

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

**\$120,000**  
9.960± Acres  
Athens County



**Sycamore St - 9 acres**  
**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**

9.960

**Price**

\$120,000

**Property Website**

<https://www.mossyoakproperties.com/property/sycamore-st-9-acres-athens-ohio/81732/>



**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

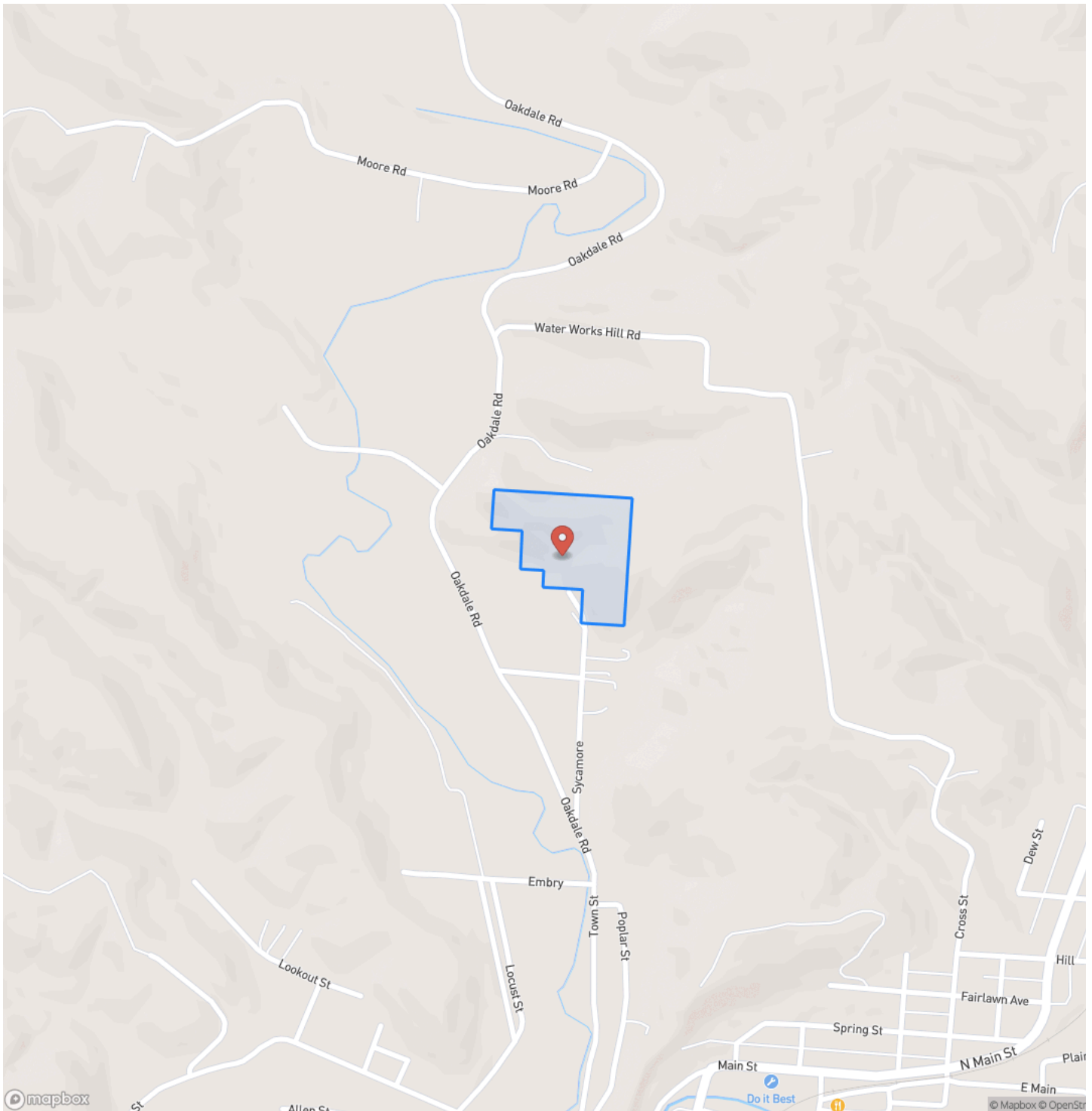
All mineral rights owned by the seller will transfer. Annual taxes are approximately \$1,788.84



