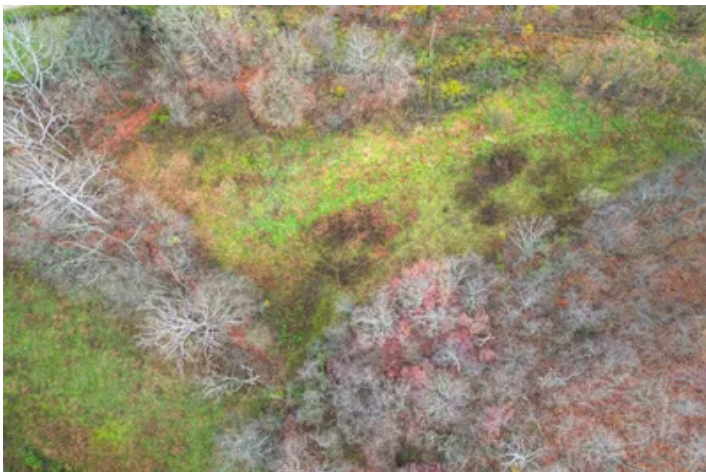


Recreational Land Bordering Wayne National Forest
0 Sugar Run Rd
Marietta, OH 45750

\$180,000
40± Acres
Washington County



Recreational Land Bordering Wayne National Forest Marietta, OH / Washington County

SUMMARY

Address

0 Sugar Run Rd

City, State Zip

Marietta, OH 45750

County

Washington County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

39.48785 / -81.36057

Acreage

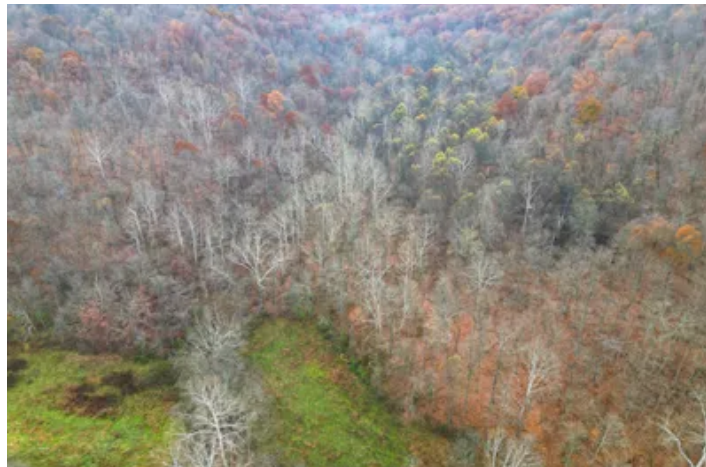
40

Price

\$180,000

Property Website

<https://arrowheadlandcompany.com/property/recreational-land-bordering-wayne-national-forest-washington-ohio/59289/>



Recreational Land Bordering Wayne National Forest Marietta, OH / Washington County

