

Munn Run Properties Tract 3  
2053 State Route 139  
Portsmouth, OH 45648-8676

**\$35,000**  
1± Acres  
Scioto County





**Munn Run Properties Tract 3**  
**Portsmouth, OH / Scioto County**

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**SUMMARY**

**Address**

2053 State Route 139

**City, State Zip**

Portsmouth, OH 45648-8676

**County**

Scioto County

**Type**

Lot, Recreational Land, Timberland

**Latitude / Longitude**

38.78117 / -82.94763

**Acreage**

1

**Price**

\$35,000

**Property Website**

<https://arrowheadlandcompany.com/property/munn-run-properties-tract-3-scioto-ohio/54265/>



**PROPERTY DESCRIPTION**

Opportunity knocks! If you are looking for an opportunity to rehab a gutted home or build something new, here is your chance. Priced to sell. Property is being offered strictly "AS IS". This lot/home may be purchased in conjunction with a large tract of woods to the West and/or another lot to the North. There is a map in the pictures section showing the additional, available lots. There is water, sewer, gas and electric on site. Property is subject to new utility easements along the road. New survey completed, to be recorded at closing. Real estate agents must be present for showings. Sellers mineral rights convey. Please call or text Brian Whitt 937.545.7764 or Josh Grant 330.341.0997 for complete details of this property and showing.

