



Butler Co, Pennsylvania

±70 acres • \$1,250,000

A self-directed IRA dream property, generating great income with a turnkey retirement home, cash rent acreage, and horse boarding facility.

- Significant income production
- Large farmhouse
- Many outbuildings
- Custom horse barn and stalls
- Tillable acreage
- Hay production
- Fenced pastures
- Open areas for food plots
- Trail network
- Great deer and turkey sign



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