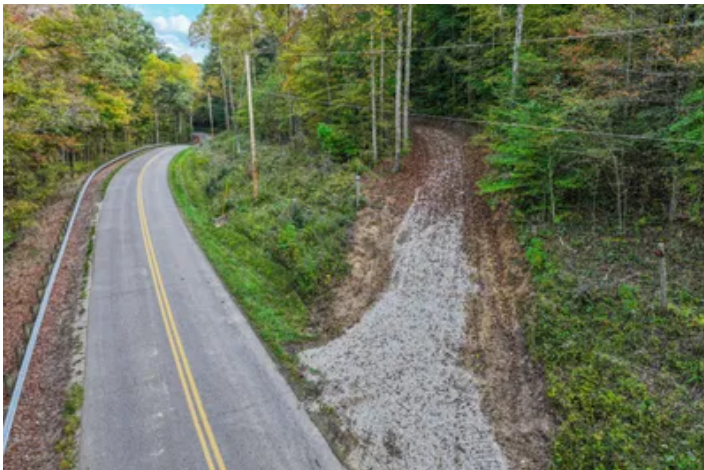
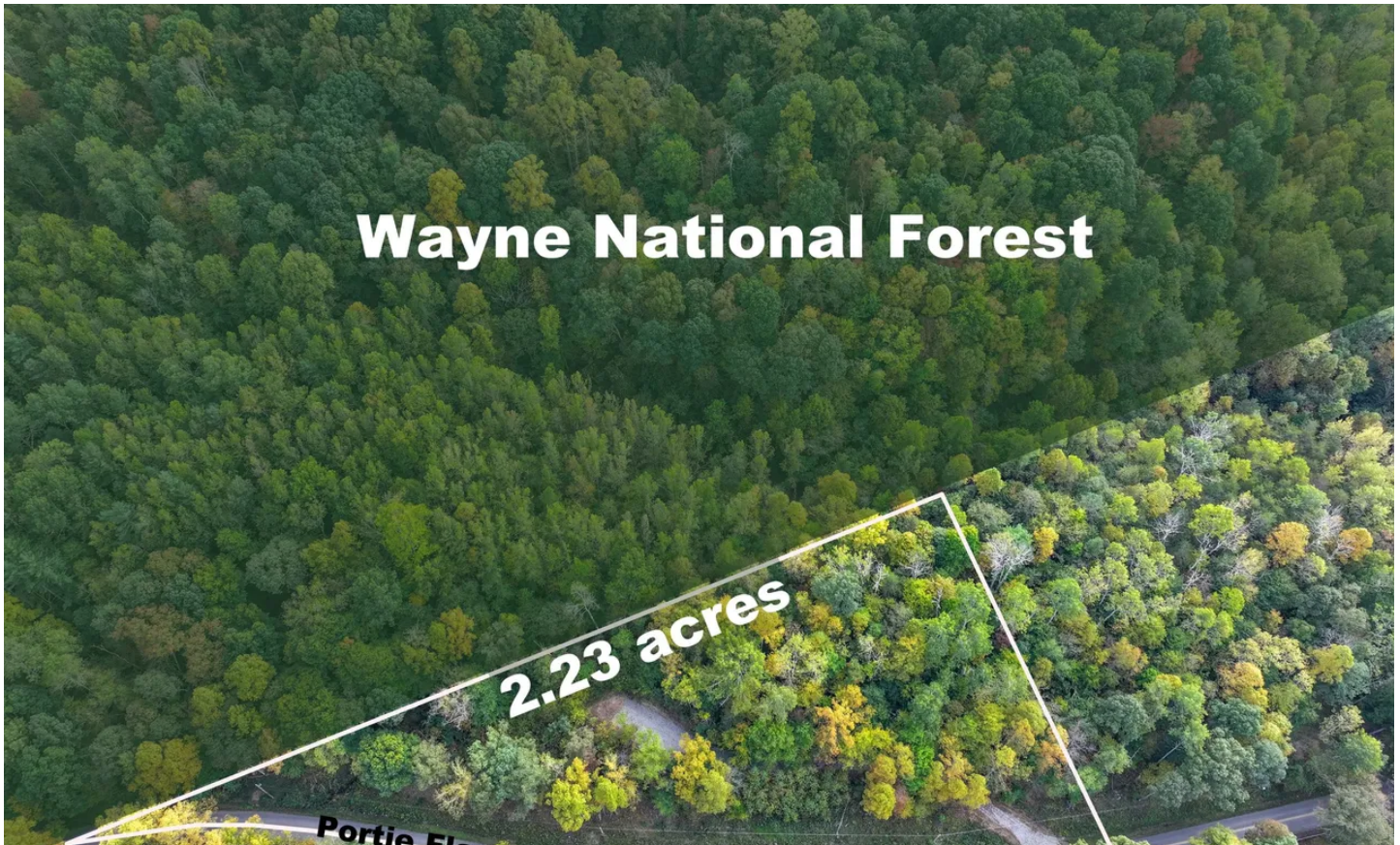


