

SR 155 Tract 4 - 42 acres - Perry County
Tract 4 State Route 155 SE
Corning, OH 43730

\$230,000
42± Acres
Perry County



Vinny DeFelice
OHIO AGENT

Vinny, raised in Holmes County, developed a passion for the outdoors through hunting and fishing. He began his career as a survey technician before earning a degree in forest management from Hocking College in 2020. He founded Heartland Forest Management, offering consulting services like timber sales and invasive species control. Vinny later became a real estate agent through Hondros College, leveraging his knowledge of Ohio's forests and wildlife to understand land value. An avid hunter, he enjoys pursuing deer and turkey, believing in the rewards of land ownership. Vinny's dedication and integrity drive him to help clients achieve their real estate goals at Mossy Oak Properties.



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SR 155 Tract 4 - 42 acres - Perry County
Corning, OH / Perry County

SUMMARY

Address

Tract 4 State Route 155 SE

City, State Zip

Corning, OH 43730

County

Perry County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

39.594528 / -82.117151

Acreage

42

Price

\$230,000

Property Website

<https://www.mossyoakproperties.com/property/sr-155-tract-4-42-acres-perry-county-perry-ohio/70260/>



PROPERTY DESCRIPTION

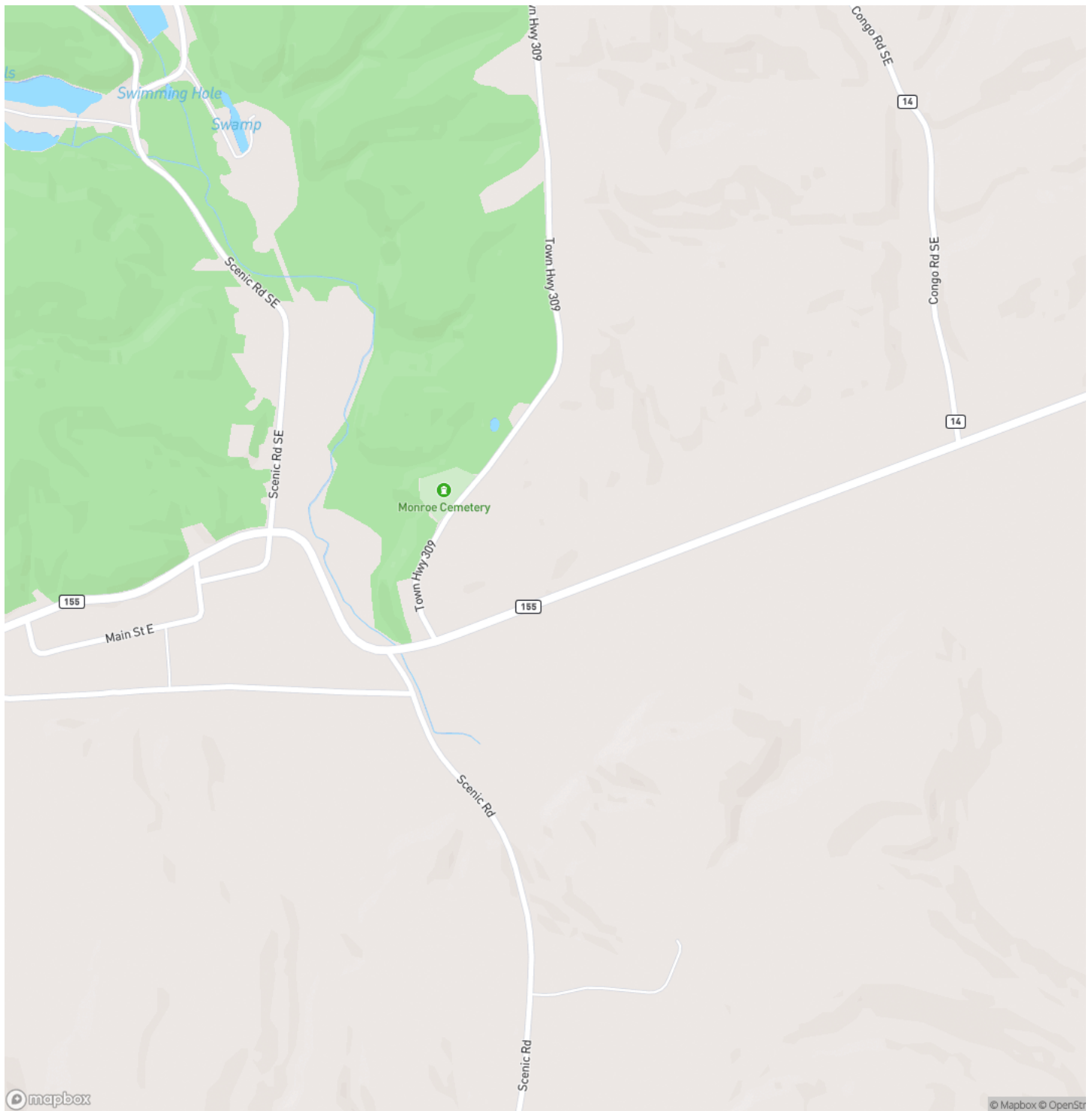
Land for sale in Perry County, Ohio. Four tracts are currently listed. Tract #4 comprises 42+/- exceptional, mostly wooded acres. The land offers great potential for building and recreational opportunities, as it has a tremendous wildlife habitat. Recent select timber harvest and trail systems have made for incredible bedding cover to attract and hold wildlife. This land provides a great opportunity to build your dream home or cabin and hunt right out of your backdoor! Hunters paradise with ridgetops to dense creek bottoms. The west branch of the Sunday Creek flows through this property, providing a year-round water source. Additionally, the small duck pond near the TR 309 access makes for a water source on the ridge. Access off of TR 309 and SR 155 to easily slip into your favorite hunting spot undetected. Also, just a few miles from several large tracts of Wayne National Forest and Burr Oak Lake that offer many recreational opportunities. If you are in the market for a turnkey hunting tract, you don't want to miss out on this opportunity, schedule your private showing today and discover what this property has to offer!