Sycamore St - 9 acres  
Glouster, OH / Athens County

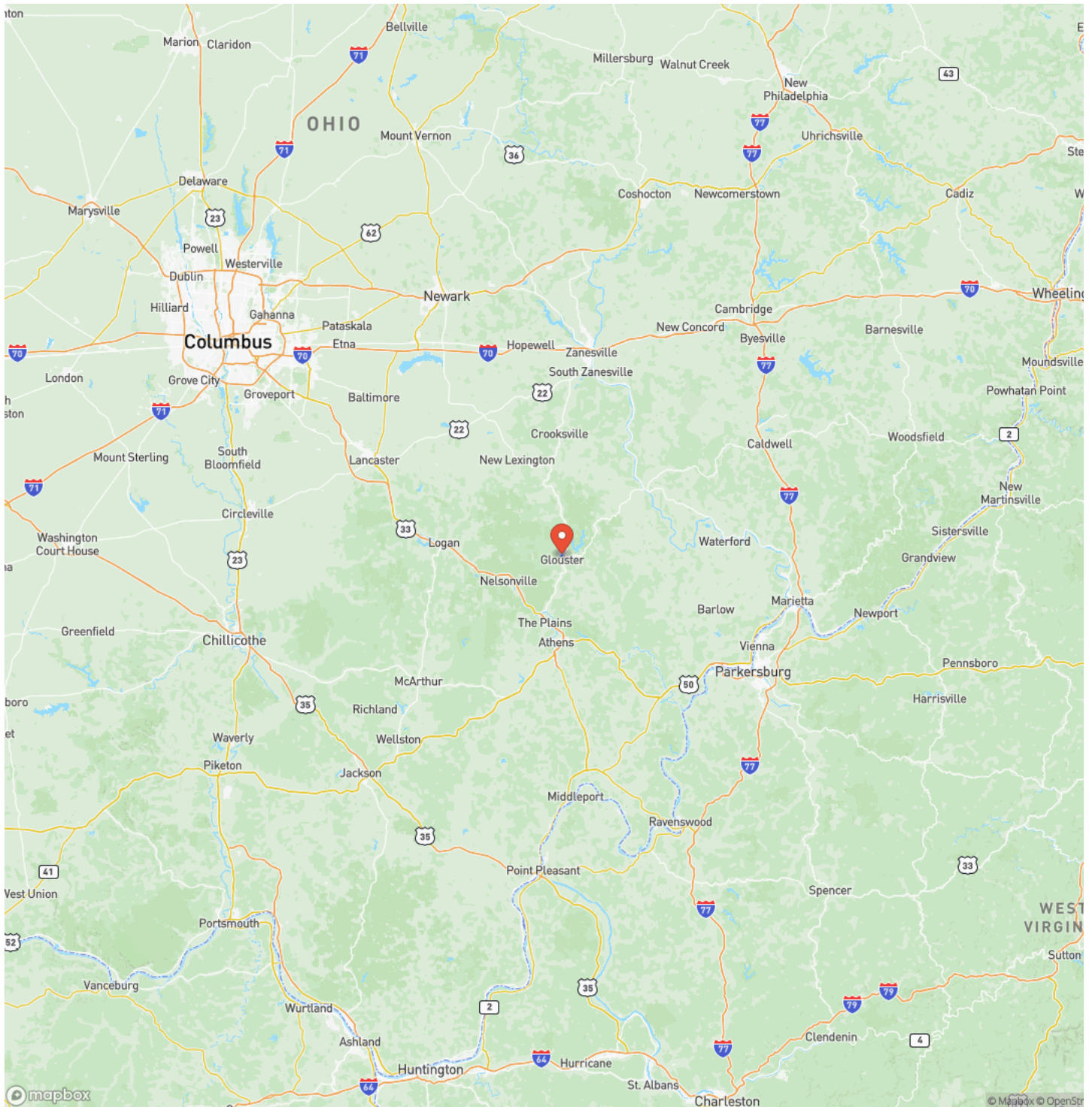


## Locator Map



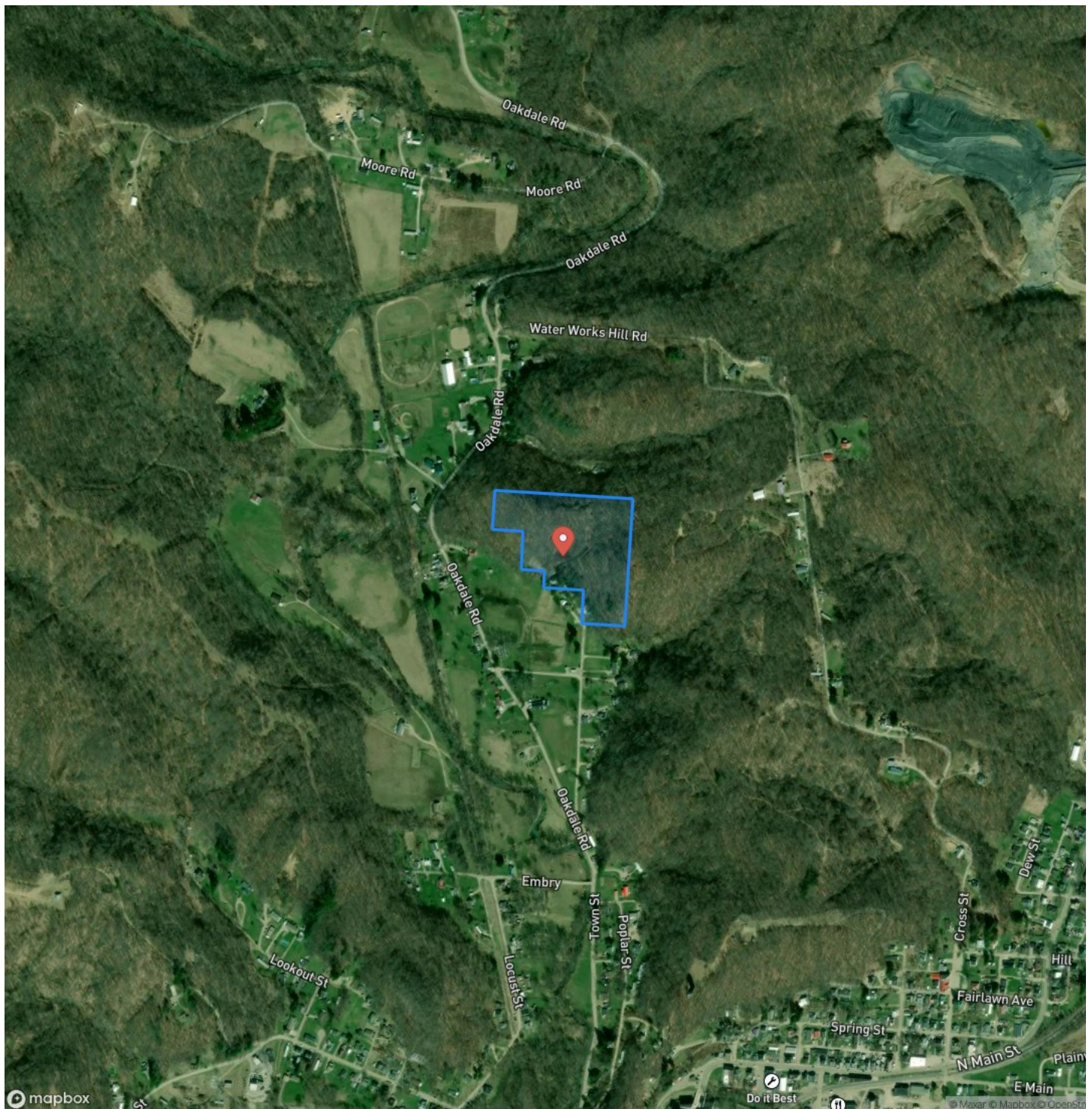


## Locator Map





## Satellite Map



**Sycamore St - 9 acres**  
**Glouster, OH / Athens 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:**

**[www.mossoakproperties.com/land-for-sale/ohio/](http://www.mossoakproperties.com/land-for-sale/ohio/)**



[illegible]

**[www.mossyoakproperties.com/land-for-sale/ohio/](http://www.mossyoakproperties.com/land-for-sale/ohio/)**

## **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) 949-6764  
[www.mossyOakproperties.com/land-for-sale/ohio/](http://www.mossyOakproperties.com/land-for-sale/ohio/)

---

