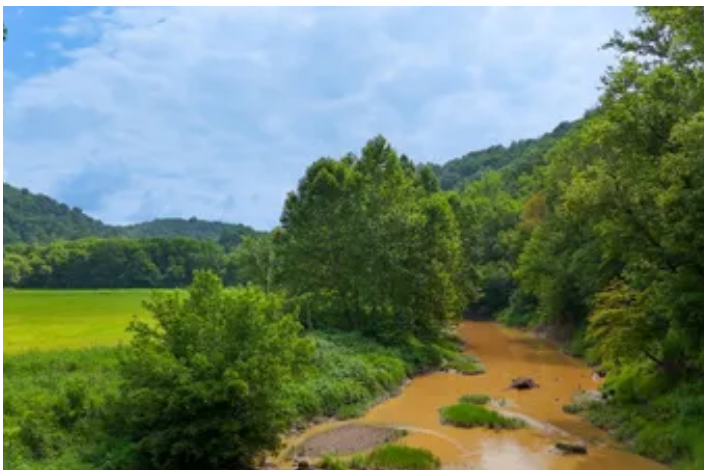


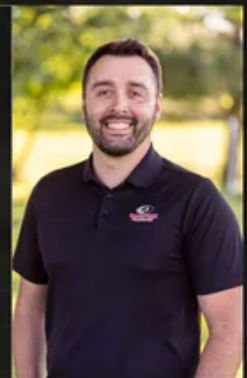
St Rt 26 - 3 acres
St Route 26
New Matamoras, OH 45767-

\$29,995
3.220± 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

St Rt 26 - 3 acres
New Matamoras, OH / Washington County

SUMMARY

Address

St Route 26

City, State Zip

New Matamoras, OH 45767-

County

Washington County

Type

Undeveloped Land, Lot, Recreational Land

Latitude / Longitude

39.5577 / -81.1763

Acreage

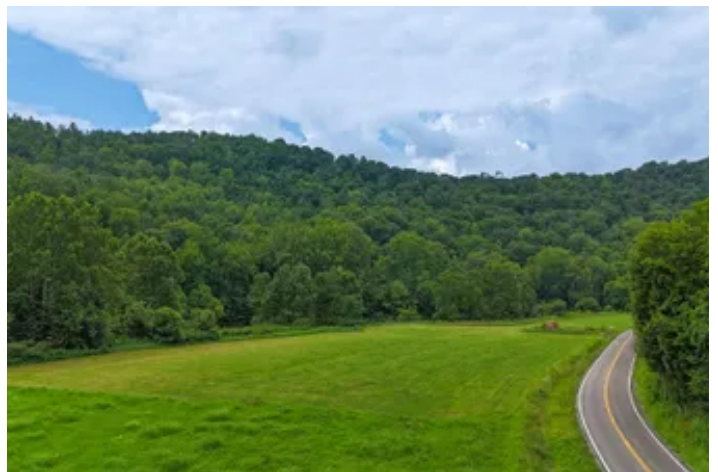
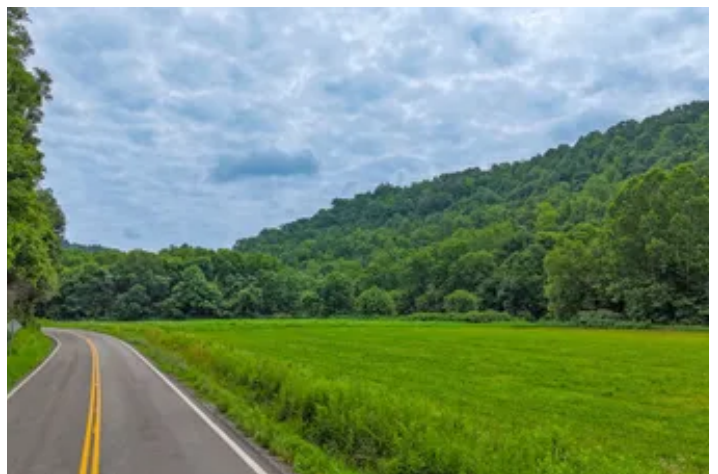
3.220

Price

\$29,995

Property Website

<https://www.mossoakproperties.com/property/st-rt-26-3-acres-washington-ohio/112287/>



