

Sand Ridge Rd - 14 acres
0 Sand Ridge Rd
Albany, OH 45710

\$124,900
14.7± Acres
Meigs County



Rodney Shutts
OHIO AGENT

Rodney is a dedicated real estate professional focused on rural land, whose life is guided by unwavering faith and family values. As a loving husband and father of two, he brings a sense of integrity, honesty, and selfless service to every client interaction. His genuine care for people and steadfast principles guide him in providing transparent, reliable, and thoughtful real estate solutions. Embracing new technologies, Rodney seamlessly integrates modern tools and strategies into his practice, ensuring his clients benefit from the latest advancements in the market. Rodney's approach is not just about closing deals but about building lasting relationships and contributing positively to the community he serves, all while balancing his cherished role as a loving husband and father.



MOSSY OAK
PROPERTIES
Bauer Realty & Auctions

rshutts@mossyoakproperties.com | 740-683-0104

Sand Ridge Rd - 14 acres
Albany, OH / Meigs County

SUMMARY

Address

0 Sand Ridge Rd

City, State Zip

Albany, OH 45710

County

Meigs County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

39.180661 / -82.13723

Acreage

14.7

Price

\$124,900



Sand Ridge Rd - 14 acres
Albany, OH / Meigs County

PROPERTY DESCRIPTION

14.7+/- acres for sale in Meigs County, Ohio. Great recreation or building site! If you're looking for a site for your new home or cabin, look no further! Sand Ridge Road is a good paved road. Electric and water are available on the road.

Property features include:

- 14.7+/- acres
- All woods. Good mix of larger trees and brushy second-growth
- Select timber harvest in 2013
- Hunting for deer, turkey, and small game
- 735+/- feet of frontage on Sand Ridge Road
- 780 to 880 feet in elevation
- Property borders Shade River State Forest public ground!
- GPS coordinates are 39.60516, -82.33798

Located in the Meigs Local School District. Annual taxes are approximately \$400.

Sand Ridge Rd - 14 acres
Albany, OH / Meigs County



Locator Map



Locator Map



Satellite Map



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