Portie-Flamingo Rd - 2 acres
6325 County Road 12
New Lexington, OH 43782

\$52,500
2.24± Acres
Perry County



Adam Ericson
OHIO AGENT

Adam, a first-generation hunter with a background in camping and boating, values outdoor traditions and conservation. As a police officer in central Ohio since 2017, he is known for his honesty and integrity, making him a trustworthy partner for real estate transactions. Outside work, he enjoys family time and is developing a small homestead. Adam is dedicated to helping clients achieve their property goals and invites you to discuss your real estate needs with him.

 **MOSSY OAK PROPERTIES**
Bauer Realty & Auctions

aericson@mossyoakproperties.com | 740-556-7113



Portie-Flamingo Rd - 2 acres
New Lexington, OH / Perry County

SUMMARY

Address

6325 County Road 12

City, State Zip

New Lexington, OH 43782

County

Perry County

Type

Hunting Land, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

39.639429 / -82.21779

Acreage

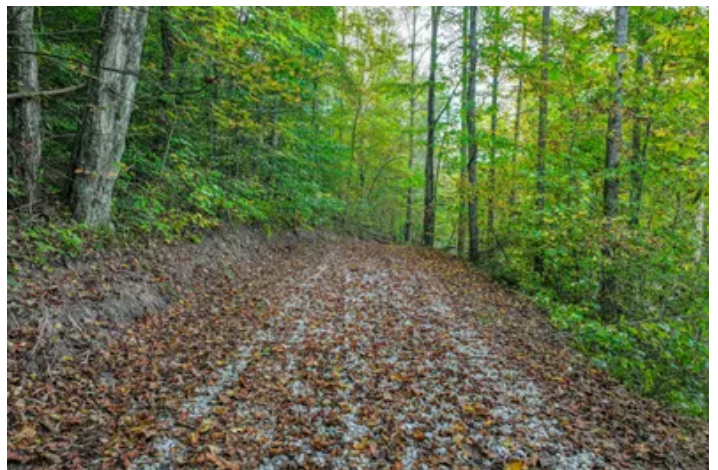
2.24

Price

\$52,500

Property Website

<https://www.mossyoakproperties.com/property/portie-flamingo-rd-2-acres-perry-ohio/118198/>



Portie-Flamingo Rd - 2 acres
New Lexington, OH / Perry County

PROPERTY DESCRIPTION

2.24 acres located on Portie-Flamingo Road in Perry County, near the village of Shawnee. The property borders more than 1,000 acres of Wayne National Forest, providing direct walk-in access to public hunting and recreational land. A gravel driveway leads to a secluded gravel pad suitable for a camper, cabin site, or hunting base camp. From the campsite, a trail leads directly into the national forest and toward a nearby pond that provides a water source for wildlife. Electric service is available at the road, and the property has received county septic approval. This property is ready for hunting season or use as an accessible weekend getaway. Located approximately 1 hour and 10 minutes from Columbus.