St Rt 26 - 3 acres
New Matamoras, OH / Washington County

PROPERTY DESCRIPTION

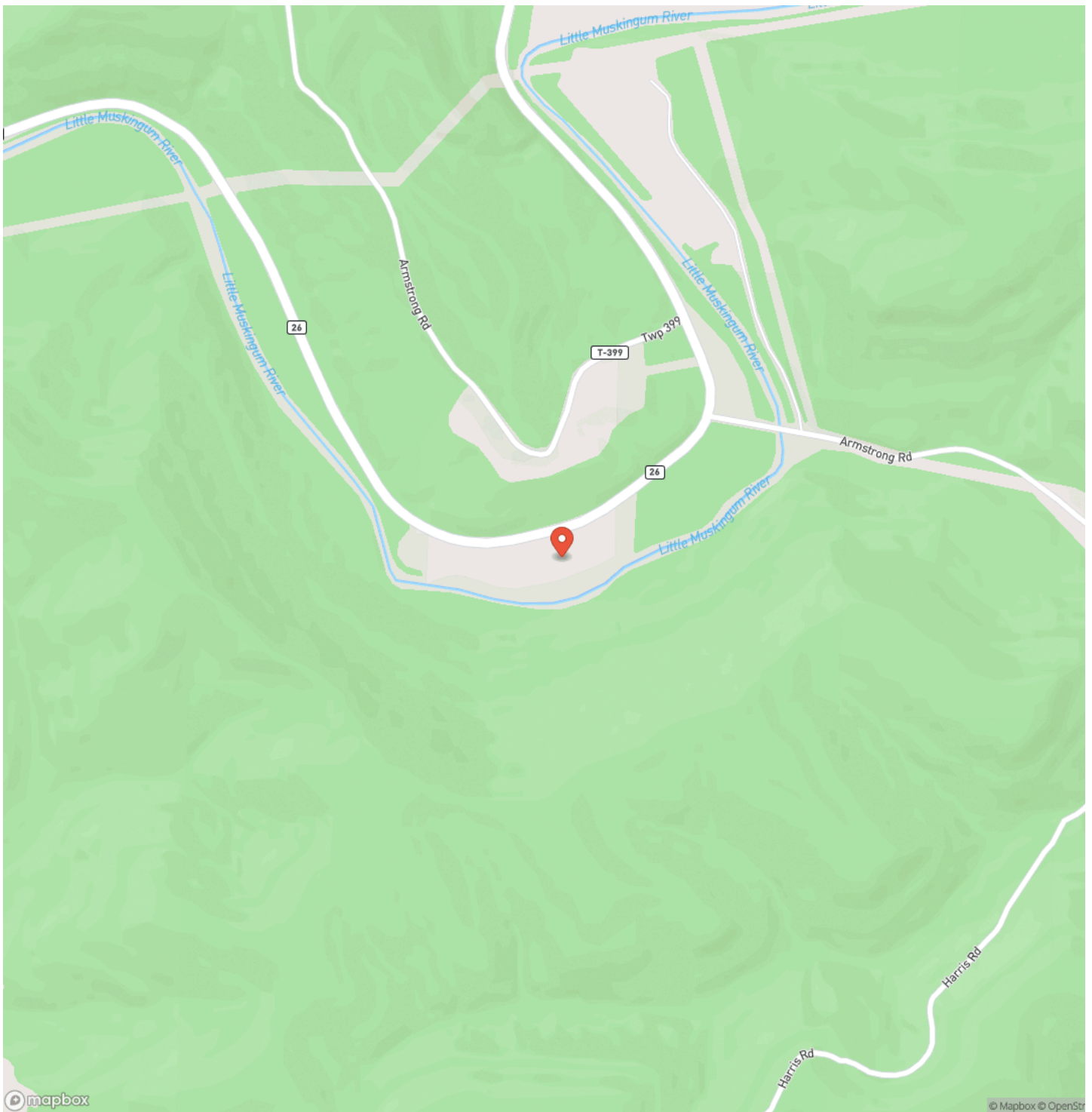
3+ acres along the Little Muskingum River! Discover this 3.22-acre tract on SR 26 in Washington County, offering an excellent opportunity for outdoor enthusiasts. This flat parcel fronts the Little Muskingum River and borders Wayne National Forest, providing direct access to thousands of acres of public land for hunting, hiking, ATV riding, and year-round recreation. Additional access to Wayne National Forest is located approximately 500 feet west of the property and along Armstrong Road, just 1,000 feet to the east. Make this your own private campsite or convenient base camp for exploring the surrounding public land and enjoy fishing, kayaking, and swimming on the Little Muskingum. The property is located within a flood plain. Whether you're looking for an affordable recreational property or a weekend escape, this tract is ready for your next outdoor adventure.

