

Sycamore St - 9 acres
140 Sycamore St
Glouster, OH 45732

\$99,000
9.96± Acres
Athens 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.



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Glouster, OH / Athens County

SUMMARY

Address

140 Sycamore St

City, State Zip

Glouster, OH 45732

County

Athens County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

39.512005 / -82.086995

Dwelling Square Feet

810

Bedrooms / Bathrooms

2 / 1

Acreage

9.96

Price

\$99,000



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PROPERTY DESCRIPTION

Land for sale in Athens County. These 10 acres of largely wooded land offer both investment potential and beautiful views. Featuring two single-family rental units. Currently, one unit is rented, providing immediate cash flow. The other unit offers project potential, allowing for fast equity improvement. The wooded acreage is rolling to steep topography and features old logging trails and impressive rock formations with abundant wildlife.

Property features:

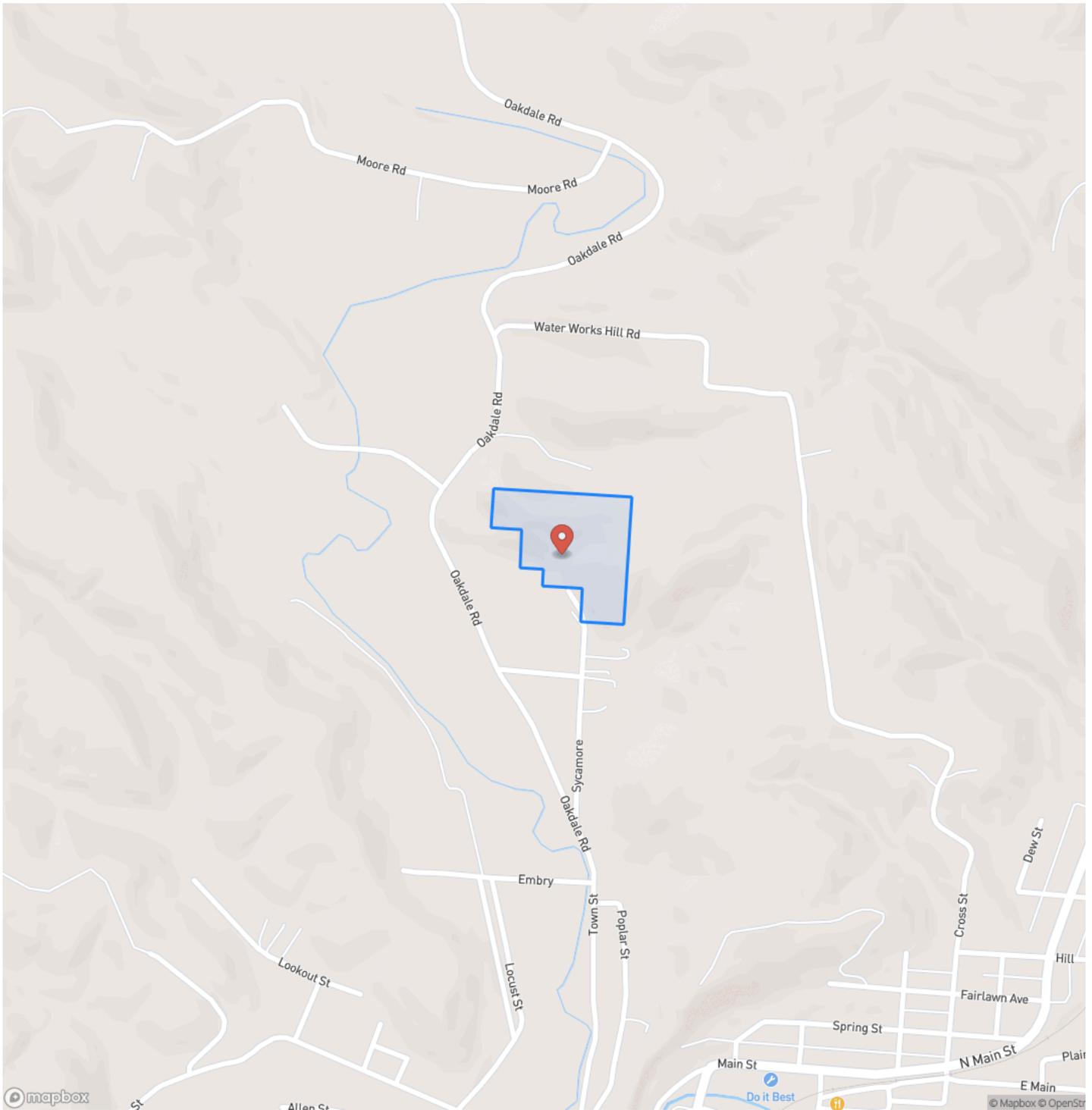
- Two 2-bedroom 1 bathroom single-family homes
- One unit tenant occupied
- One unit needs minor renovations to be rent-ready
- Mix of young and mature trees with some hardwoods
- Logging trails
- Rock formations
- Ample wildlife activity
- Public water and septic

