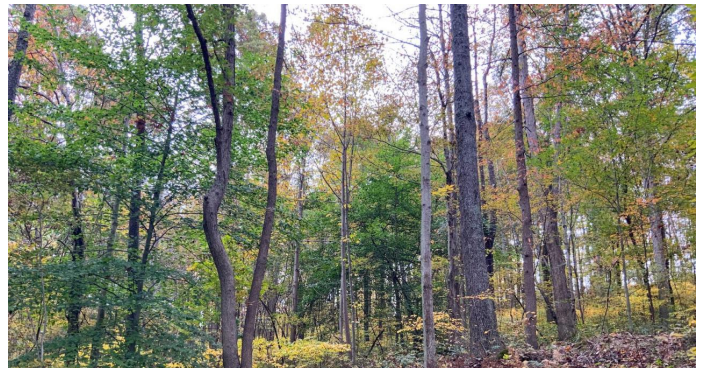


Hopewell Rd - 11 acres - Guernsey County
70425 HOPEWELL RD
Cambridge, OH 43725

\$59,900
11.598 +/- acres
Guernsey County



Hopewell Rd - 11 acres - Guernsey County Cambridge, OH / Guernsey County

SUMMARY

Address

70425 HOPEWELL RD

City, State Zip

Cambridge, OH 43725

County

Guernsey County

Type

Recreational Land

Latitude / Longitude

40.12742 / -81.66836

Taxes (Annually)

325

Acreage

11.598

Price

\$59,900

Property Website

<https://ohiolandforsale.com/property/hopewell-rd-11-acres-guernsey-county-guernsey-ohio/10899>