Property Features

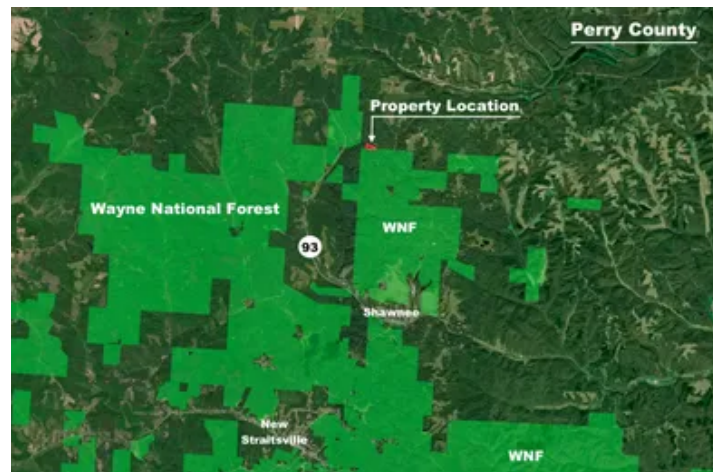
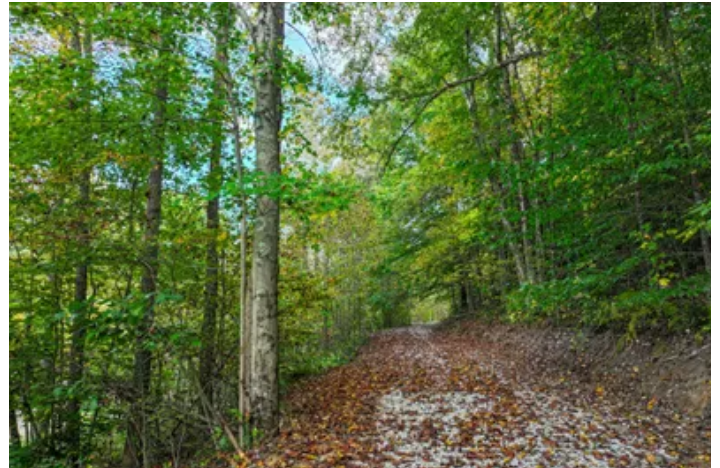
- 2.24 acres in Perry County
- Gravel driveway
- Secluded gravel camper or cabin pad
- Borders more than 1,000 acres of Wayne National Forest
- Direct walk-in access to public hunting land
- Trail from the campsite into the national forest
- Nearby pond provides a wildlife water source
- Electric service available at the road
- County septic approval
- Suitable for a hunting base camp or recreational getaway

