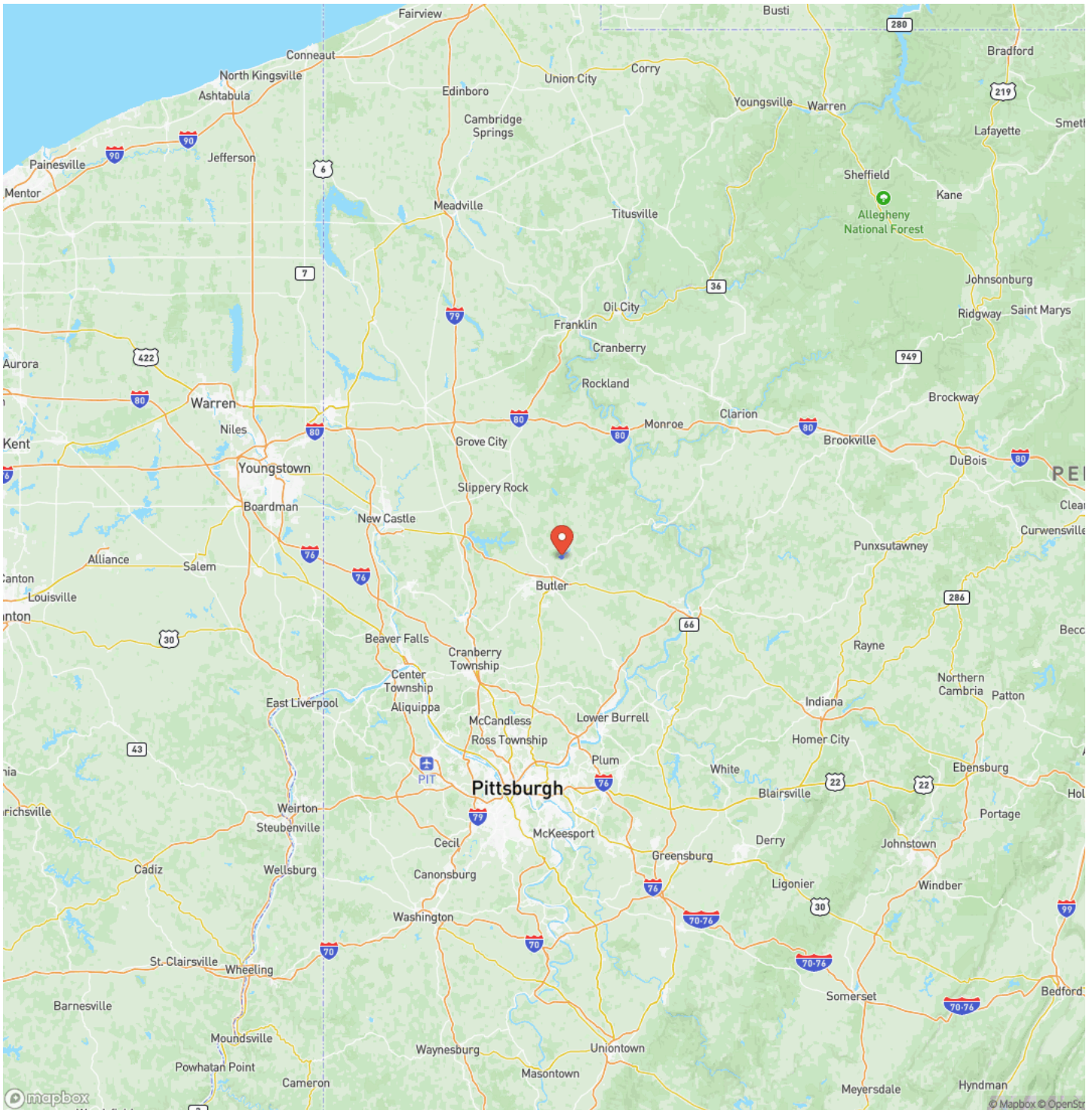
****Please note there is a cell tower on the property**



Locator Map



Locator Map



Satellite Map



**135 Hoon Rd Oakland Township Butler
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LISTING REPRESENTATIVE

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NOTES

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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.

Mossy Oak Properties Pennsylvania Land Professionals

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