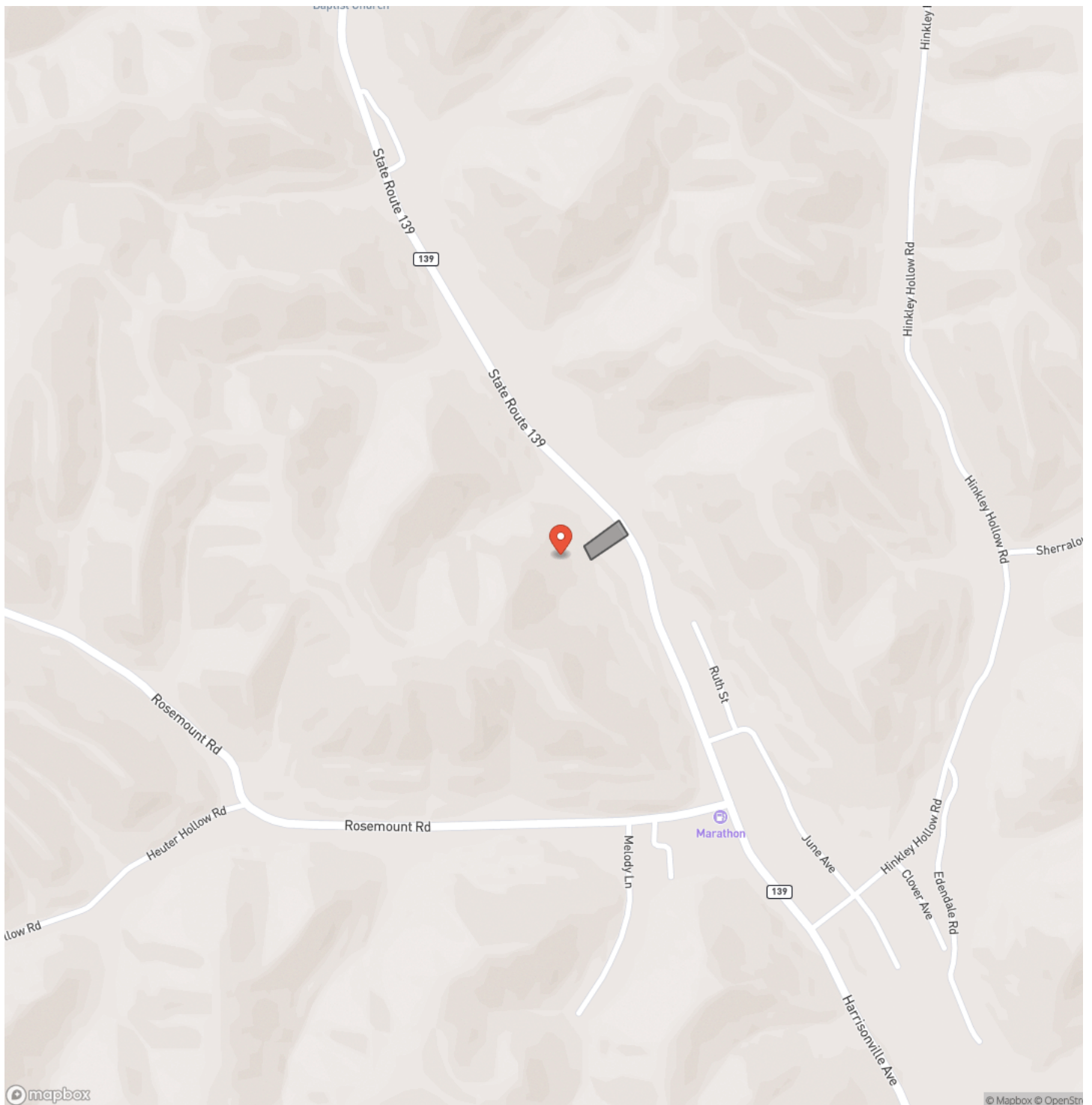


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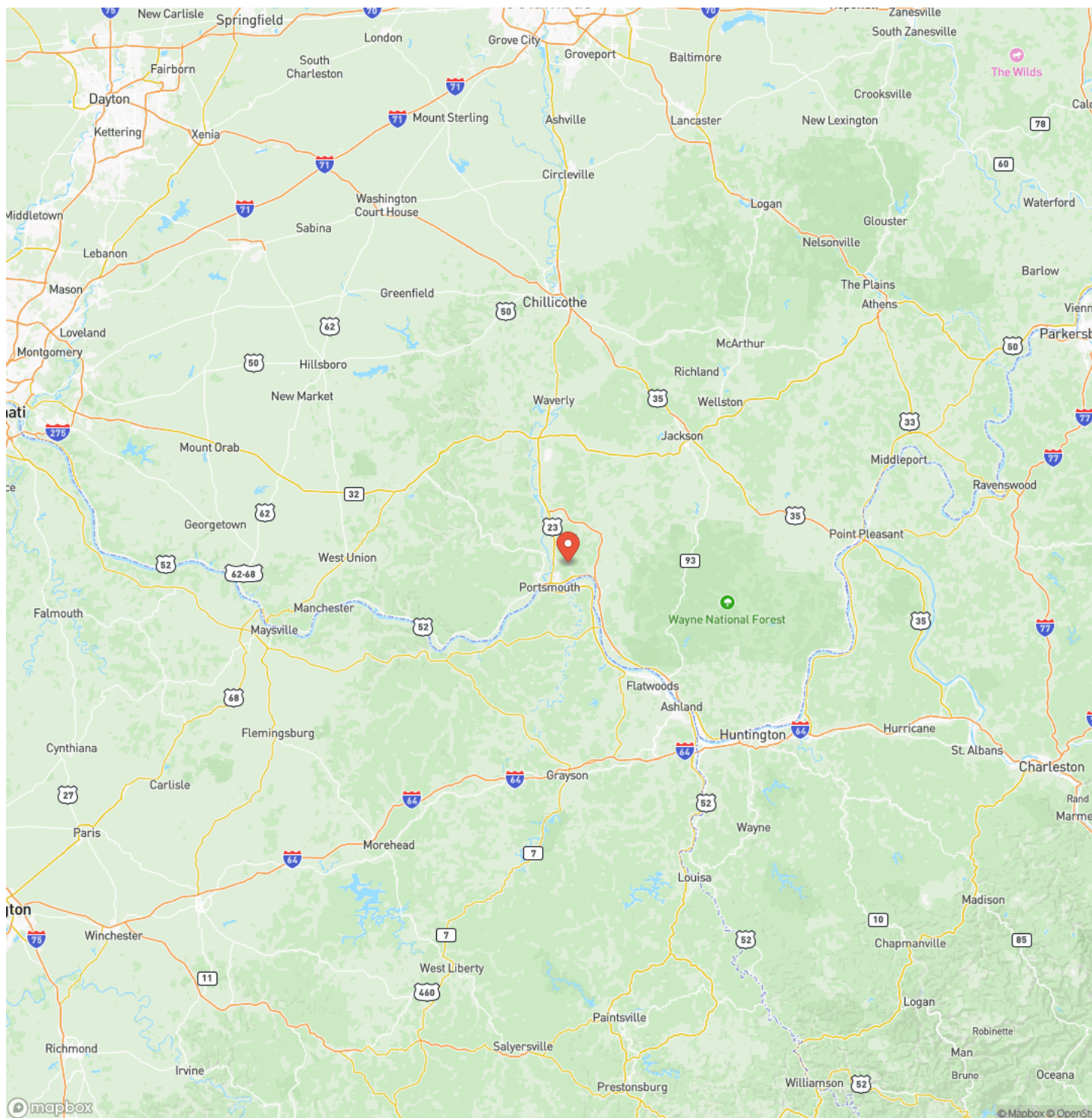