Location Highlights

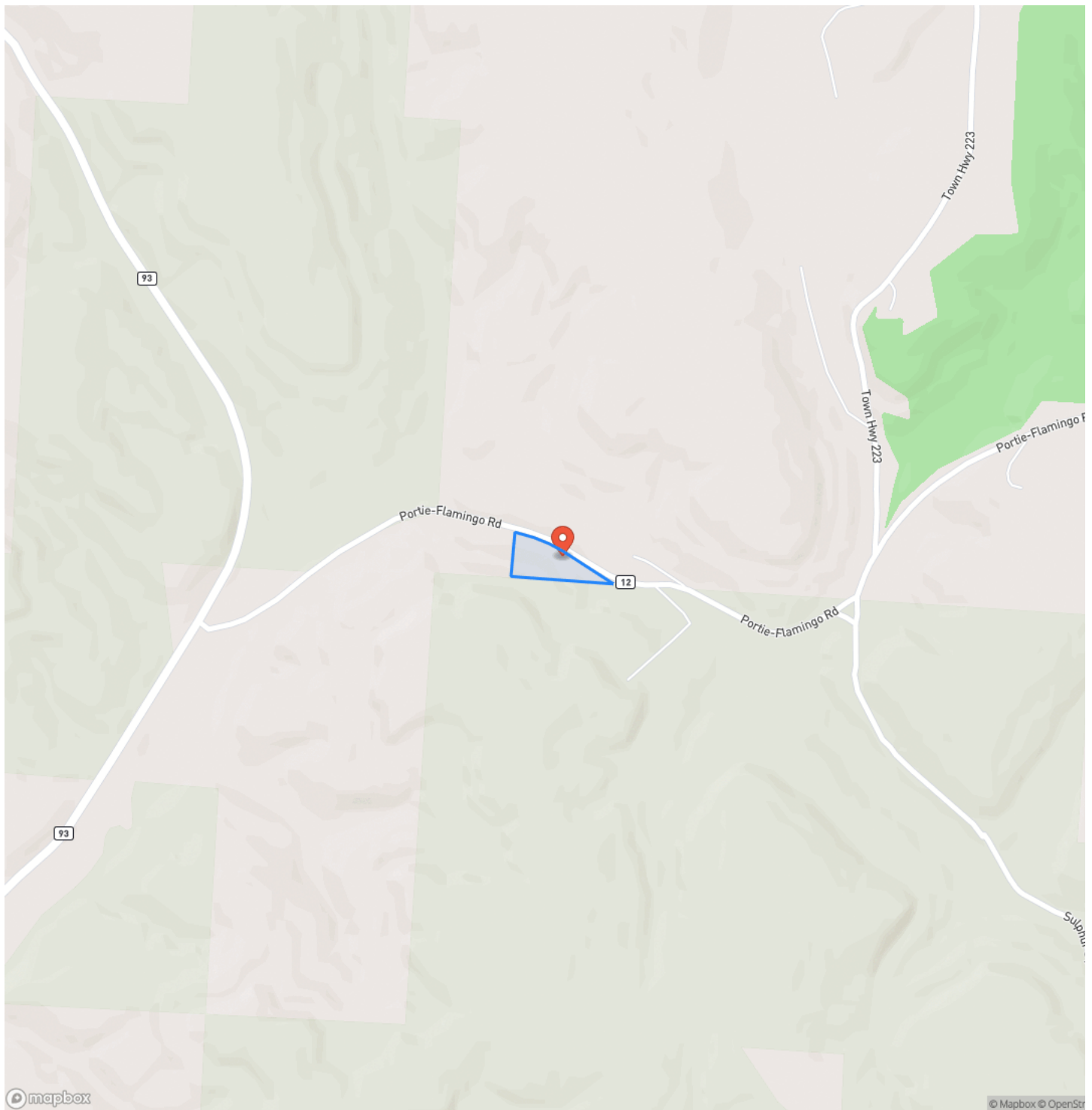
- Located on Portie-Flamingo Road near Shawnee, Ohio
- Directly borders Wayne National Forest
- Approximately 1 hour and 10 minutes from Columbus
- Convenient access to extensive public hunting and recreational land

Any mineral rights owned by the seller will transfer. Annual property taxes \$115.37

