

Long Run Rd - 90 acres
6545 Long Run Road
Athens, OH 45701

\$495,000
90.180± Acres
Athens County



Gary McBride
OHIO AGENT

Gary, a southeast Ohio native, loves hunting and the outdoors, a passion he shares with his three adventurous daughters. As a retired U.S. Army veteran with over 22 years of service, including two tours in Iraq, he values trust, hard work, honesty, integrity, fairness, and transparency. Gary aims to instill these traits in his family and clients. If you're looking for land to enjoy outdoor activities in Ohio, contact Gary to help make your dream a reality!



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Athens, OH / Athens County

SUMMARY

Address

6545 Long Run Road

City, State Zip

Athens, OH 45701

County

Athens County

Type

Recreational Land, Hunting Land, Farms

Latitude / Longitude

39.289748 / -82.050658

Acreage

90.180

Price

\$495,000

Property Website

<https://www.mossyoakproperties.com/property/long-run-rd-90-acres-athens-ohio/88968/>



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PROPERTY DESCRIPTION

Welcome to a rare and exceptional opportunity in the heart of Athens County! 5 parcels spanning 90 private acres with over 2,700 feet of road frontage, this stunning property offers a blend of natural beauty, income potential, and versatile use ideal for investors, homesteaders, hunters, or those seeking a serene retreat.

Key Property Features:

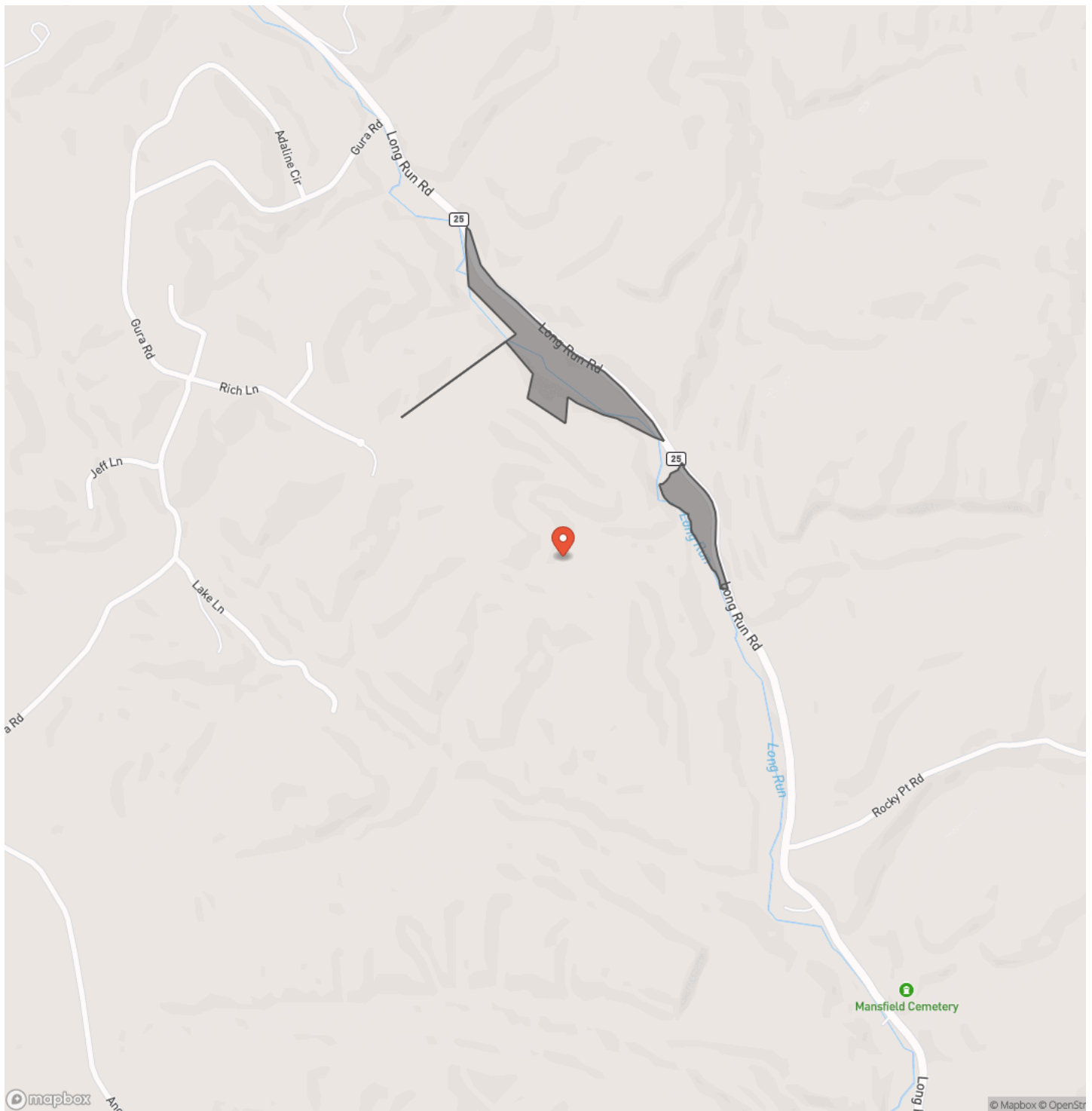
- 5 parcels totaling over 90 wooded acres.
- Three Separate Dwellings – Perfect for multi-family living, guest accommodations, or short/long-term rental income. There are 2 septic systems, per the seller.
- Two Barns – Great for livestock, equipment storage, or conversion to additional living/workshop space.
- Mature Timber – Includes a mix of Red and White Oak, offering immediate and long-term timber income potential.
- Established Trail System – Hiking and ATV trails wind throughout, providing multiple access points for different areas of the property.
- Abundant Wildlife – TONS of Deer and Turkey sign through the entire property. There are also multiple potential food plot sites.
- Over 2,700 ft of road frontage.
- Gently rolling terrain with diverse topography and expansive views.
- Multiple potential build sites or camping areas.
- Private and peaceful, yet easily accessible. Only minutes away from Ohio University and Uptown Athens.