## Locator Map

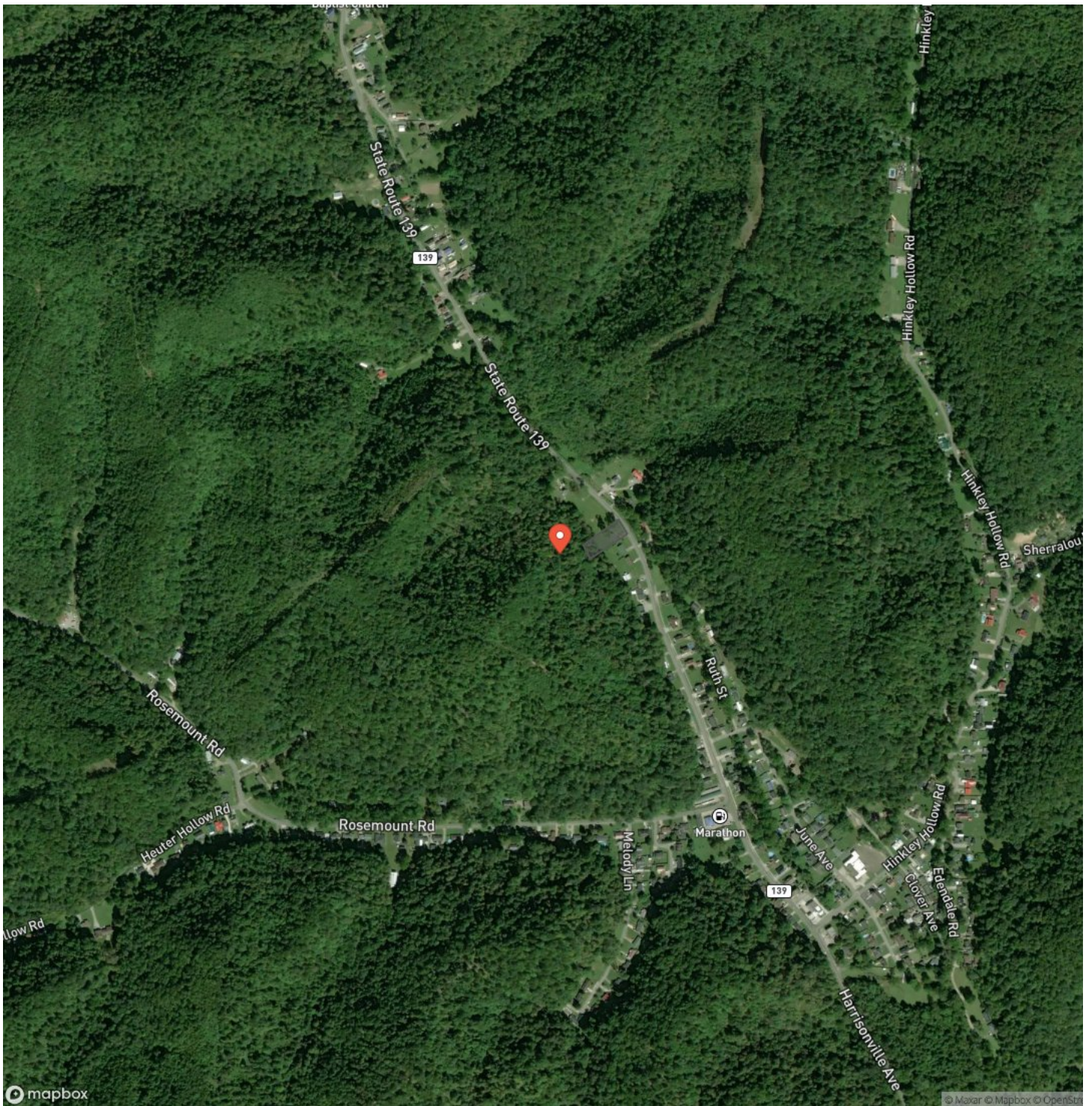


## Locator Map





## Satellite Map



## Munn Run Properties Tract 3 Portsmouth, OH / Scioto County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Whitt

## Mobile

(937) 545-7764

## Email

brian.whitt@arrowheadlandcompany.com

**Address**

## City / State / Zip

Cincinnati, OH 45202

## NOTES



**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



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## **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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