

Brush Run Rd - 81 acres
6985 Brush Run Road
Cambridge, OH 43725

\$559,000
81.820± Acres
Guernsey County



Atlee Miller
OHIO AGENT

I am a real estate agent dedicated to helping buyers and sellers navigate the real estate market with confidence. I focus on clear communication, honest guidance, and making every transaction as smooth and stress free as possible.



MOSSY OAK
PROPERTIES
Bauer Realty & Auctions

amiller@mossyoakproperties.com | 330-231-1972

Brush Run Rd - 81 acres
Cambridge, OH / Guernsey County

SUMMARY

Address

6985 Brush Run Road

City, State Zip

Cambridge, OH 43725

County

Guernsey County

Type

Recreational Land

Latitude / Longitude

40.1104 / -81.60935

Acreage

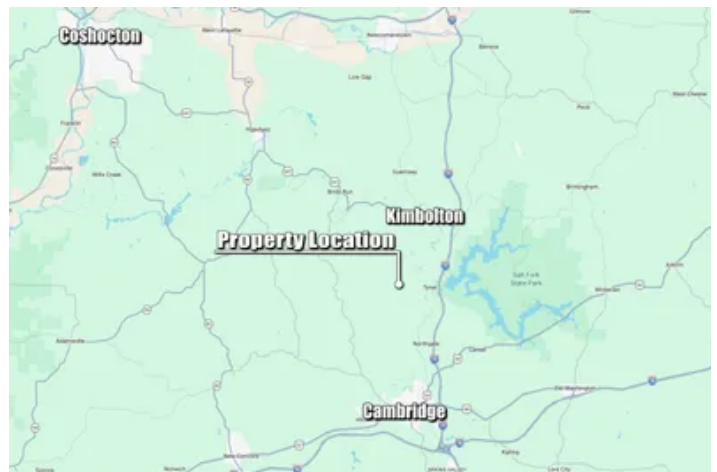
81.820

Price

\$559,000

Property Website

<https://www.mossoakproperties.com/property/brush-run-rd-81-acres-guernsey-ohio/111759/>



