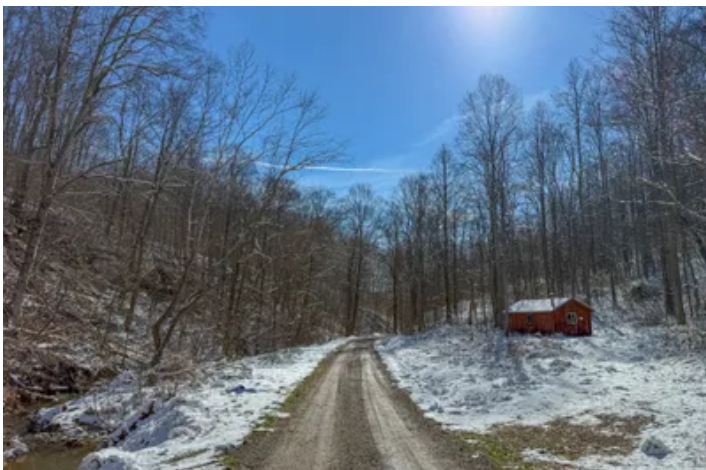


Twp Rd 366 - 80 acres
Twp Rd 366
Marietta, OH 45750

\$265,000
80± Acres
Washington 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.



aericson@mossyoakproperties.com | 740-556-7113

Twp Rd 366 - 80 acres
Marietta, OH / Washington County

SUMMARY

Address

Twp Rd 366

City, State Zip

Marietta, OH 45750

County

Washington County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.519043 / -81.26153

Acreage

80

Price

\$265,000



Twp Rd 366 - 80 acres Marietta, OH / Washington County

PROPERTY DESCRIPTION

80 Acres Bordering Wayne National Forest, Washington Co, OH

Located on Twp Rd 366 near Marietta, this 80-acre property with an off-grid cabin offers an excellent hunting and recreation opportunity. Bordering Wayne National Forest, you gain direct access to an additional 145± acres of public ground. The property is predominantly wooded with mature oak timber and rolling to steep topography that creates natural travel corridors for wildlife. An established food plot, existing deer blind, two tree stands, and strong sign throughout make this a ready-to-hunt tract. While the land access at the road is steep, a well- developed trail system is in place and provides easy access across the property.

Land & Location:

- 80± acres
- Wayne National Forest
- Mature oak timber
- Food plot with deer blind & 2 stands
- Rolling terrain with ridges and natural funnels
- Extensive trail system
- Waterfall & Creek on the property
- Steep road access

Cabin Details:

- Off-grid cabin
- Wood-burning stove
- Gas access available

Mineral rights previously reserved. Annual taxes 3,324.

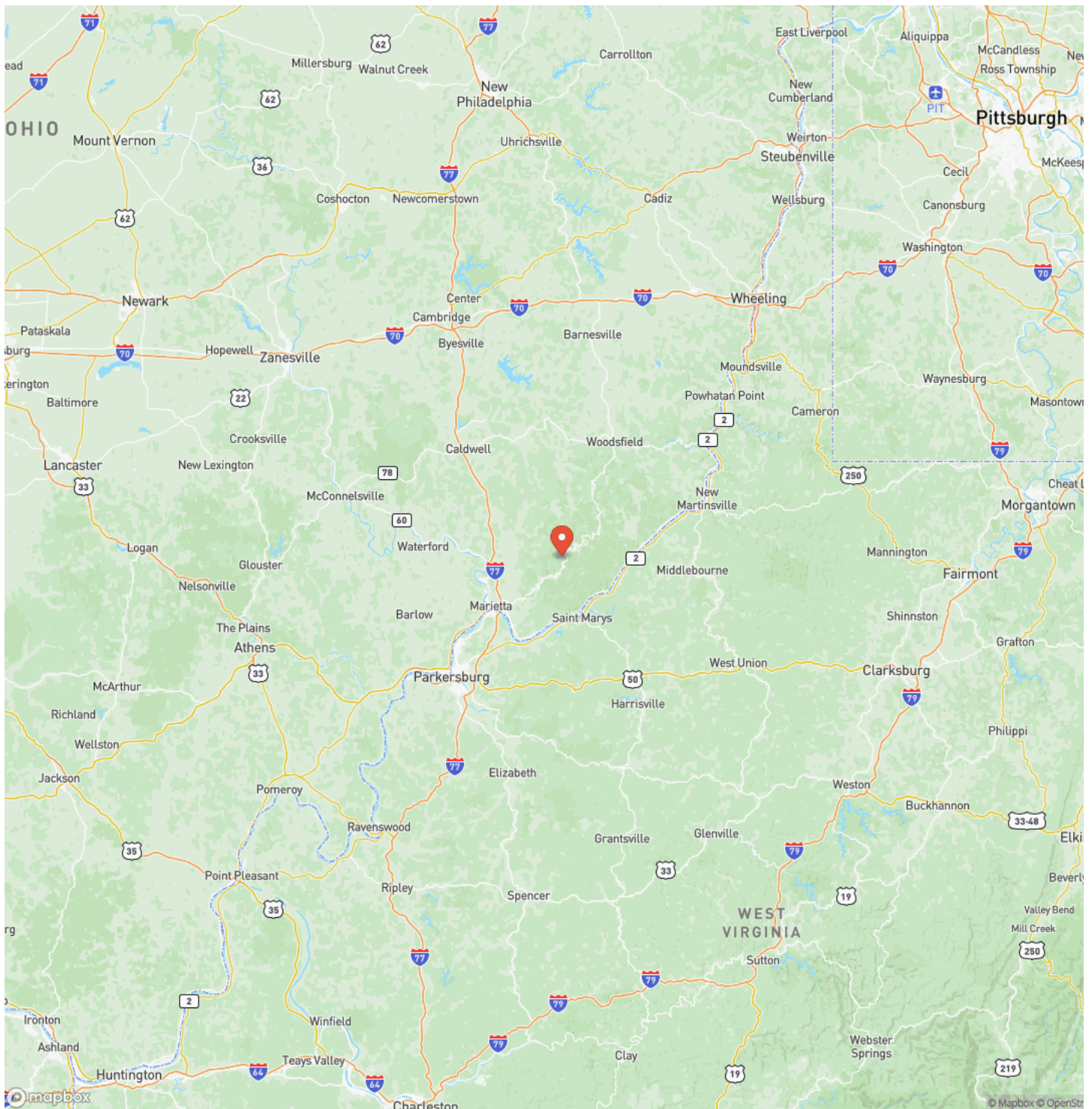
Twlp Rd 366 - 80 acres
Marietta, OH / Washington County



