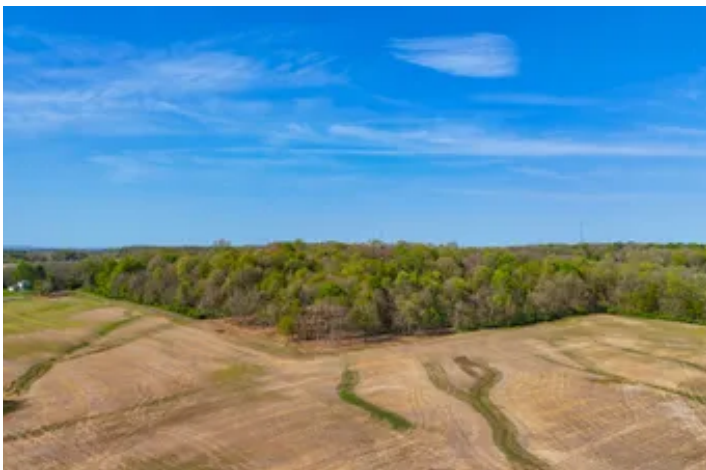


Cincinnati Zanesville Rd - 10 acres - Fairfield County  
9874 Cincinnati Zanesville Rd  
Amanda, OH 43102

**\$310,000**  
10.660± Acres  
Fairfield County



**Cincinnati Zanesville Rd - 10 acres - Fairfield County  
Amanda, OH / Fairfield County**

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**SUMMARY**

**Address**

9874 Cincinnati Zanesville Rd

**City, State Zip**

Amanda, OH 43102

**County**

Fairfield County

**Type**

Recreational Land, Undeveloped Land

**Latitude / Longitude**

39.649445 / -82.797243

**Acreage**

10.660

**Price**

\$310,000

**Property Website**

<https://www.mossoakproperties.com/property/cincinnati-zanesville-rd-10-acres-fairfield-county-fairfield-ohio/103994/>



An advertisement for Adam Ericson, Ohio Agent. It features a photo of Adam, a man with a beard and a plaid shirt, smiling. To the left of the photo is text describing his background as a first-generation hunter and police officer, and his dedication to helping clients achieve their property goals. Below the text is the Mossy Oak Properties logo, which includes a tree icon and the text "MOSSY OAK PROPERTIES Bauer Realty &amp; Auctions". At the bottom of the ad is the contact information: "aericson@mossoakproperties.com | 740-556-7113".

## Cincinnati Zanesville Rd - 10 acres - Fairfield County Amanda, OH / Fairfield County

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### **PROPERTY DESCRIPTION**

Private wooded 10 acres & Build Site - Fairfield County, OH

Tucked back off Cincinnati Zanesville Rd SW, this 10.66-acre wooded tract offers privacy, recreation, and ready-to-build convenience. A long private drive leads to an approximately 1-acre cleared homesite, perfectly positioned to capture beautiful rolling farm field views while leaving mature trees in place for privacy. Whether you're looking to build your dream home, or weekend getaway, this property is ready for the next step with a completed soil test and septic approval already in place, and power at the road.

Land & Location:

- 10.66 wooded acres
- Long private drive for added privacy
- Approximately 1-acre cleared build site
- Scenic rolling farm field views
- Mature trees surrounding homesite
- Great deer activity
- Morel mushroom hunting opportunities

Additional Highlights:

- Soil test complete
- Septic approved
- Power at the road
- Excellent mix of build potential and recreation