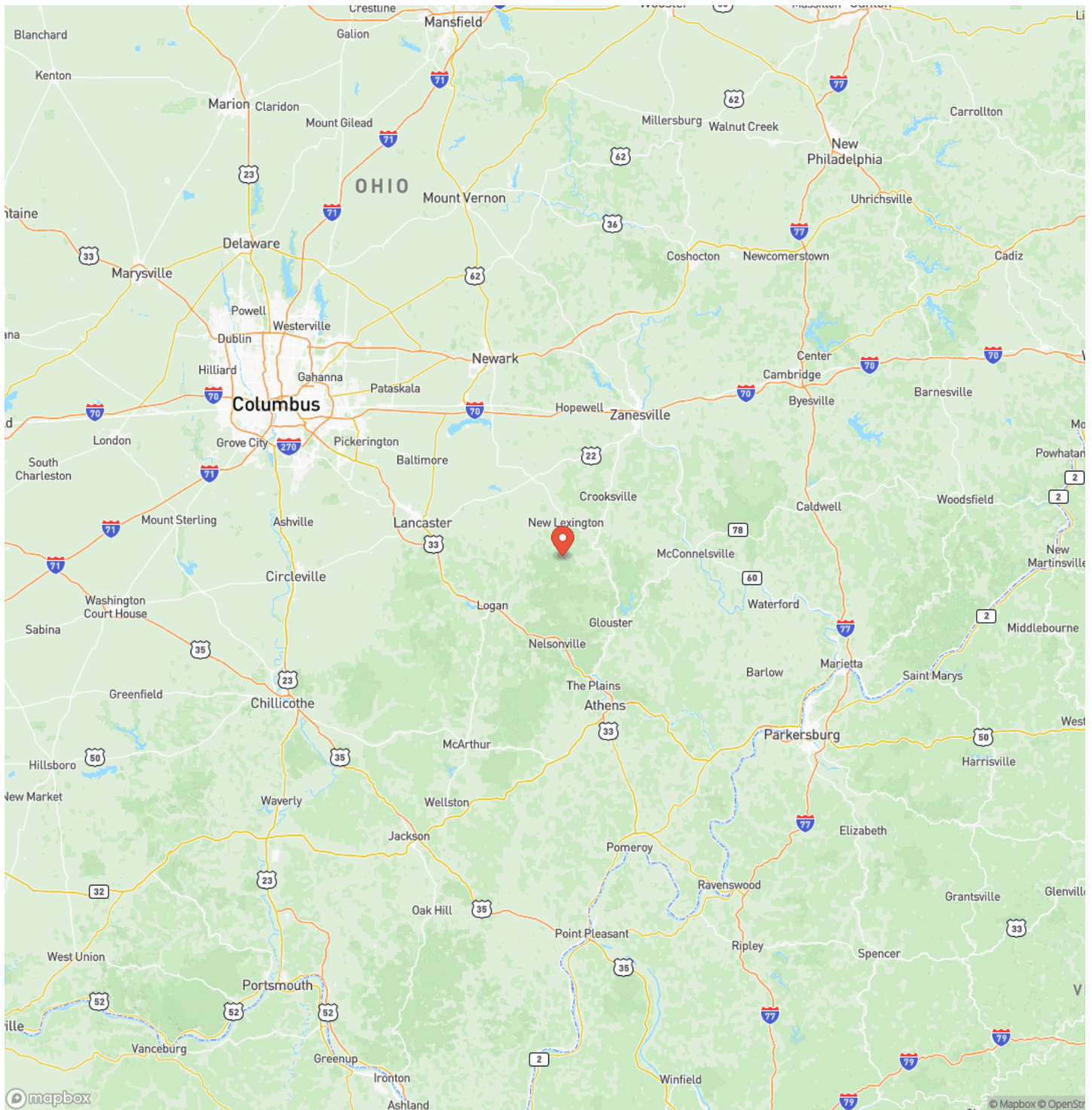
Portie-Flamingo Rd - 2 acres
New Lexington, OH / Perry County



