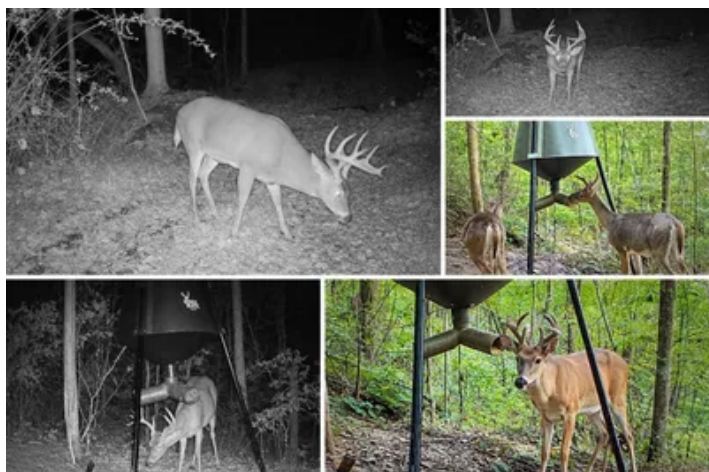


New Cut Rd - 11 acres
New Cut Rd
Shadyside, OH 43947

\$72,500
11± Acres
Belmont 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

rsutts@mossyoakproperties.com | 740-683-0104



New Cut Rd - 11 acres
Shadyside, OH / Belmont County

SUMMARY

Address

New Cut Rd

City, State Zip

Shadyside, OH 43947

County

Belmont County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.9831 / -80.7936

Acreage

11

Price

\$72,500

Property Website

<https://www.mossyoakproperties.com/property/new-cut-rd-11-acres-belmont-ohio/97771/>



New Cut Rd - 11 acres
Shadyside, OH / Belmont County

PROPERTY DESCRIPTION

Escape to the outdoors with this 11-acre recreational property located in Pultney township in Belmont County, offering the perfect blend of privacy, usability, and natural beauty. A newly installed gravel driveway with gated access welcomes you onto the property, making it easy to enjoy right away while maintaining seclusion. The land features an established trail system ideal for ATV riding, hiking, or accessing hunting spots, along with a scenic creek that winds through the property and adds to the peaceful setting. Abundant deer sign throughout makes this a great option for the avid hunter or outdoor enthusiast looking for a private retreat. Whether you're dreaming of a weekend hunting camp, a rustic cabin, or a permanent homestead surrounded by nature, this property offers the flexibility to make it happen. As a bonus, a new Bad Boy tractor equipped with a loader and backhoe is also available for purchase with the property, making land maintenance and future improvements even easier. Quite, scenic, and full of potential, this is a rare opportunity to own a versatile piece of land that can be enjoyed now and built on later. Seller does not own mineral rights. Annual taxes are \$496.30.

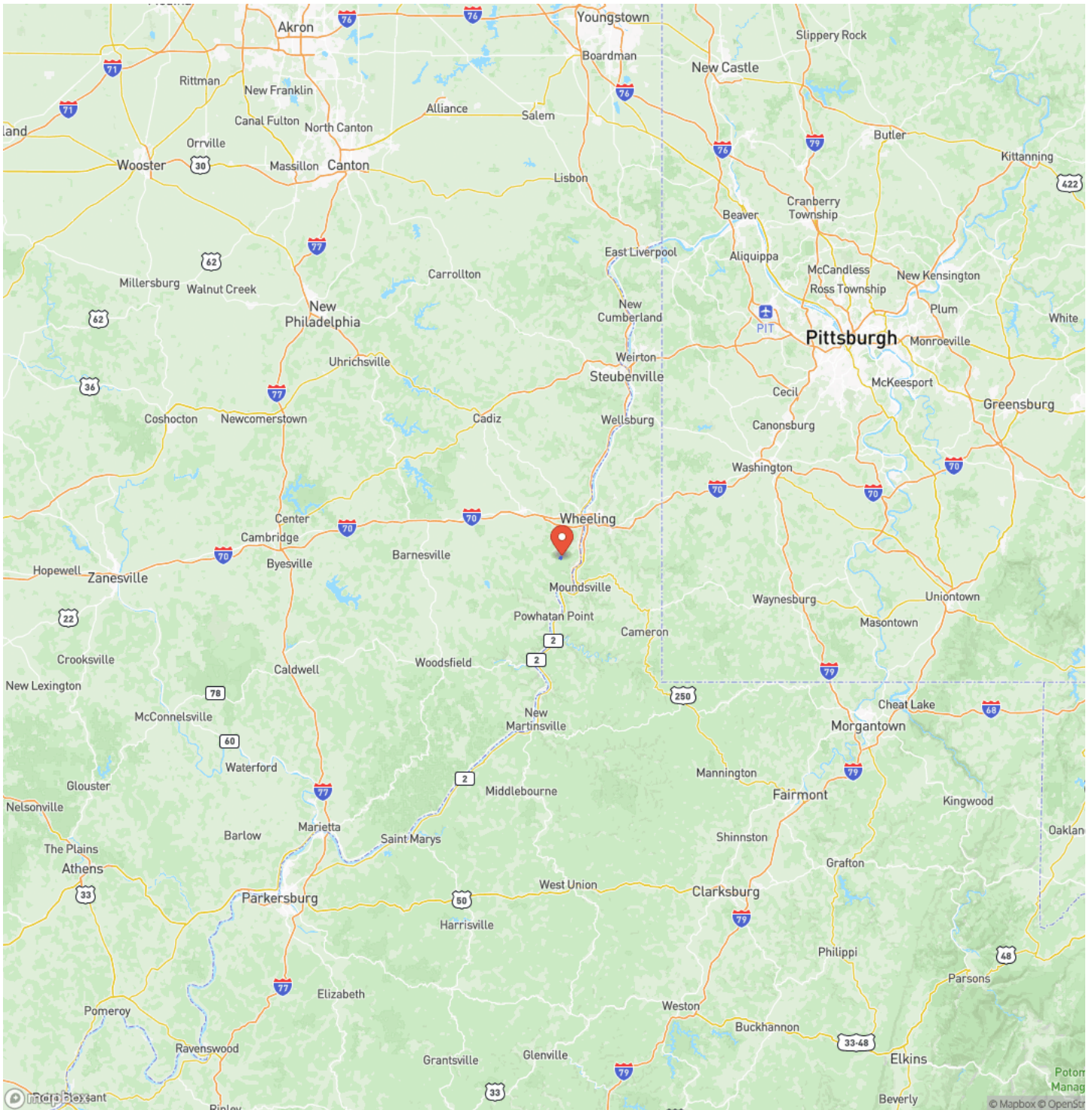
New Cut Rd - 11 acres
Shadyside, OH / Belmont County