Brush Run Rd - 81 acres
Cambridge, OH / Guernsey County

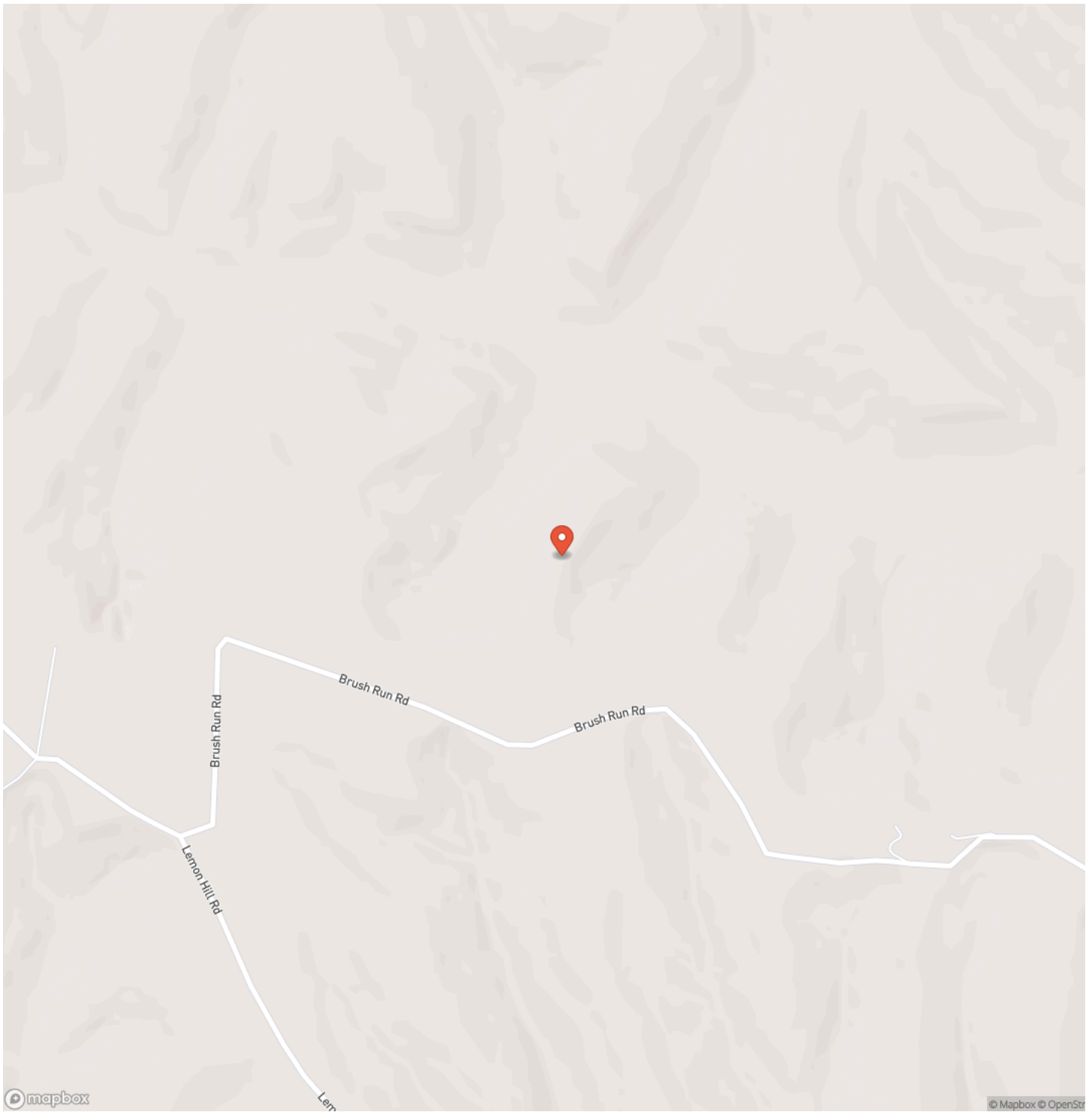
PROPERTY DESCRIPTION

Nestled in western Guernsey County, close to Salt Fork Lake, this 81.82-acre property is a hunter's paradise. With a network of ATV trails winding through the terrain, you'll discover three thoughtfully placed hunting blinds perfect for deer hunting. The land boasts a small cabin and a small portable barn, offering a cozy retreat. With a mix of marketable timber and promising young growth, this property is a rare blend of recreation, investment, and seclusion. Don't miss out. Property taxes are currently 313.22 per year under timber CAUV. There is a wildlife management plan included with the property from WHD. Seller does not own gas and oil rights.

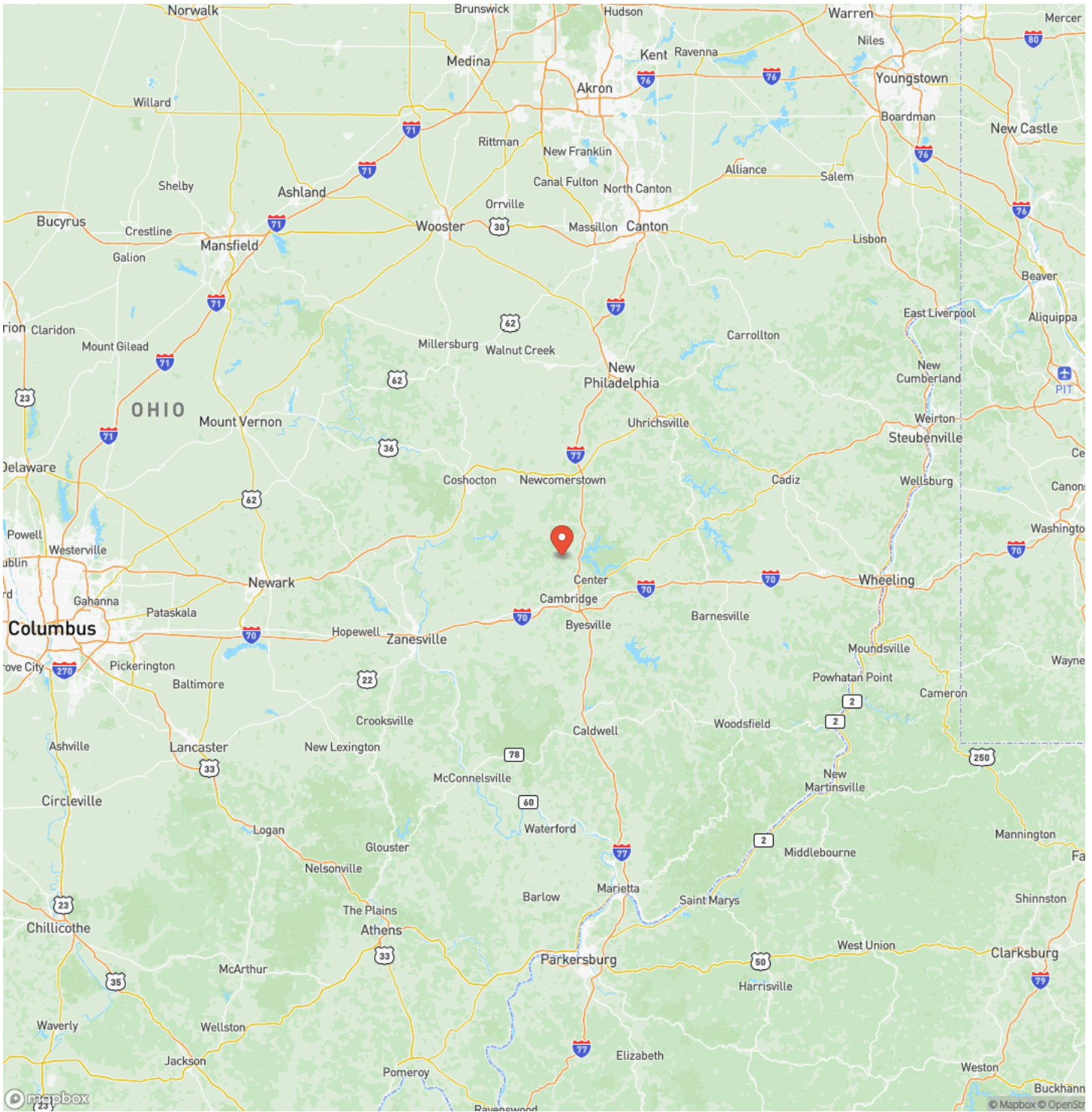
Brush Run Rd - 81 acres
Cambridge, OH / Guernsey County



