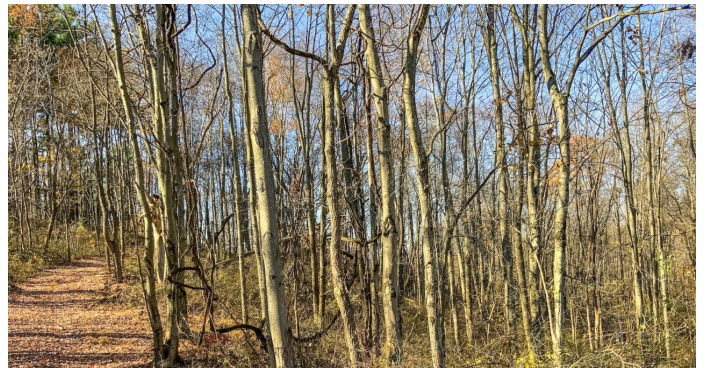
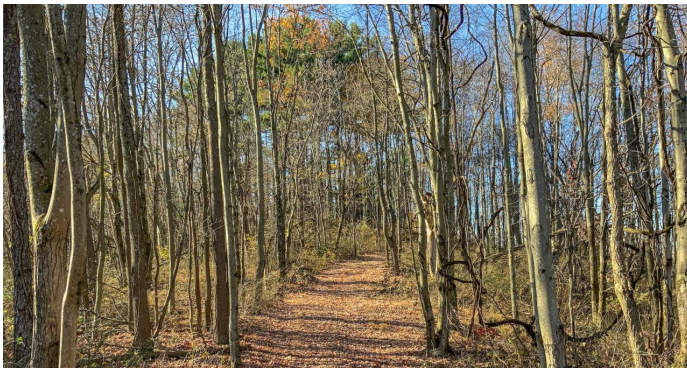


**Mantua Rd - 71 acres - Guernsey Co**  
0 Mantua Rd  
Cambridge, OH 43725

**\$244,900**  
71 +/- acres  
Guernsey County





**Mantua Rd - 71 acres - Guernsey Co  
Cambridge, OH / Guernsey County**

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**SUMMARY**

**Address**

0 Mantua Rd

**City, State Zip**

Cambridge, OH 43725

**County**

Guernsey County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

40.07958 / -81.67871

**Taxes (Annually)**

349

**Acreage**

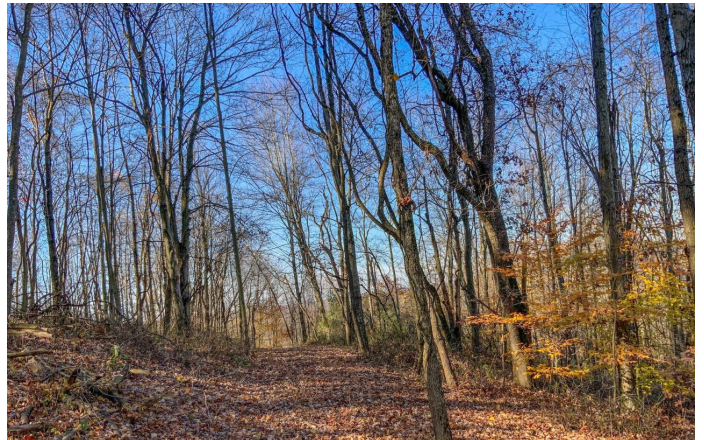
71

**Price**

\$244,900

**Property Website**

<https://ohiolandforsale.com/property/mantua-rd-71-acres-guernsey-co-guernsey-ohio/11185>



## **PROPERTY DESCRIPTION**

71+/- acres for sale in Guernsey County, Ohio. If you are a hunter, then this is the property that you have been looking for. Plenty of cover, trails for access, creek, mast producing hardwoods, and a great place to build a cabin or home. Located just a few minutes outside of Cambridge gives you easy access to anything you may need.

