Carr Ridge Rd - 56 acres
39714 Carr Ridge Road
Hamden, OH 45634

$595,000
56.4± Acres
Vinton County







SUMMARY

Address
39714 Carr Ridge Road

City, State Zip
Hamden, OH 45634

County
Vinton County

Type
Residential Property, Recreational Land, Hunting Land

Latitude / Longitude
39.142086 / -82.493771

Dwelling Square Feet
1,296

Bedrooms / Bathrooms
3 / 2

Acreage
56.4

Price
$595,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Hilltop views in Vinton County! This well-maintained log cabin offers the perfect blend of relaxation, recreation, and income-producing potential. Situated on 56.4 acres, this 3-bedroom, 2-bath cabin was built in 2019 and is currently operating as a successful rental property. The inviting interior features approximately 1,296 square feet of living space, including a first-floor owner's suite and laundry area, while the second level offers a unique split-loft design with two additional bedrooms and a spacious game room. One of the property's standout features is the breathtaking view from the covered porch, providing the perfect place to unwind and take in the surrounding countryside. Conveniently located just 2 miles from Lake Alma, 4 miles from Lake Rupert, and within easy reach of Lake Hope State Park and Zaleski State Forest, this property places some of southern Ohio's best outdoor recreation right at your fingertips. Electric service, a private water well, septic system, central air, and electric heat provide modern comfort. Most furnishings are negotiable, creating a turnkey opportunity for a personal getaway, short-term rental investment, or both. Whether you're looking for a peaceful retreat, a hunting and fishing basecamp, or a property that can help offset ownership costs through rental income, this Vinton County cabin is a rare opportunity. The cabin is also available on just 3.15 acres, and the bulk of the acreage is available to be split.