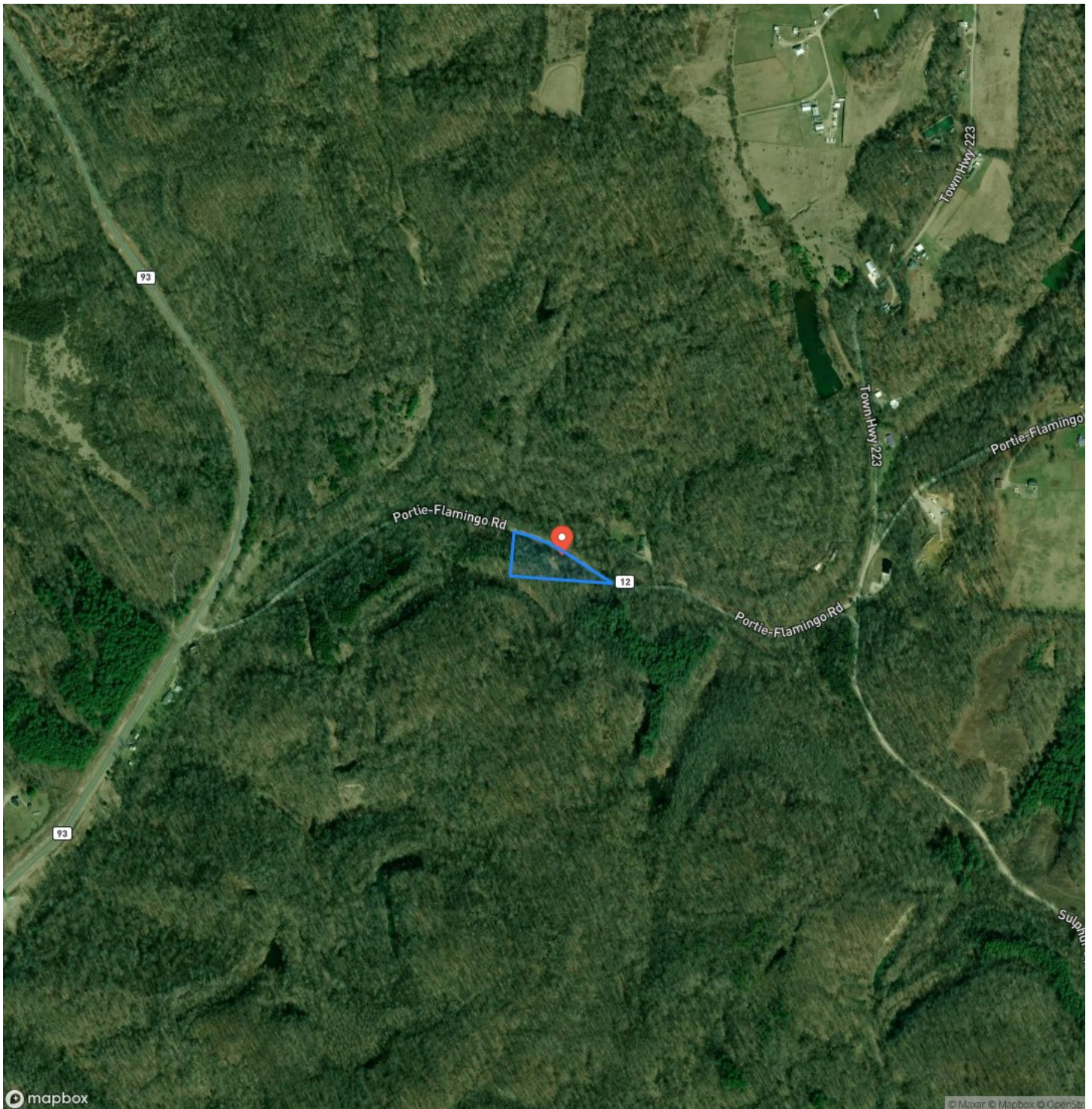
Locator Map



Locator Map



Satellite Map



Portie-Flamingo Rd - 2 acres
New Lexington, OH / Perry County

LISTING REPRESENTATIVE

For more information contact:



Representative

Adam Ericson

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(614) 829-7070

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Address

City / State / Zip

Ashville, OH 43103

NOTES

[illegible]

MORE INFO ONLINE:

<https://www.mossyoakproperties.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.



<https://www.mossyoakproperties.com/>

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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