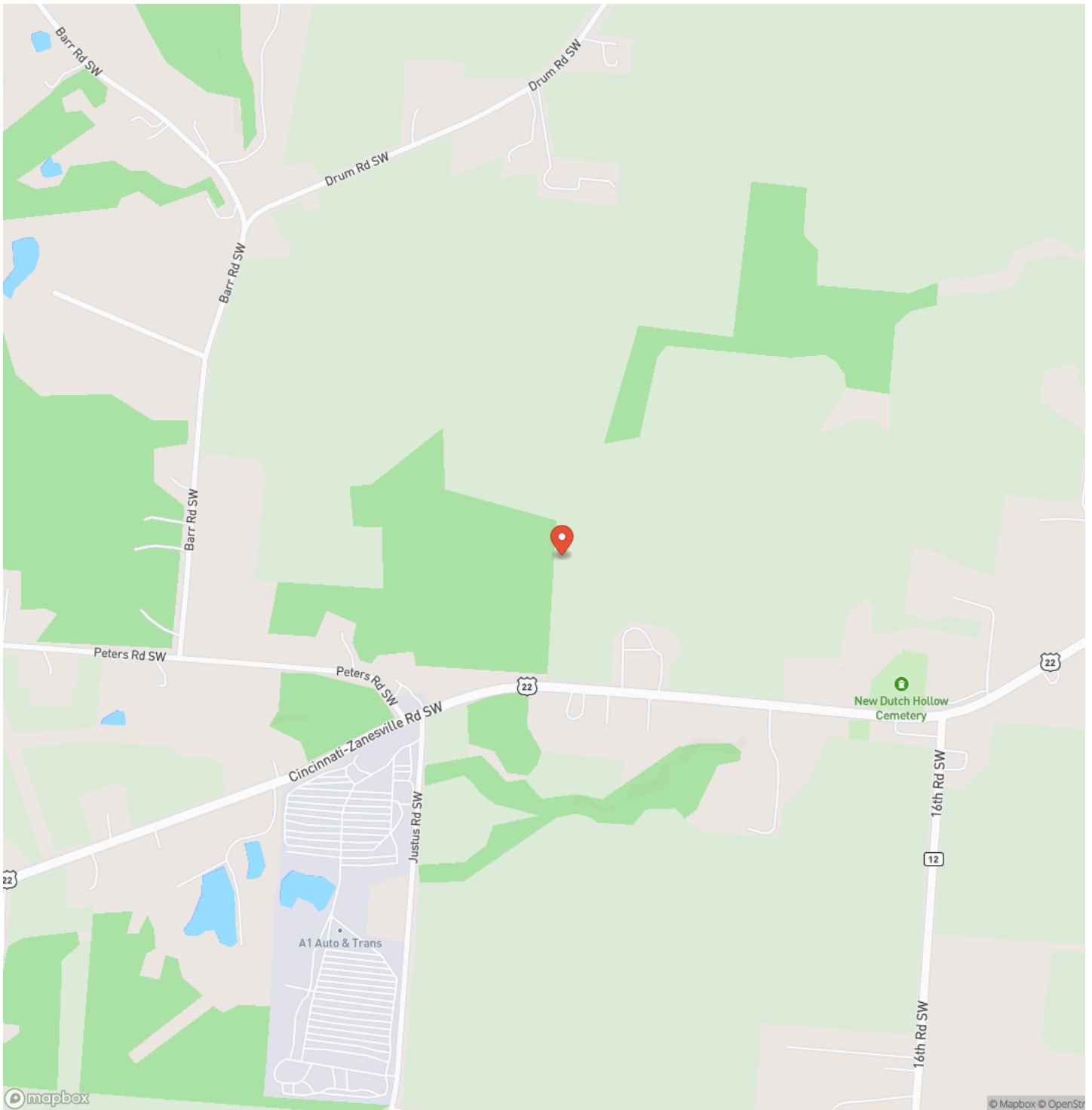
Mineral rights owned by the seller will transfer. Annual property taxes \$4,333.75

Cincinnati Zanesville Rd - 10 acres - Fairfield County  
Amanda, OH / Fairfield County