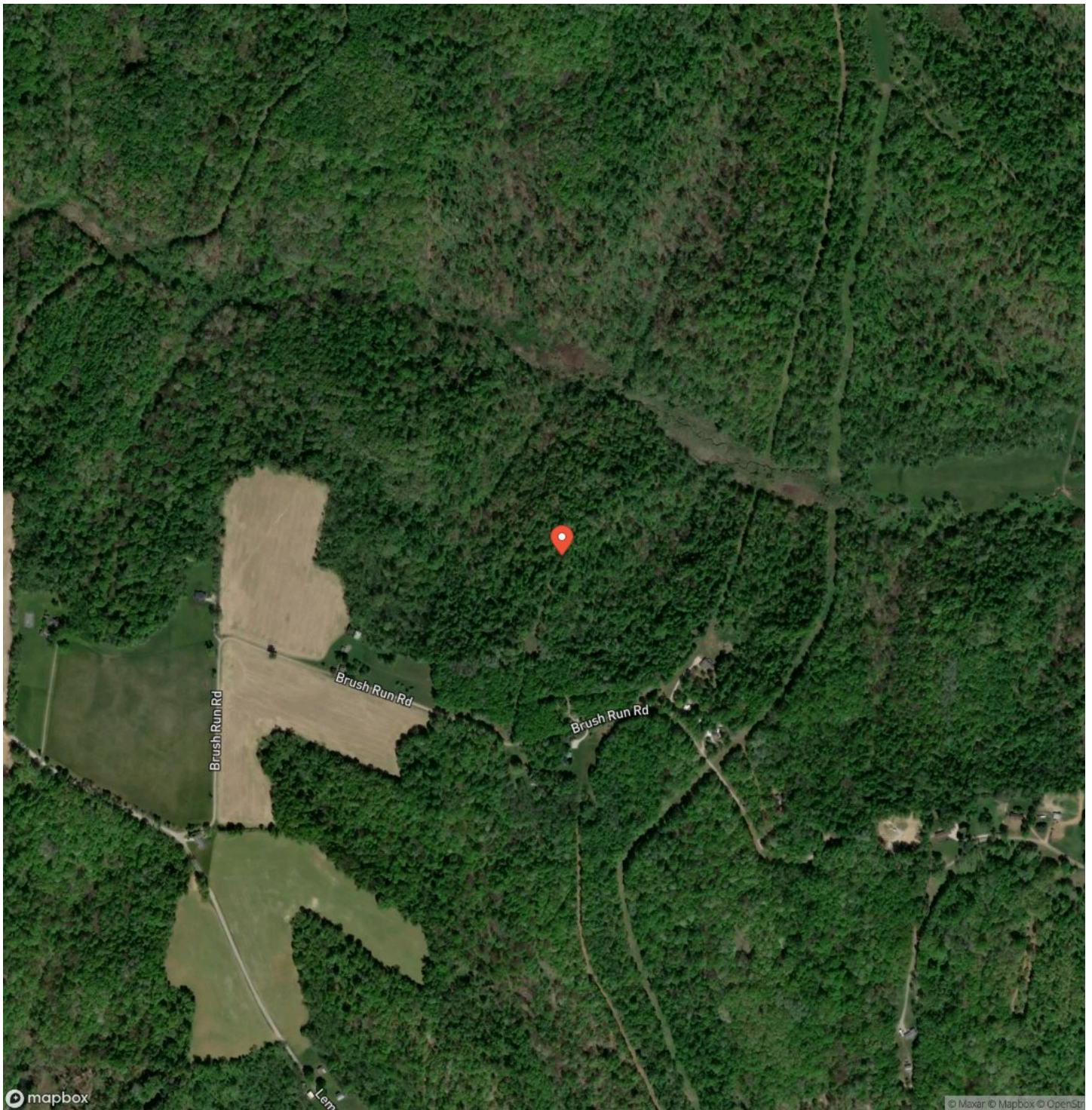
Locator Map



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
<https://www.mossyoakproperties.com/>