NOTICE

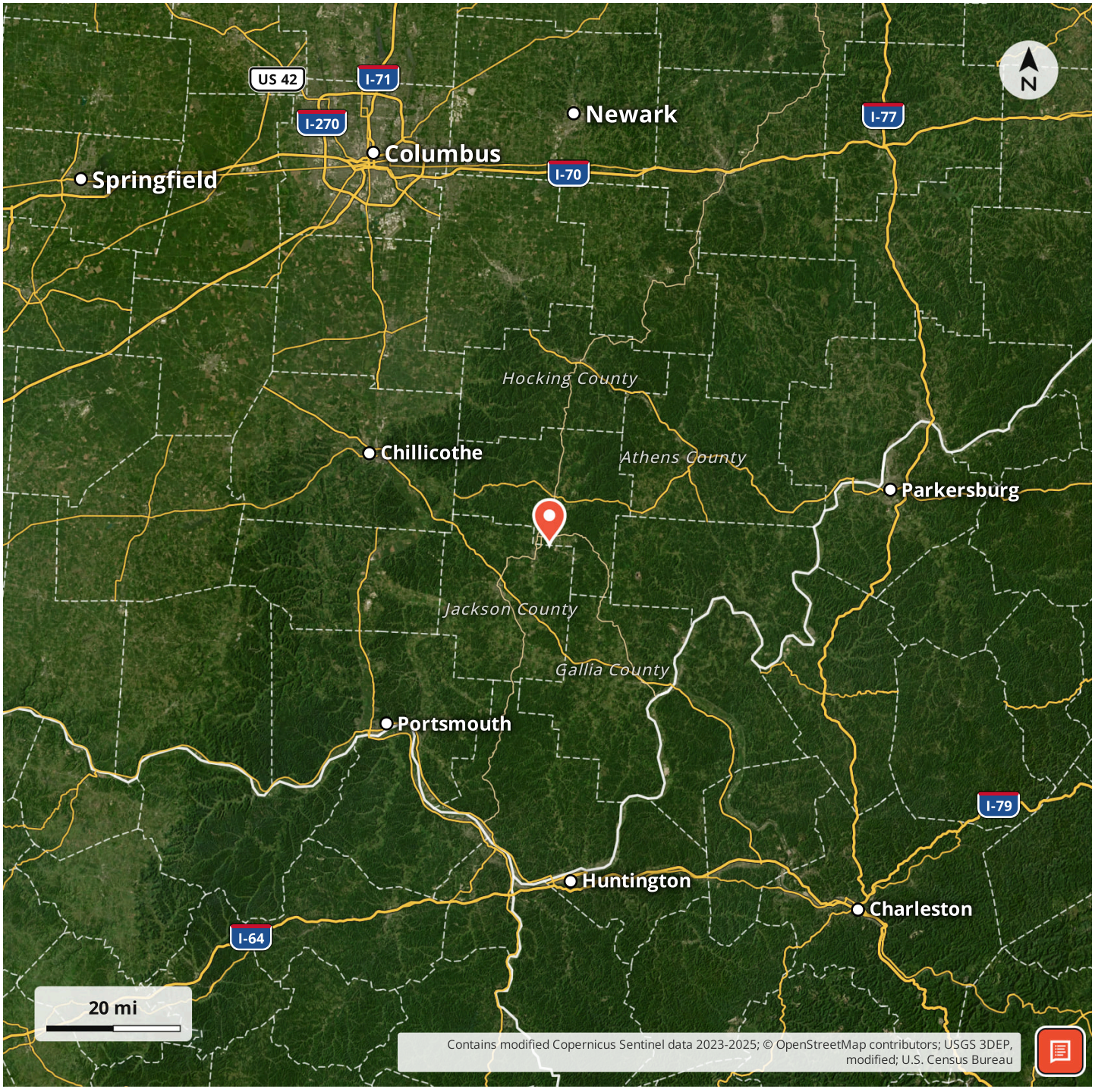




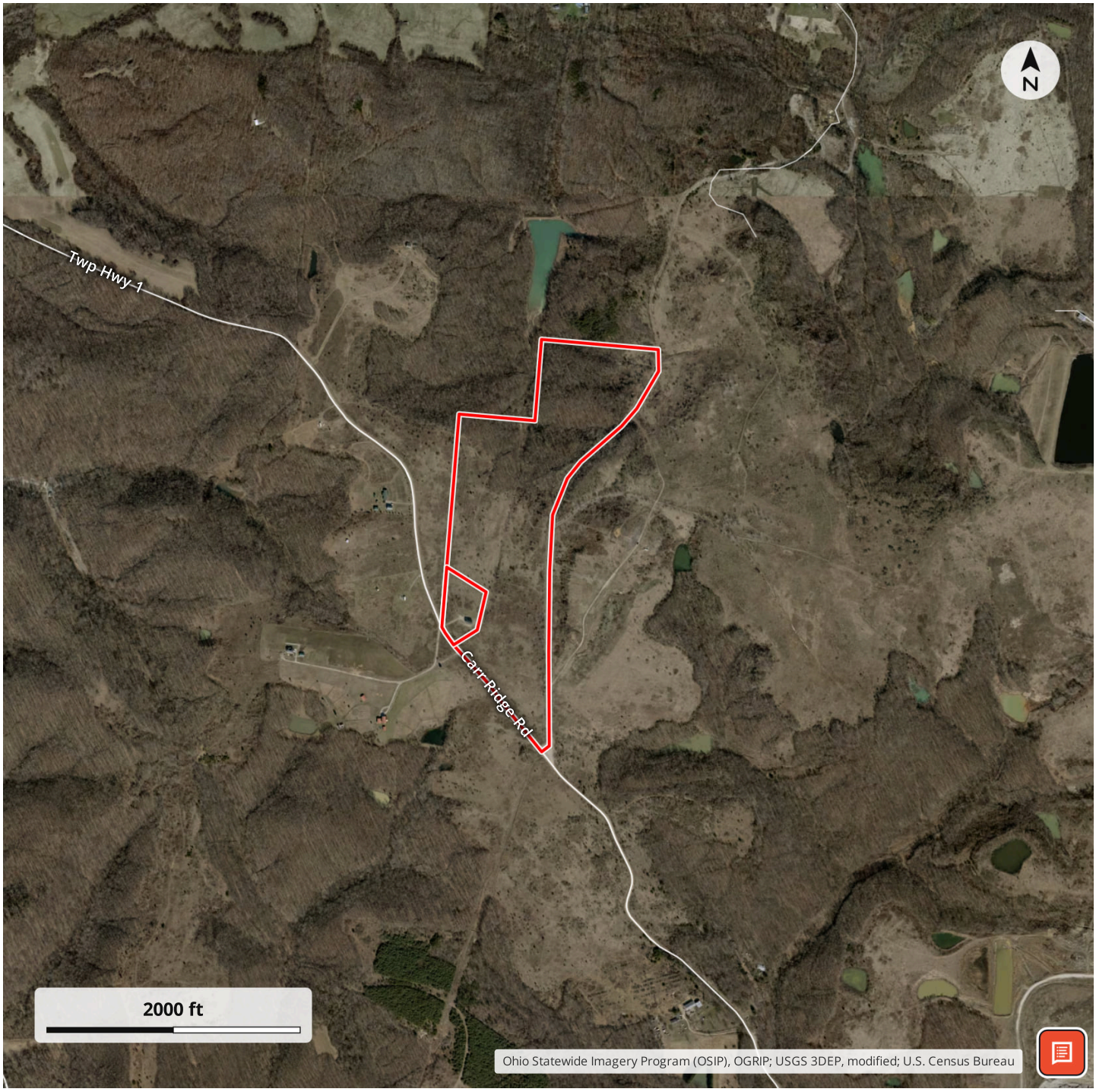




Regional Map



Locator Map


N
Twp Hwy 1
Carr Ridge Rd
2000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
1000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



Representative
Adam Ericson

Mobile
(740) 556-7113

Office
(614) 829-7070

Email
aericson@mossyoakproperties.com

City / State / Zip
Ashville, OH 43103

NOTES

NOTES

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/