Features of the property include:

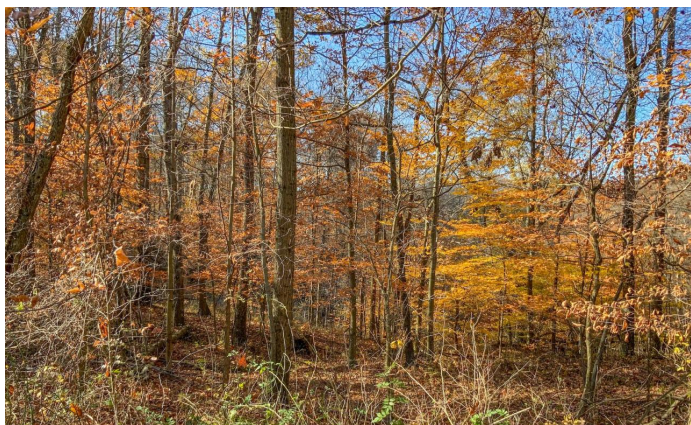
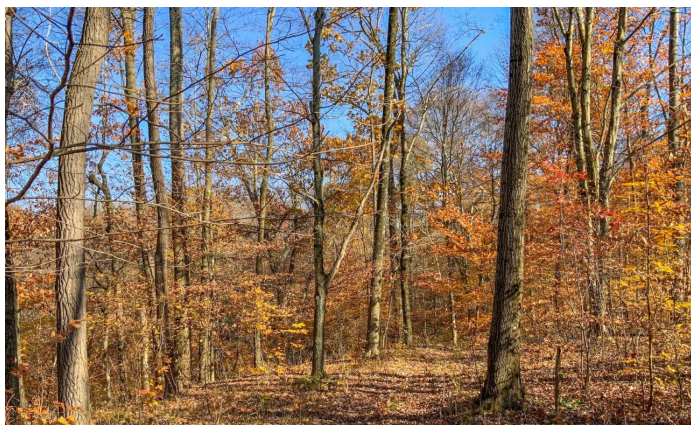
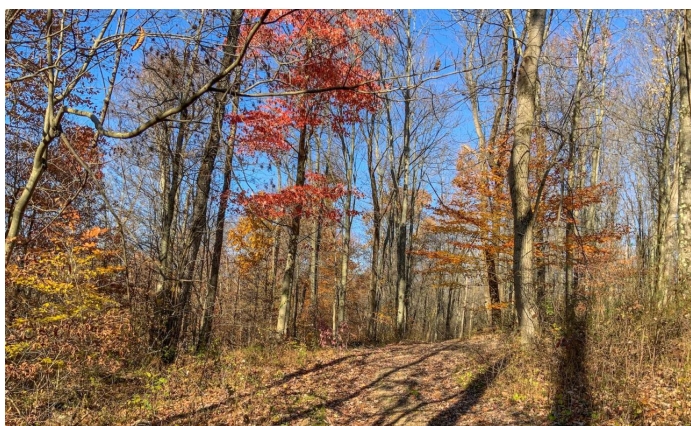
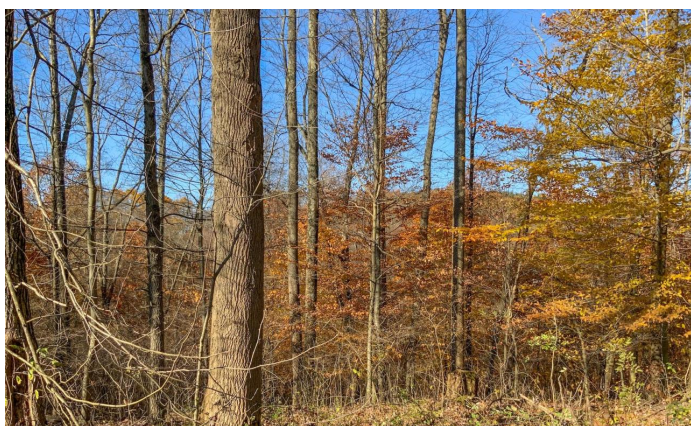
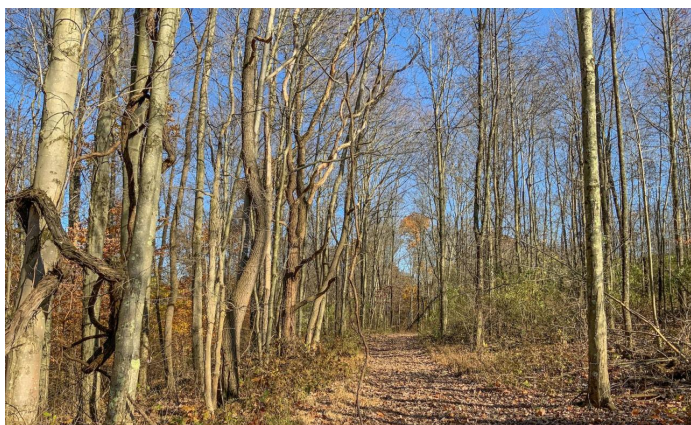
- 71 +/- total acres
- Mostly wooded with a good mix of hardwoods with some pines
- Trails to access with an ATV
- Approximately 2 acres fields where old well is located
- Nice building site near the road
- East Muskingum School District
- Surrounded by hay fields, grain farms, and more woods
- Great deer sign and should be fantastic hunting
- Topography varies from mostly rolling to a ravine with steep drop offs
- Seller is reserving the Oil & Gas Rights