All mineral rights owned by the seller will transfer. Annual taxes are approximately \$1,788.84

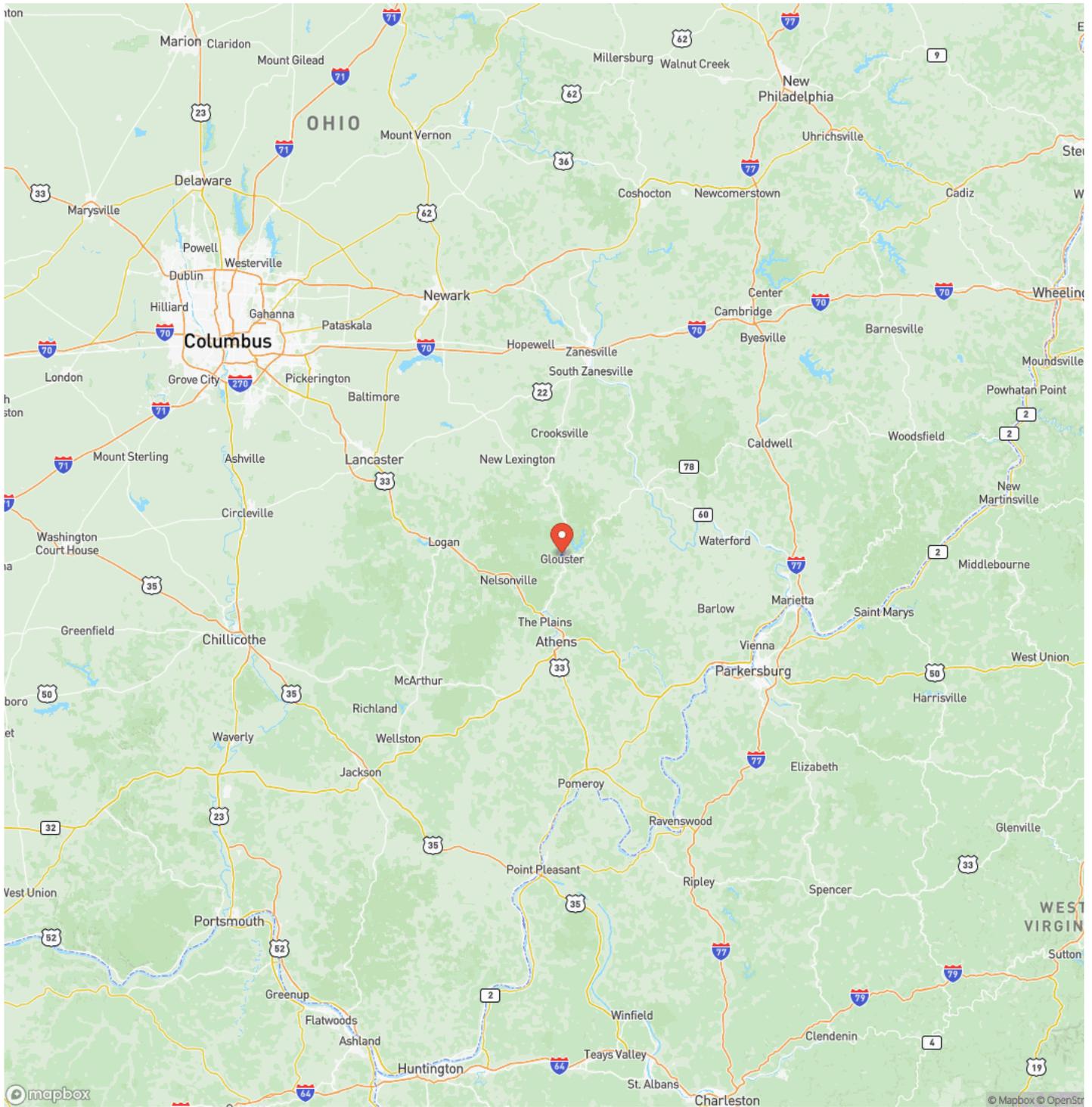
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