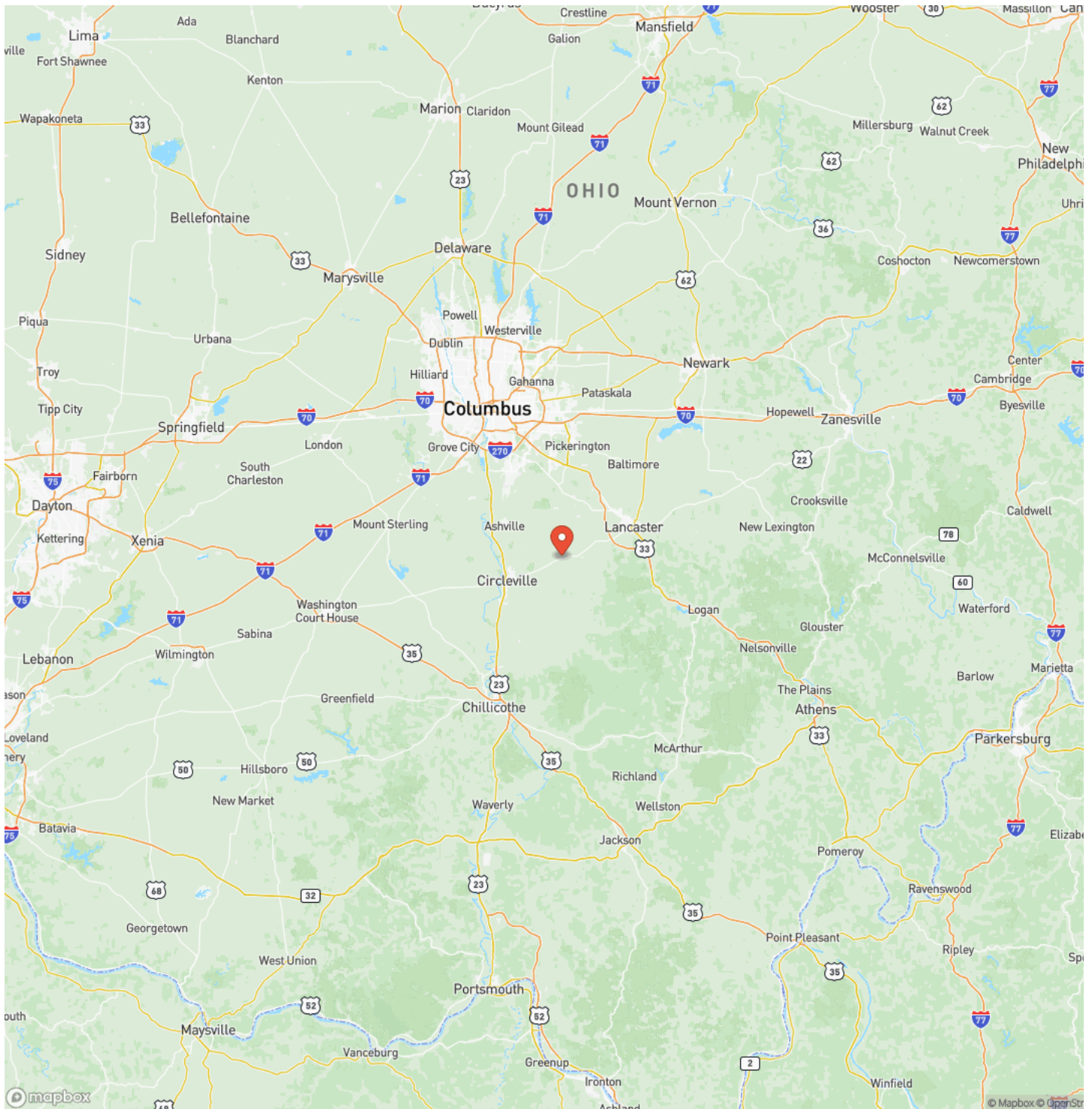
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## Locator Map



# Locator Map



## Satellite Map







## **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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**Mossy Oak Properties Bauer Realty & Auctions**  
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