All rights owned by the seller will transfer. Annual property taxes \$132.38

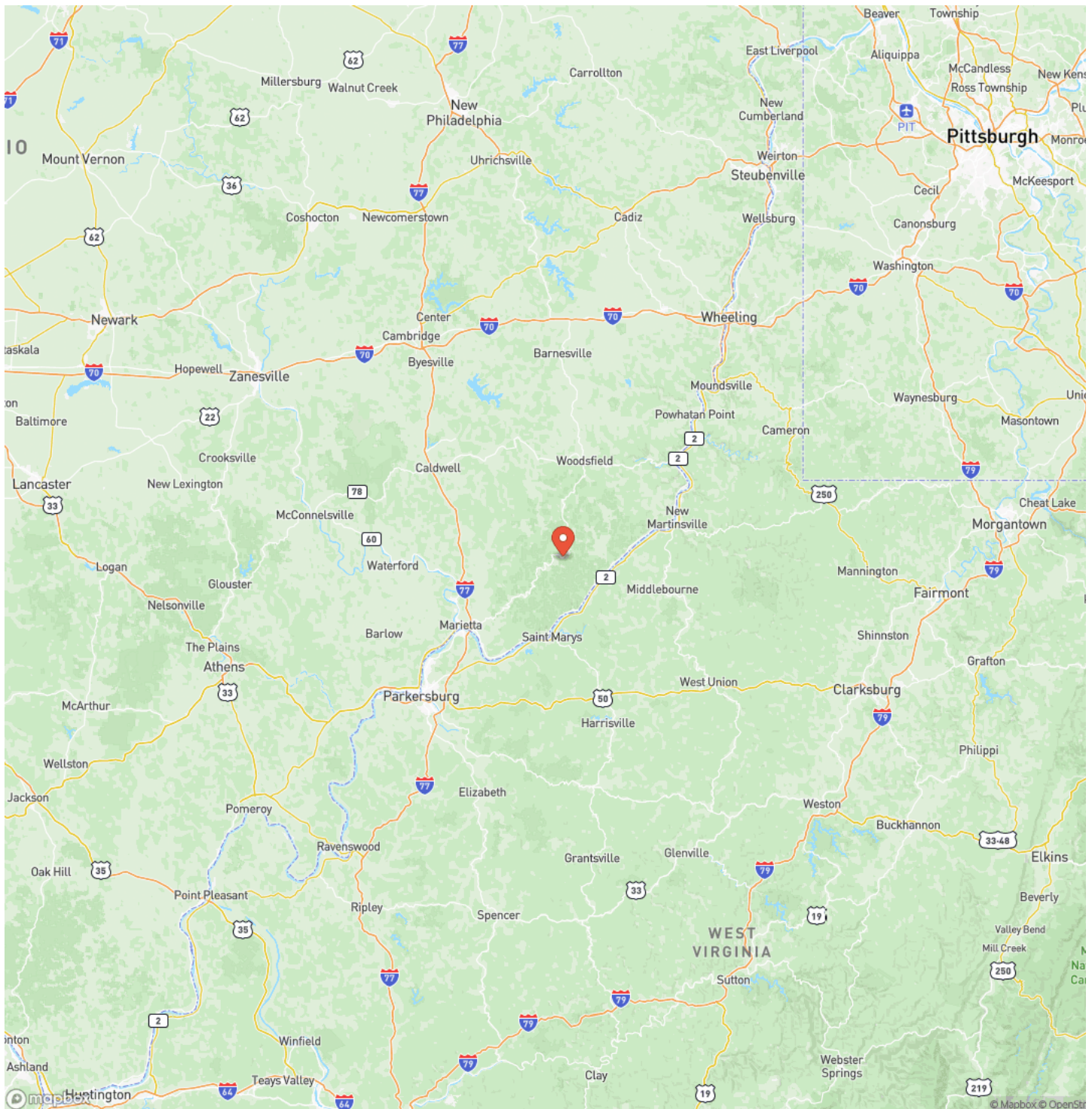
St Rt 26 - 3 acres
New Matamoras, OH / Washington County