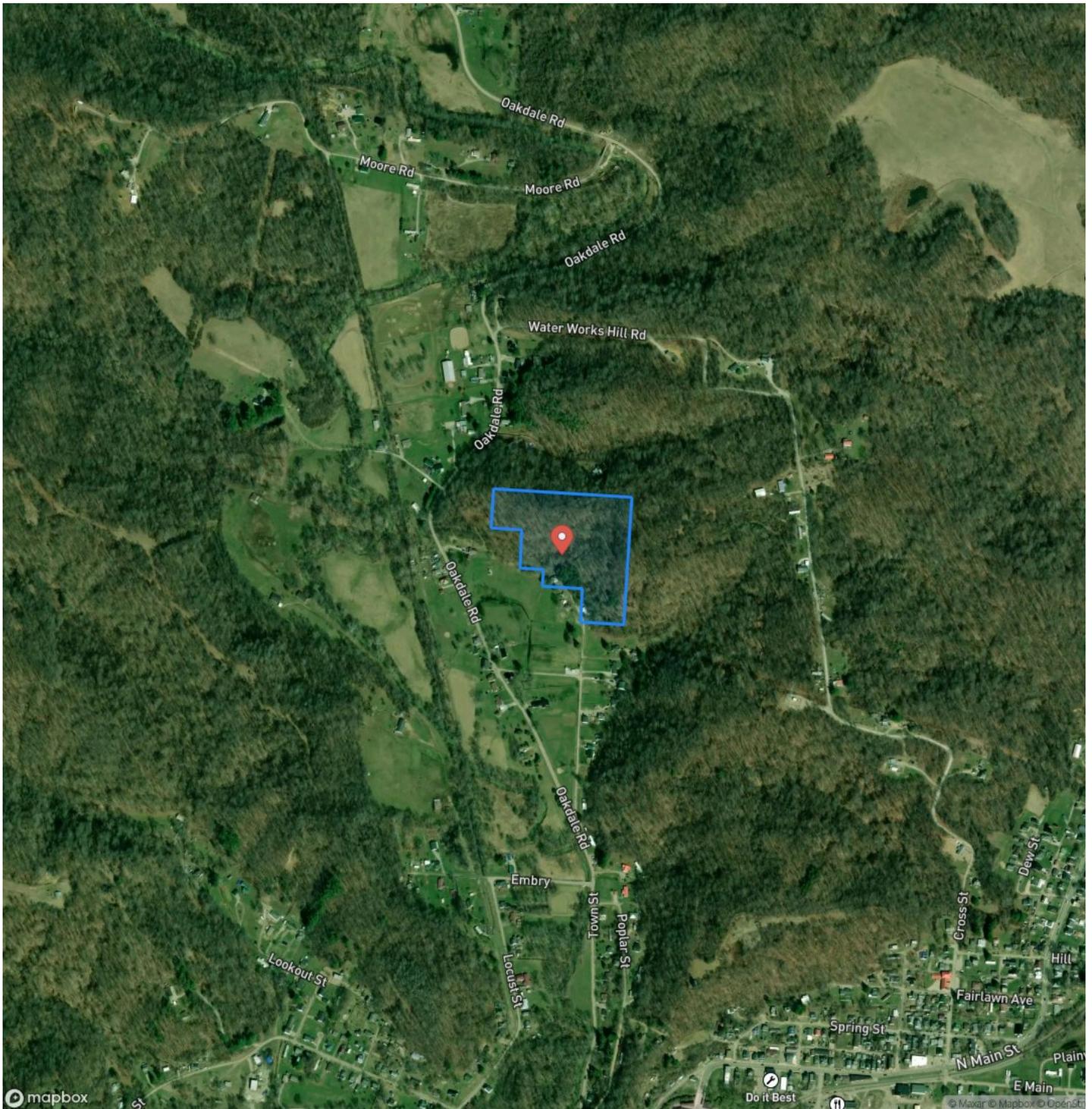
Locator Map



Locator Map



Satellite Map



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