PROPERTY DESCRIPTION

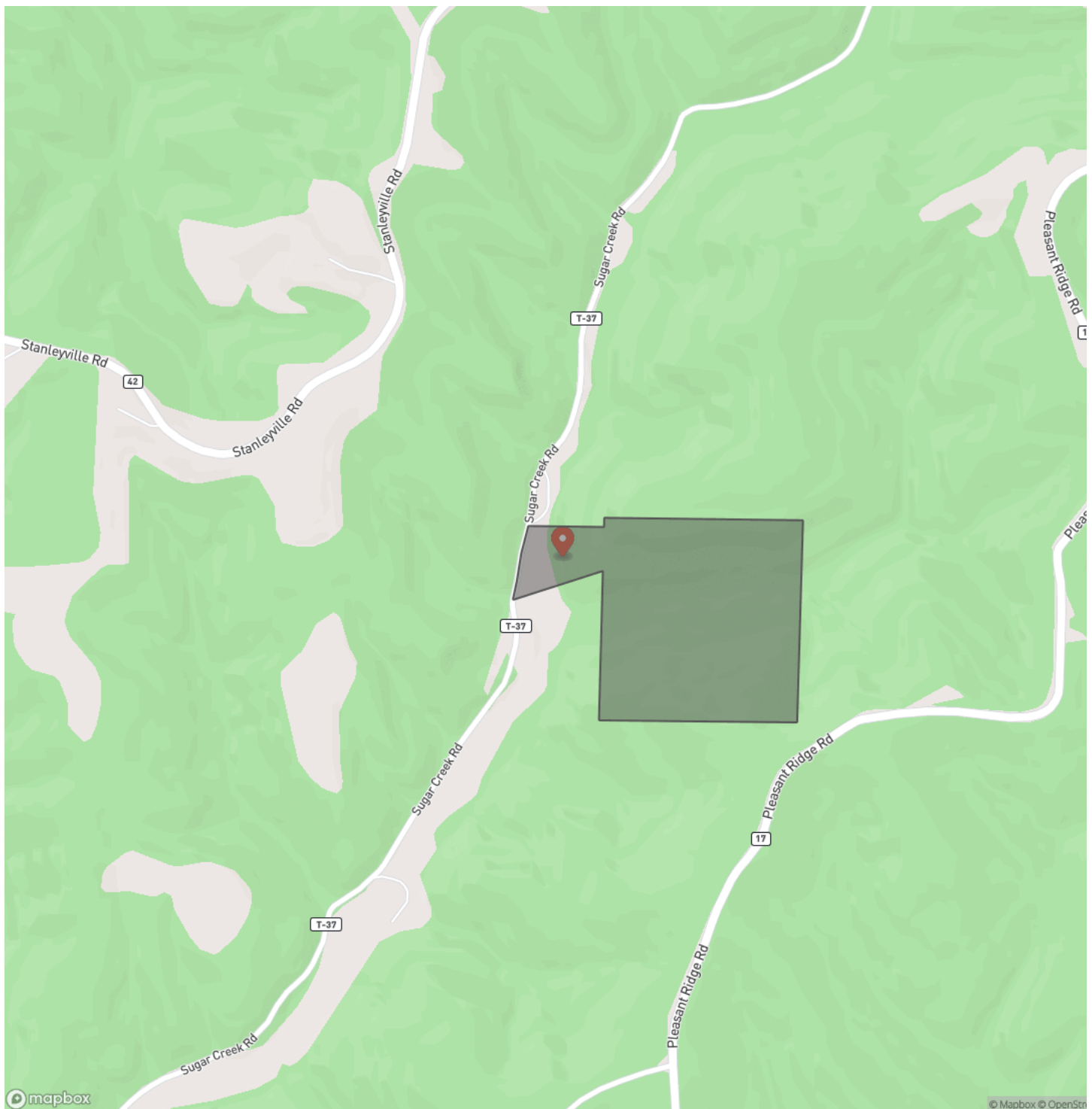
If you are looking for a versatile tract of land then you will want to see this property! Located just minutes from historic Marietta, Ohio, this property offers timber, sellers mineral rights, some open/flat land and it borders Wayne National Forest. There is a creek along the road and a drainage coming off the back of the property that offers a couple of different seasonal water sources for wildlife. There is a brushy overgrown clearing that could be mulched or bulldozed offering potential for building a cabin or maybe a camping area. To add to the diversity of this property, it borders hundreds of acres of public hunting. This tract is perfect for a home base camp, as you can branch out and hunt all the public land too. The property is just minutes from Interstate 77. There is electric at the road and "Sellers" mineral, oil and gas rights convey. You will not want to miss the opportunity to look at this property. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:(937)545-7764) , or Josh Grant at [\(330\) 341-0997](tel:(330)341-0997) .



