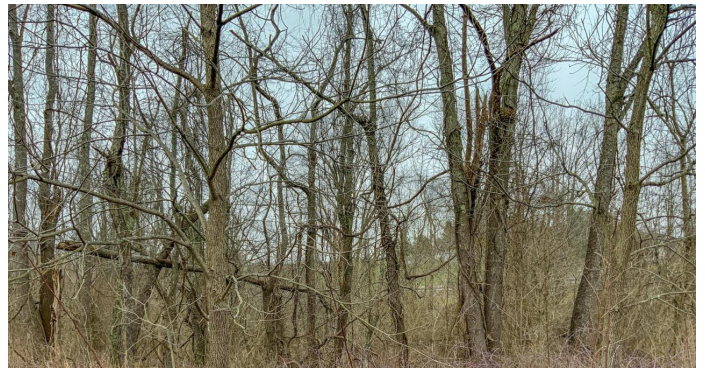


**RT 22 - 78 acres - Perry County**  
**0 Rt 22**  
**Somerset, OH 43783**

**\$349,000**  
**78.910 +/- acres**  
**Perry County**





**RT 22 - 78 acres - Perry County**  
**Somerset, OH / Perry County**

---

**SUMMARY**

**Address**

0 Rt 22

**City, State Zip**

Somerset, OH 43783

**County**

Perry County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

39.81279 / -82.28446

**Taxes (Annually)**

3171

**Acreage**

78.910

**Price**

\$349,000

**Property Website**

<https://ohiolandforsale.com/property/rt-22-78-acres-perry-county-perry-ohio/11859>



## **PROPERTY DESCRIPTION**

Nearly 79 acres of land for sale in Perry County, Ohio. Located just outside of the town of Somerset, it will be the perfect place to build your new home. Easy commute to Columbus, Newark, or Zanesville. Amazing hunting and recreational property. Loaded with deer sign and terrific habitat for wildlife. Overgrown fields could be reverted to farm ground. 3 ponds, a creek, and a flowing spring.

Features of this property include:

- 78.91 total acres
- Mix of overgrown fields and woods.
- Total overall timber appraisal from 2019 at nearly \$60k in value
- Good mix of Walnut, White Oak, Cherry, Hickory, Maple, Beech, Ect.
- The maize of deer trails, rubs, and scrapes show that the hunting would be fantastic
- Easy access right off Rt 22
- 49 minutes to Downtown Columbus, 30 to Newark, 25 to Zanesville, & 25 to Lancaster
- Fields could be opened up for pasture or hay
- Great building sites
- Plenty of room to ride ATV's and other recreational activities
- Old homestead way back in the woods
- Ponds for fishing
- Stream and springs for additional water sources
- Seller owns 2/3 of the mineral rights and they will transfer to buyer

This property is in a great location and priced just right. Come take a hike and check out all that it has to offer. Property is not enrolled in CAUV and current annual taxes are only \$3172. Call today with any questions or to schedule a time to view the property.



RT 22 - 78 acres - Perry County  
Somerset, OH / Perry 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**  
**PO BOX 896**  
**Pickerington, OH 43147**  
**(614) 949-6764**  
**OhioLandForSale.com**

---