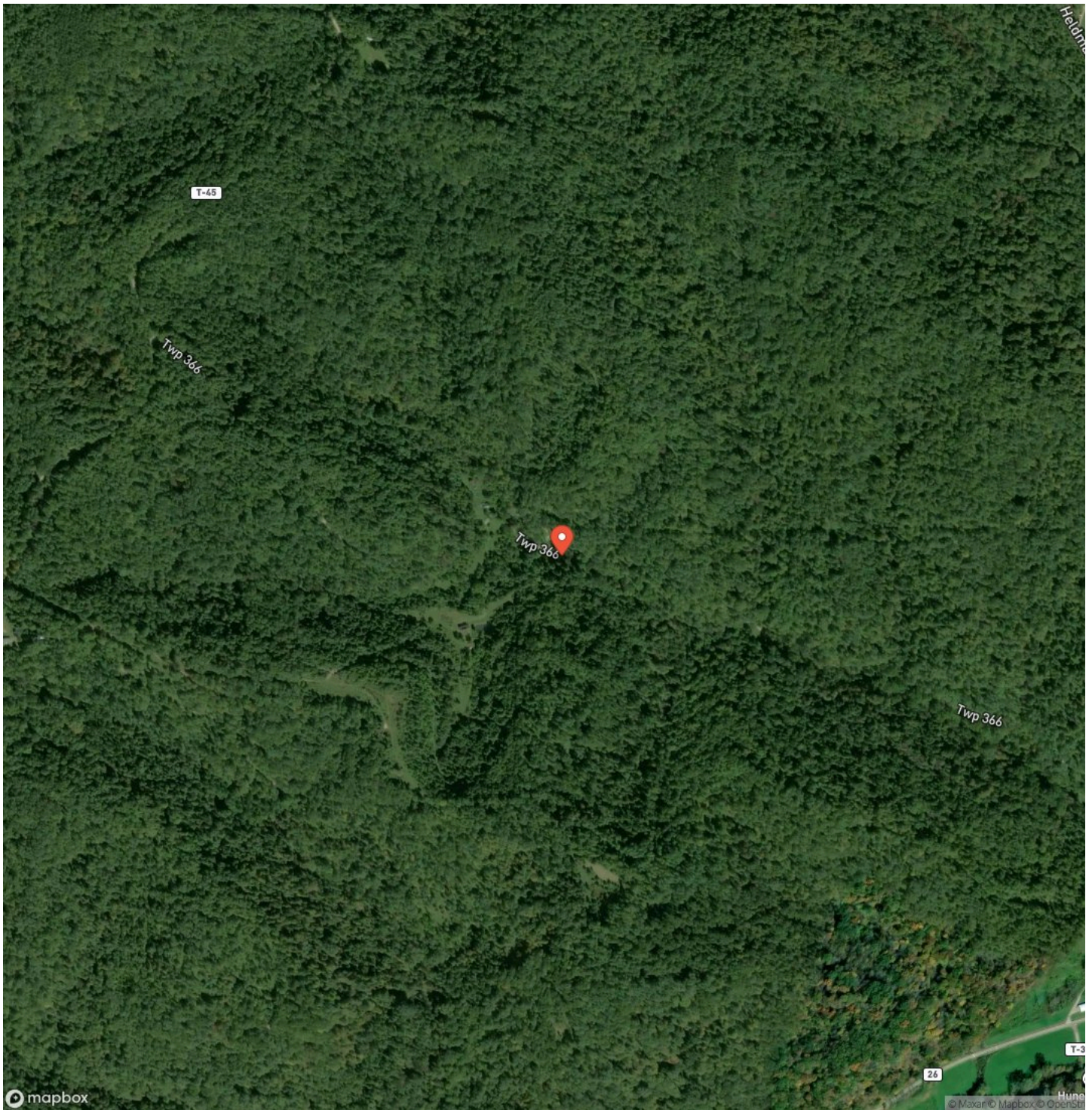
Locator Map



Locator Map



Satellite Map



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.

Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 829-7070
www.mossyoakproperties.com/land-for-sale/ohio/