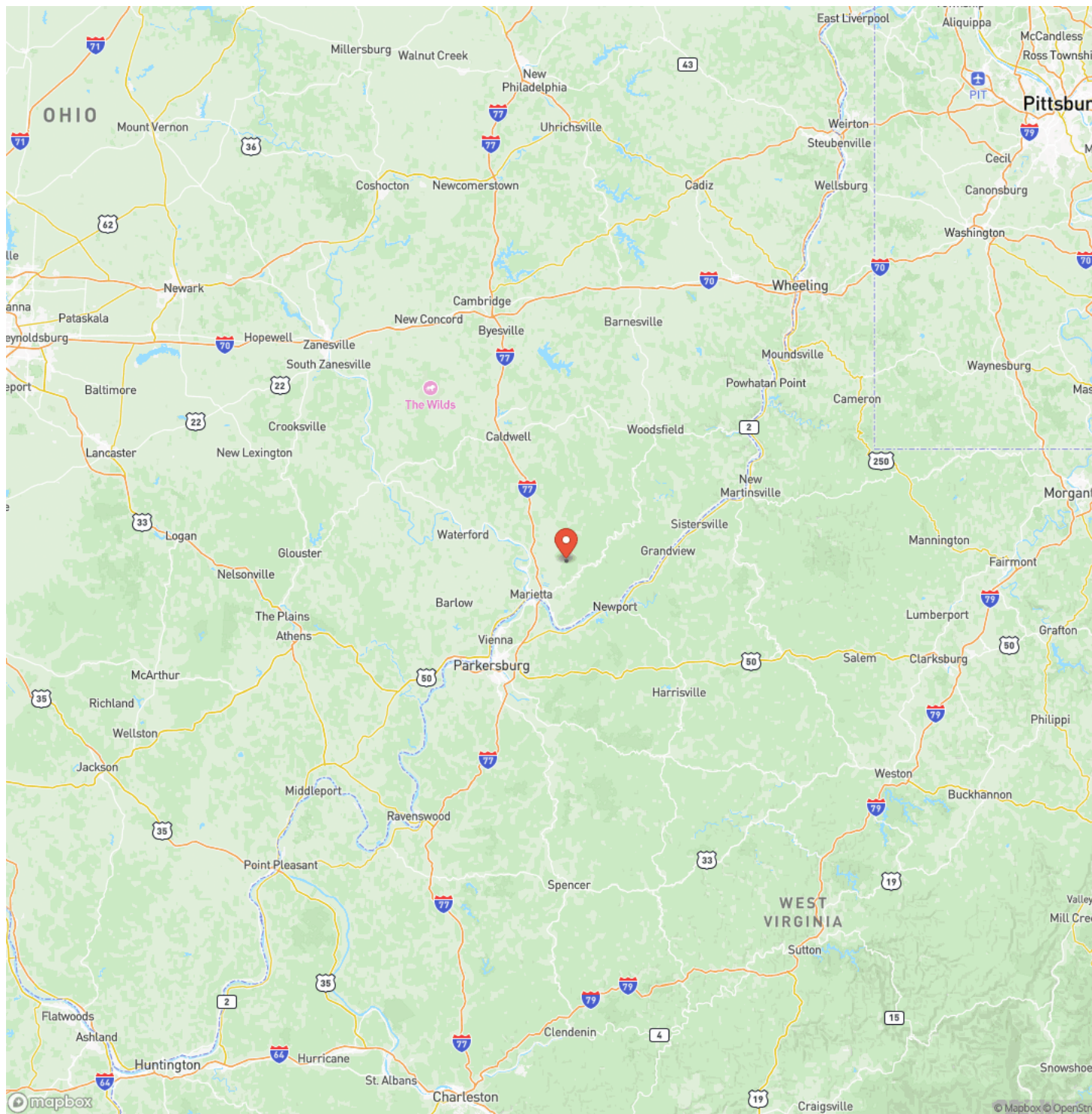
Recreational Land Bordering Wayne National Forest
Marietta, OH / Washington County



Locator Map



Locator Map



Satellite Map



Recreational Land Bordering Wayne National Forest Marietta, OH / Washington County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

Caryville, TN 42349

NOTES

[illegible]

MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a blank 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.



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.



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