

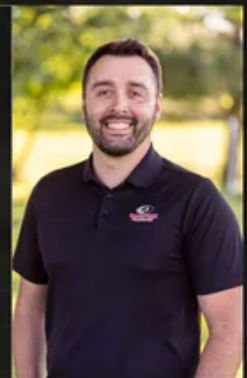
Twp Rd 366 - 80 acres
Twp Rd 366
Marietta, OH 45750

\$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, Undeveloped Land

Latitude / Longitude

39.518738 / -81.259341

Acreage

80

Price

\$265,000

Property Website

<https://www.mossyoakproperties.com/property/twp-rd-366-80-acres-washington-ohio/101772/>



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:

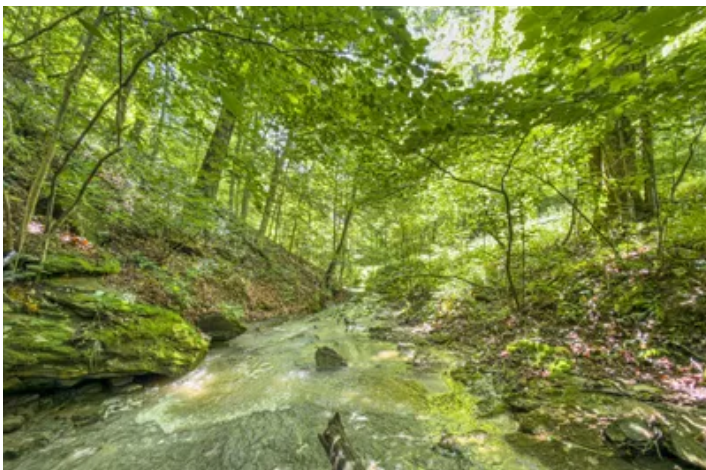
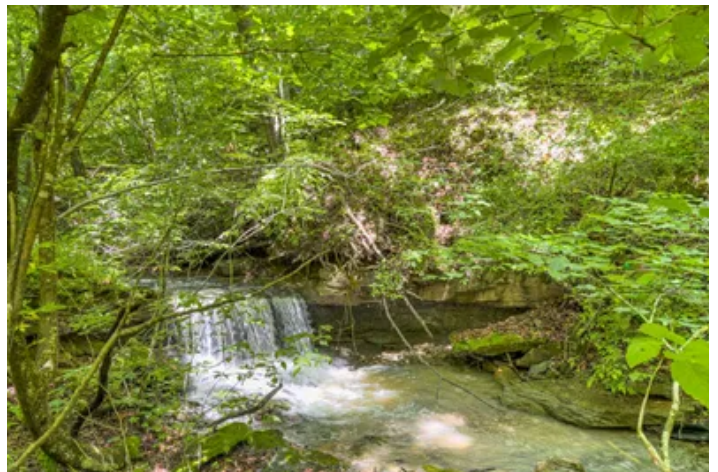
- 80± acres
- Wayne National Forest
- Mature oak timber
- Food plot with deer blind & 2 stands
- Rolling terrain with ridges and natural funnels
- Extensive trail system
- Waterfall & Creek on the property
- Steep road access

Cabin Details:

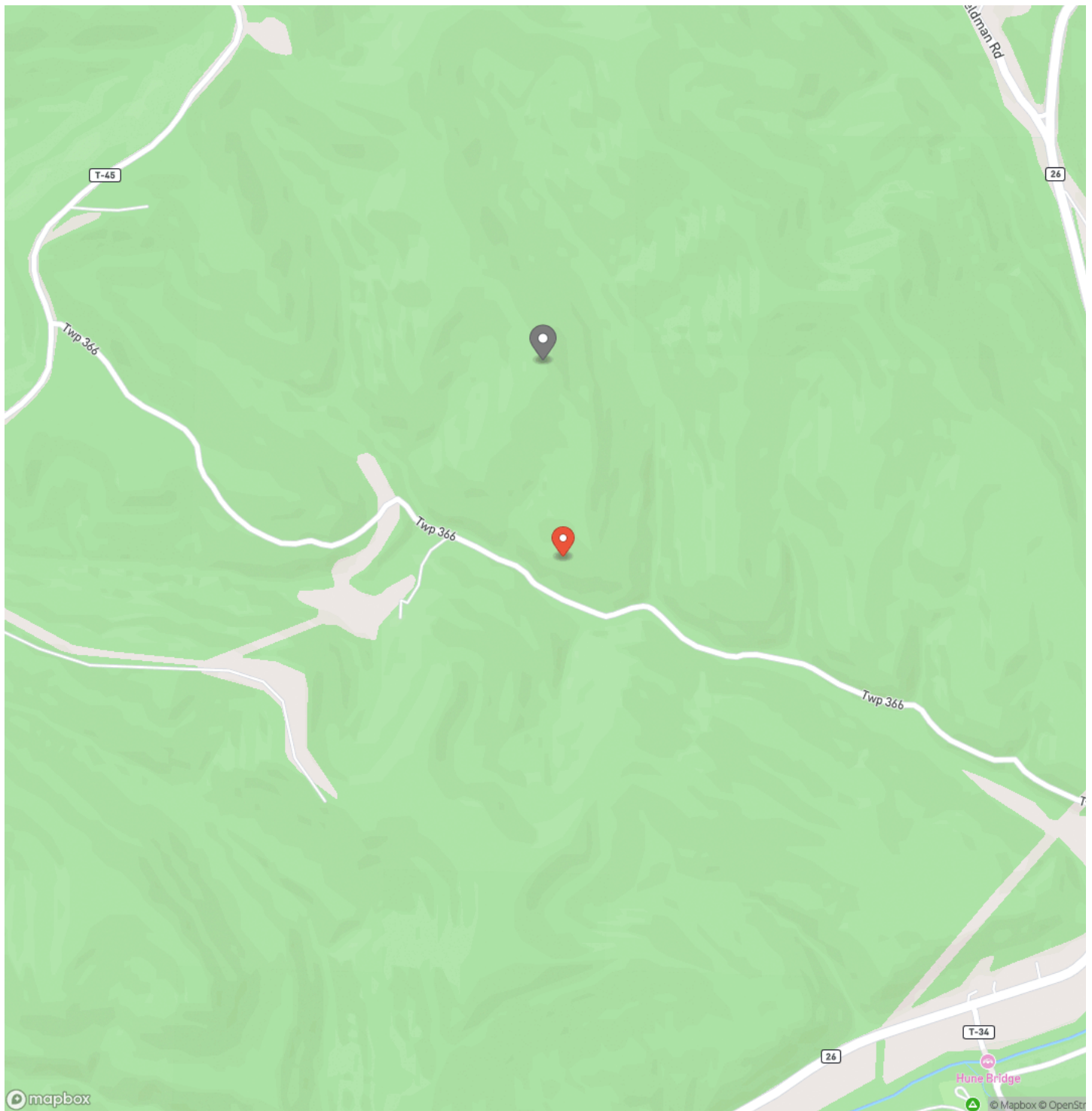
- Off-grid cabin
- Wood-burning stove
- Gas access available

Mineral rights previously reserved. Annual taxes 3,324.