Locator Map

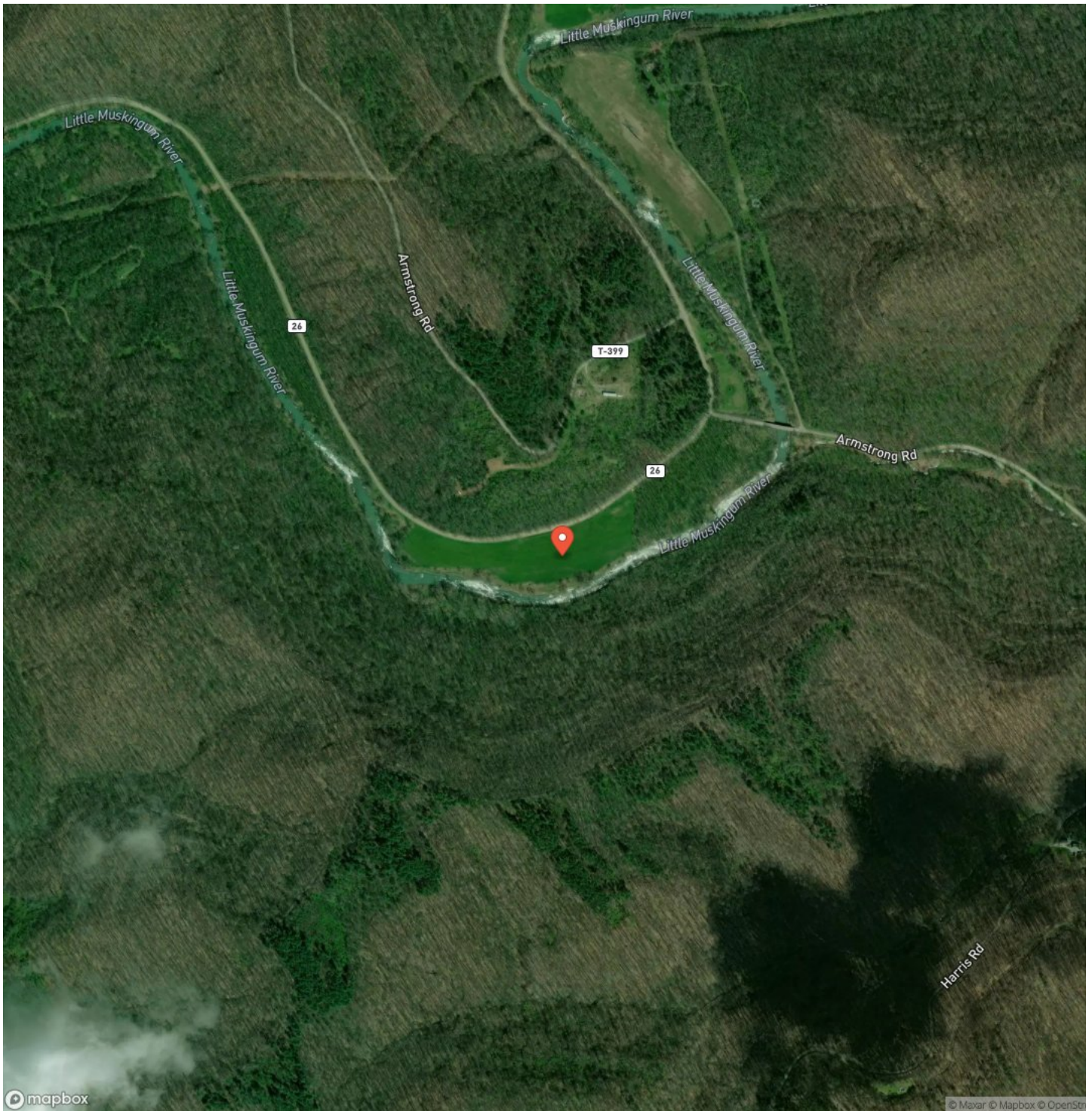


Locator Map



St Rt 26 - 3 acres
New Matamoras, OH / Washington County

Satellite Map



St Rt 26 - 3 acres
New Matamoras, 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 single sheet of white paper with horizontal blue or grey 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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