Whether you're looking for a family compound, a recreational getaway, or an investment opportunity with multiple revenue streams, this property checks all the boxes. If you are ready to enjoy the balance of rural seclusion and town convenience, call today to schedule your private tour!

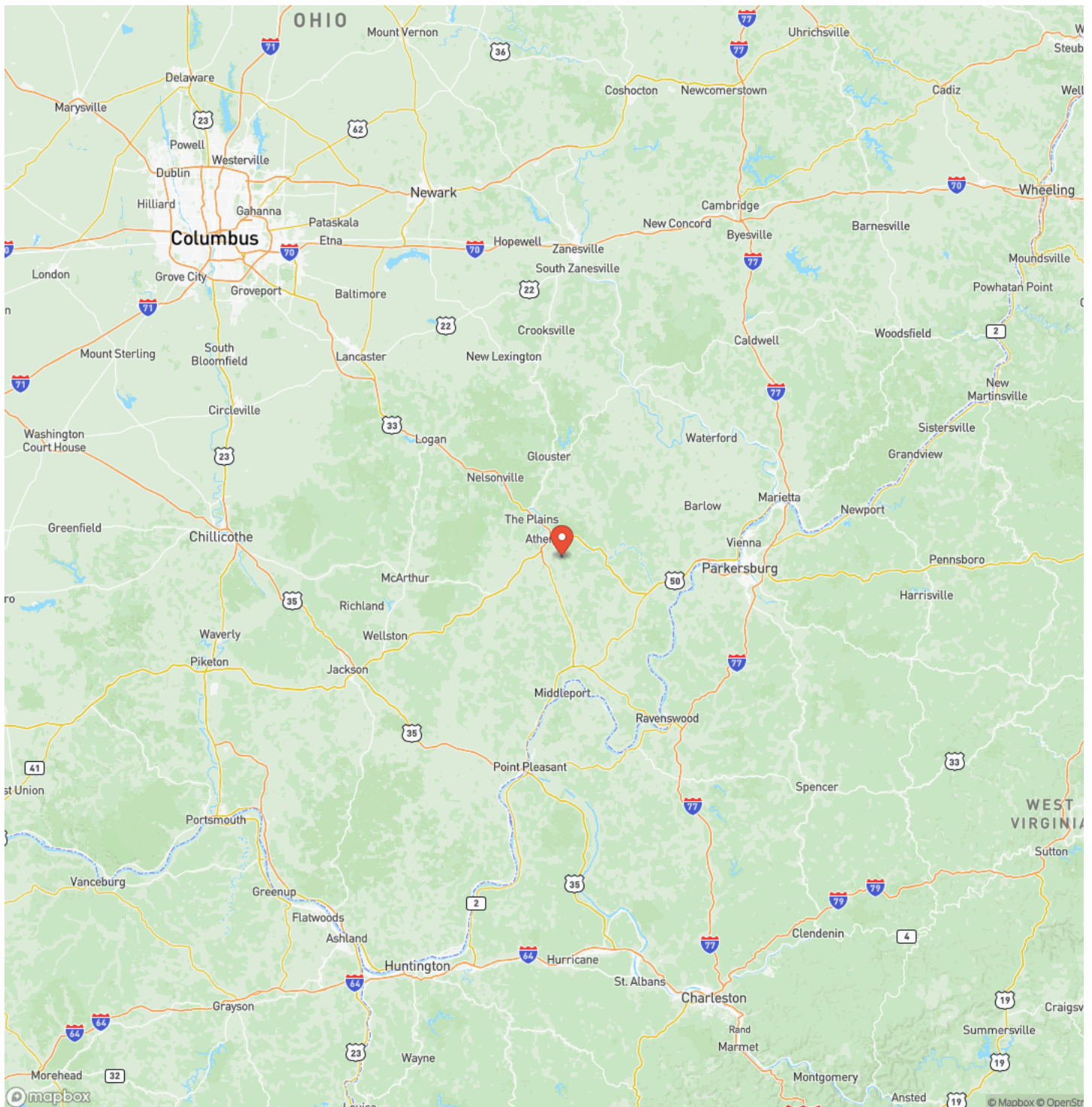
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Locator Map



Locator Map



Satellite Map



Long Run Rd - 90 acres
Athens, OH / Athens County

LISTING REPRESENTATIVE

For more information contact:



Representative

Gary McBride

Mobile

(740) 591-1101

Email

gmcbride@mossyoakproperties.com

Address

6465 Lithopolis Road NW

City / State / Zip

NOTES

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MORE INFO ONLINE:

www.mossyoakproperties.com/land-for-sale/ohio/

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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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