While touring the property I saw several deer and one really nice buck. This is going to make somebody a great hunting property. Call today with any questions or to schedule a time to view the property.



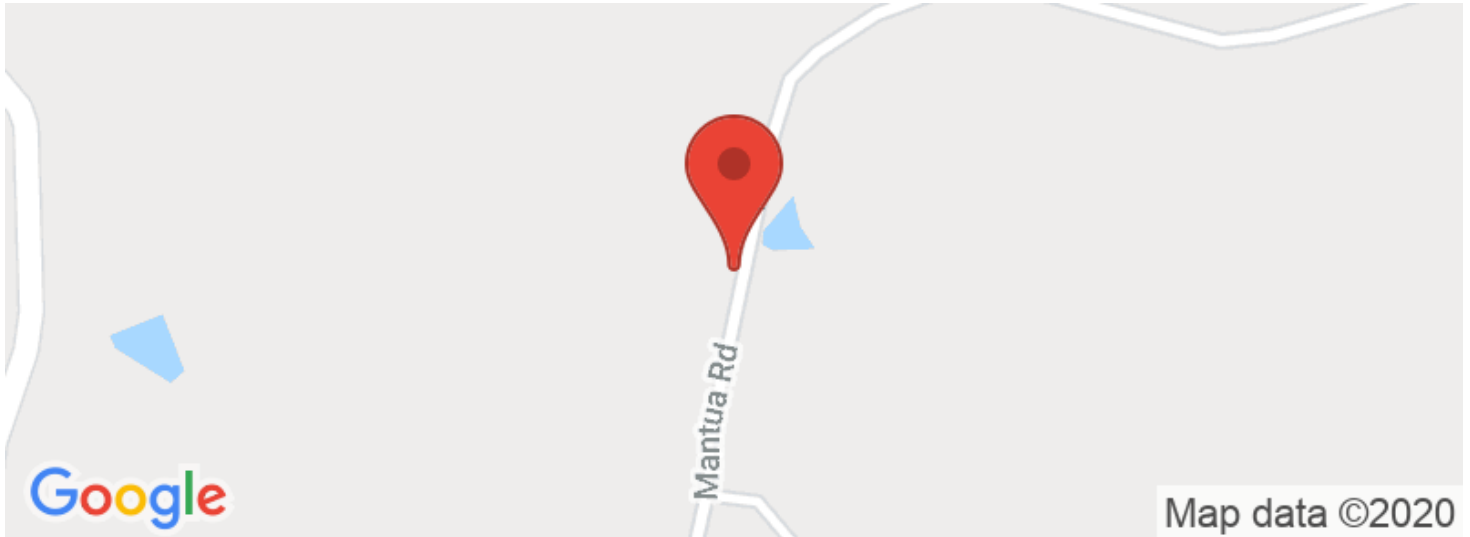
**Mantua Rd - 71 acres - Guernsey Co  
Cambridge, OH / Guernsey County**

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## Locator Maps



## Aerial Maps



## LISTING REPRESENTATIVE

For more information contact:



### Representative

Jon Collins

### Mobile

(614) 419-3924

### Email

[jcollins@mossyoakproperties.com](mailto:jcollins@mossyoakproperties.com)

### Address

PO Box 896

### City / State / Zip

Pickerington, OH, 43147

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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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**Mossy Oak Properties Bauer Real Estate**  
**PO BOX 896**  
**Pickerington, OH 43147**  
**(614) 949-6764**  
**OhioLandForSale.com**

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