- Nice mix of open and wooded land
- Potential building sites for your dream home or cabin
- Access trails throughout the property
- Recent select cut provides great wildlife habitat
- Approx. 1,395' of frontage on TR 309
- Excellent hunting opportunities
- Deer sign throughout
- West branch Sunday creek
- A new survey to be conducted to determine the exact acreage
- Just a few miles from Wayne National Forest
- Close to Burr Oak Lake
- Halfway between Zanesville and Athens
- All seller-owned mineral rights transfer

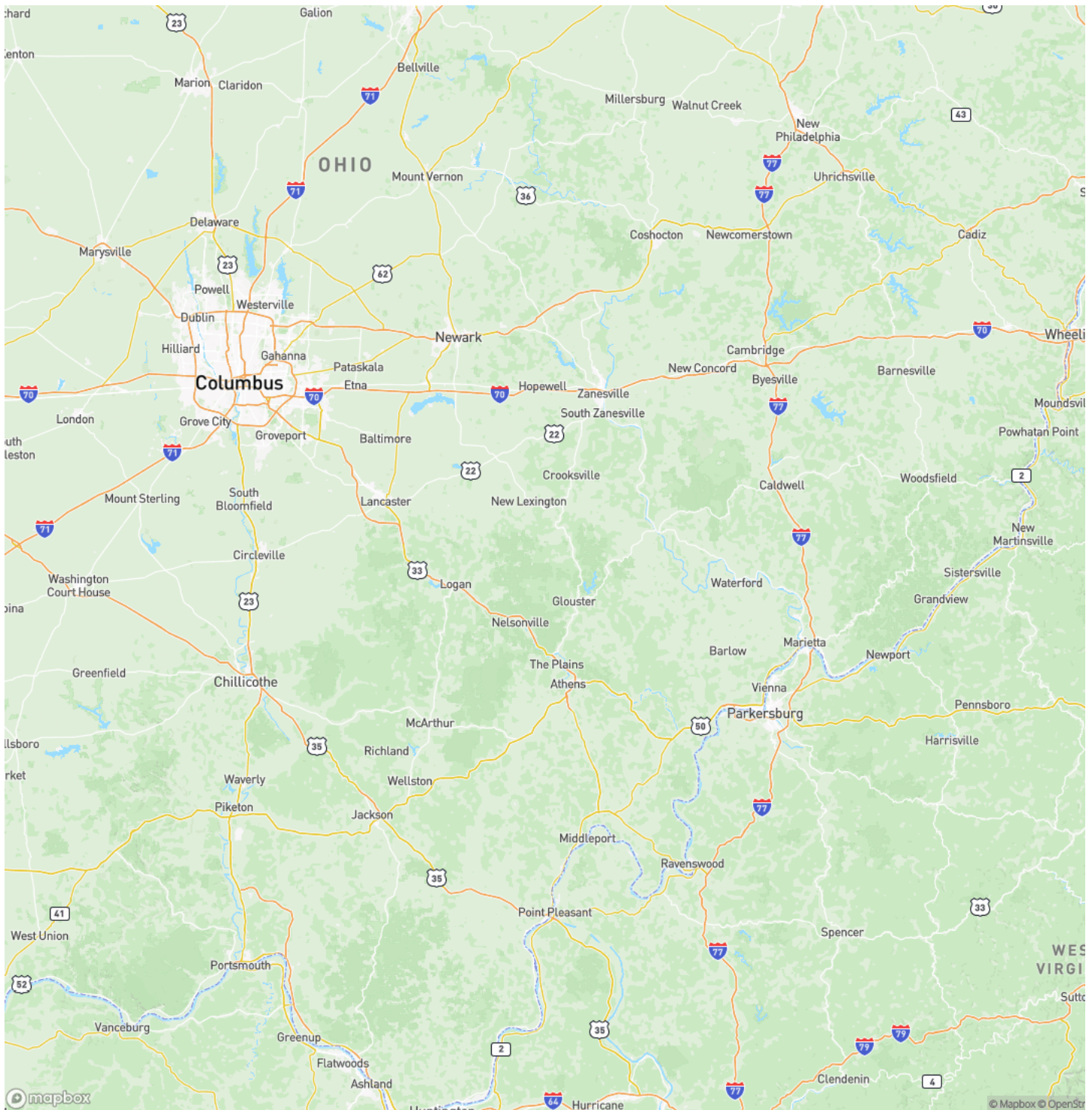
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Corning, OH / Perry County



Locator Map



Locator Map



Satellite Map



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Corning, OH / Perry County

LISTING REPRESENTATIVE

For more information contact:



Representative

Vincent "Vinny" DeFelice

Mobile

(330) 465-6346

Email

vdefelice@mossyoakproperties.com

Address

8417 State Route 241

City / State / Zip

NOTES



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www.mossyoakproperties.com/land-for-sale/ohio/

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.

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