PROPERTY DESCRIPTION

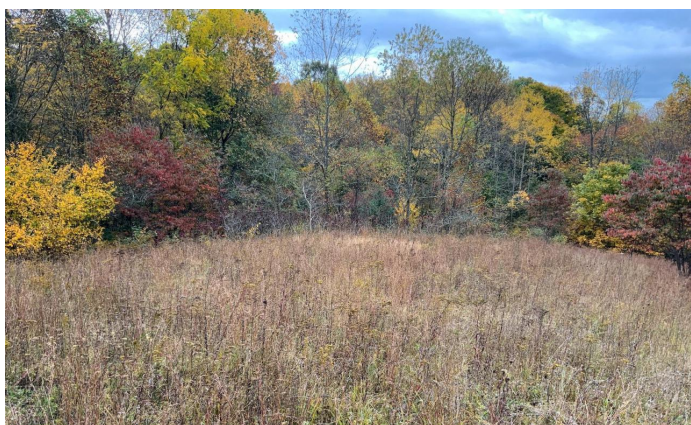
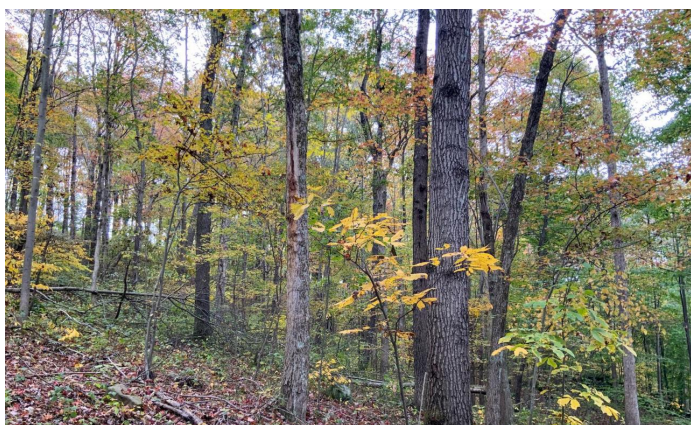
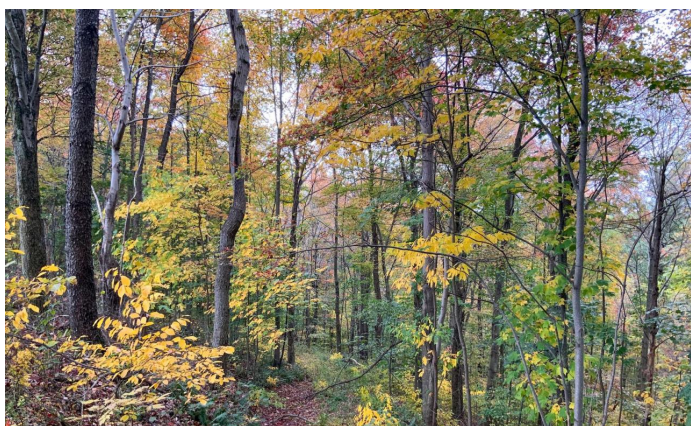
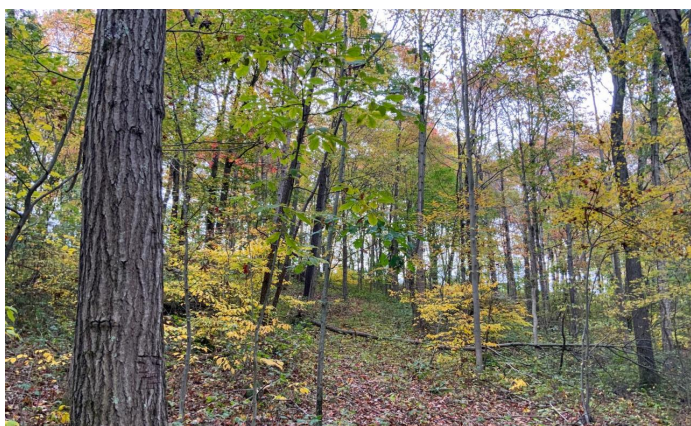
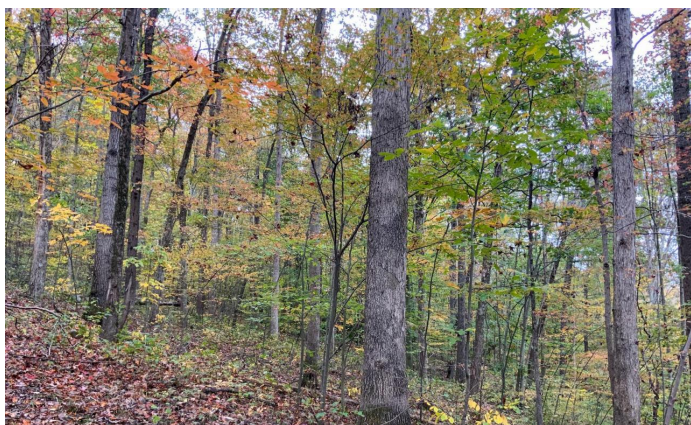
Over 11 acres of land for sale in Guernsey County, Ohio. Located in the beautiful rolling hills of northern Guernsey County this property is perfect for all that you may be looking for. Great building site near the road with electric, water well, and exiting septic system. Some of the best hunting in the state is in this area. This is the perfect honey hole for some big bucks. Grab your boots and lets go for a hike.

Features of this property include:

- 11.598 total acres
- Approximately 1 1/2 acres cleared for home site along the road
- Nearly an acre field half way back that would be perfect for a food plot
- Remaining acreage is wooded with some mature & immature timber
- Loaded with mast producing trees including white, red, and chestnut oaks
- Other trees include hickory, hard maple, beech, and several others
- Good thick cover for wildlife near the back of property
- Plenty of deer and other wildlife sign
- Electric, newer water well, and an existing septic already in place
- Paved road access
- Easy commute to Cambridge
- 10 miles to Cambridge, 20 miles to Coshocton, & 1 1/2 hours from Columbus
- Less than 10 miles to Salt Fork State park offering plenty of recreational activities
- Topography is mostly rolling with few steeper areas
- All mineral rights Transfer

This property is not going to last long. Agent has ownership of LLC that owns the property. Current annual taxes are only \$325. Call today with any questions or to schedule a time to view the property. Showings by appointment only.

Hopewell Rd - 11 acres - Guernsey County
Cambridge, OH / Guernsey County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Jon Collins

Mobile

(614) 419-3924

Email

jcollins@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH, 43147

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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 Real Estate

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(614) 949-6764

OhioLandForSale.com