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

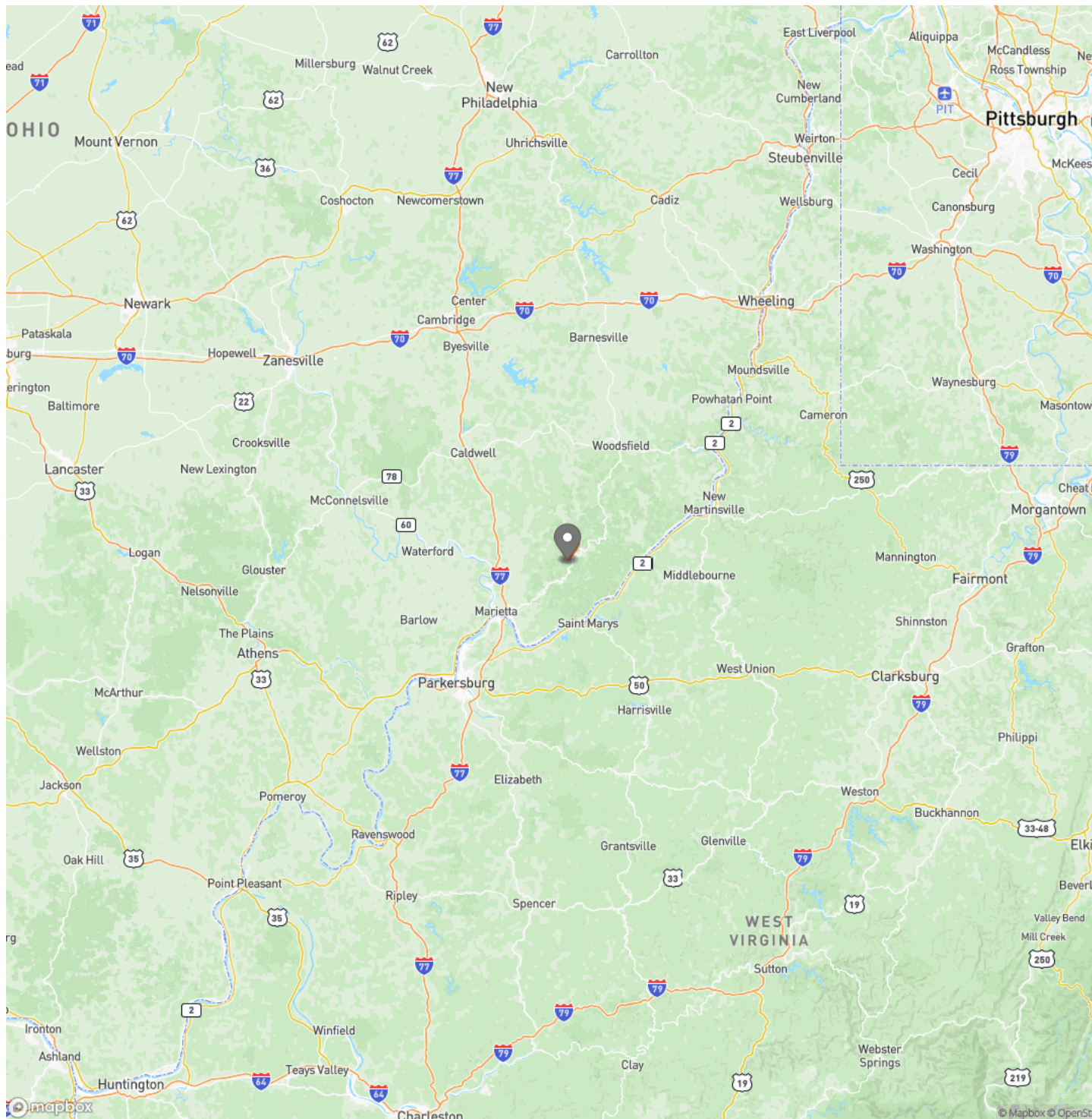


Locator Map



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

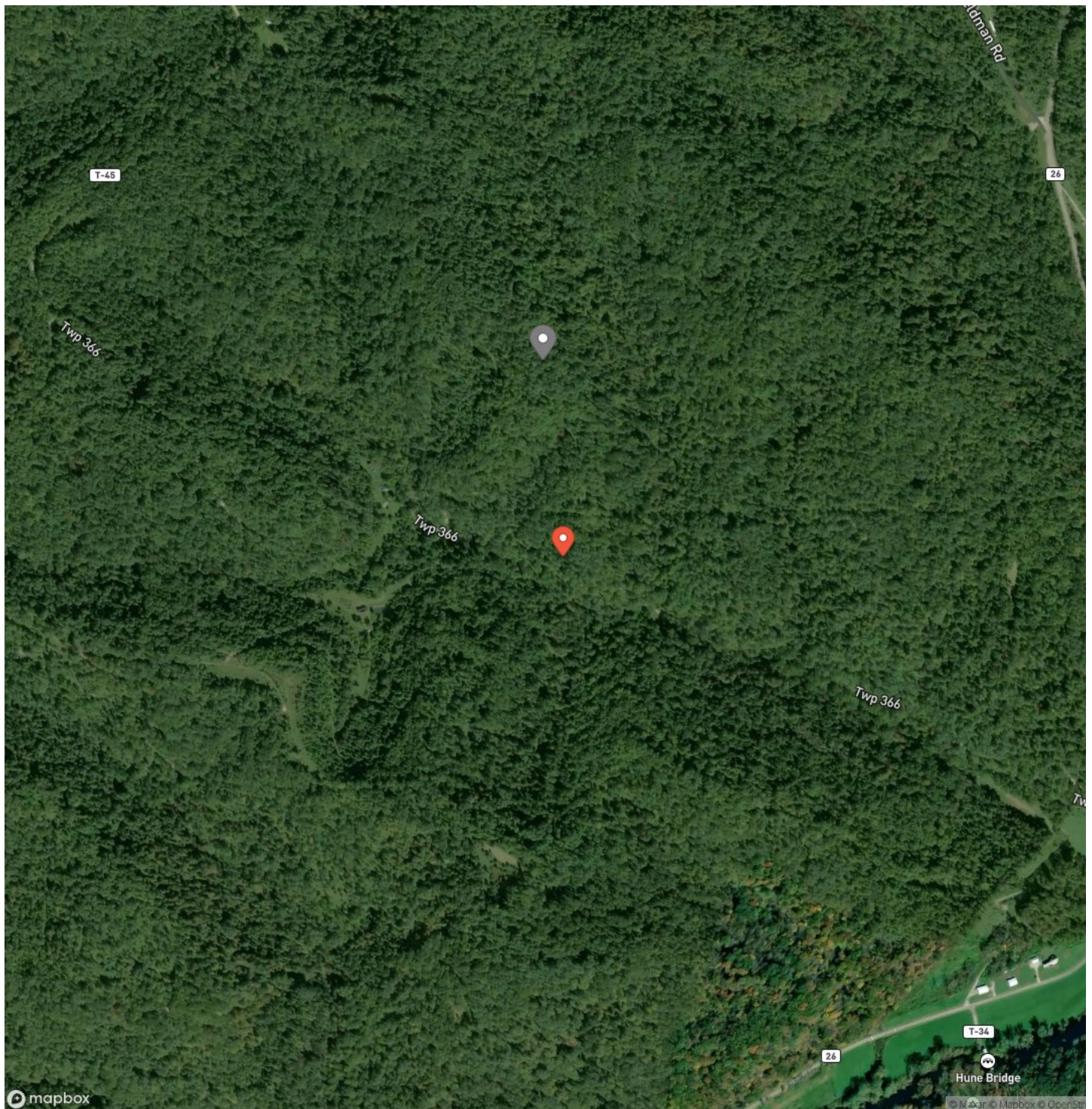
Locator Map



MORE INFO ONLINE:

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

Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

Adam Ericson

Mobile

(740) 556-7113

Office

(614) 829-7070

Email

aericson@mossyoakproperties.com

Address

City / State / Zip

NOTES



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.

Mossy Oak Properties Bauer Realty & Auctions

PO BOX 896

Pickerington, OH 43147

(614) 829-7070

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