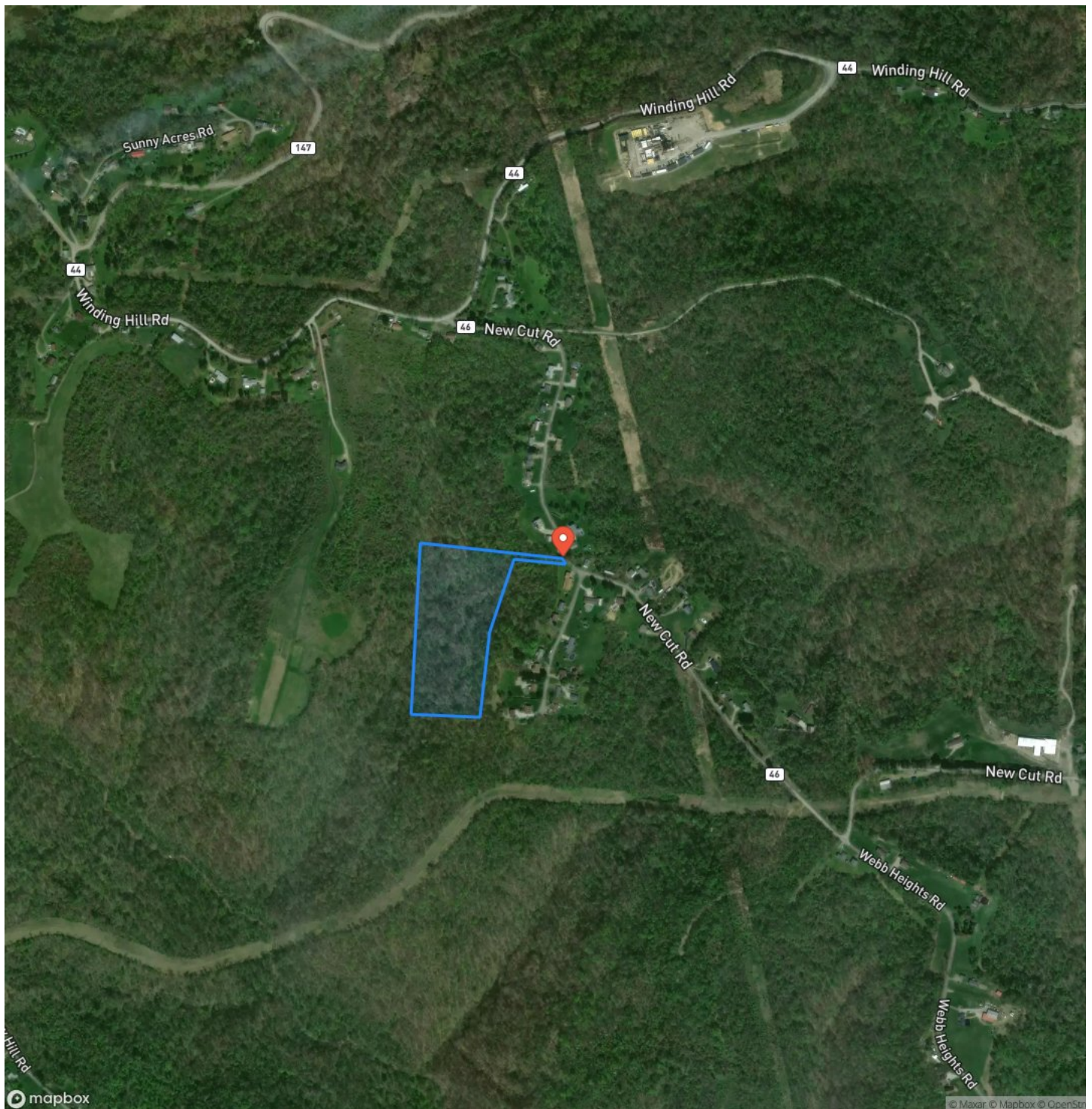
Locator Map



Locator Map



Satellite Map



New Cut Rd - 11 acres
Shadyside, OH / Belmont County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

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NOTES

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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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