

Sherrard Rd - 31 acres - Guernsey County
6868 Sherrard Rd
Cambridge, OH 43725

\$111,250
31.411 +/- acres
Guernsey County



**Sherrard Rd - 31 acres - Guernsey County
Cambridge, OH / Guernsey County**

SUMMARY

Address

6868 Sherrard Rd

City, State Zip

Cambridge, OH 43725

County

Guernsey County

Type

Recreational Land

Latitude / Longitude

40.08549 / -81.61309

Taxes (Annually)

1192

Acreage

31.411

Price

\$111,250

Property Website

<https://ohiolandforsale.com/property/sherrard-rd-31-acres-guernsey-county-guernsey-ohio/10806>



PROPERTY DESCRIPTION

31 acres of land for sale in Guernsey County, Ohio. Not only would this be a great recreational property but it could also make an excellent homestead. The open area along the road offer enough room to build a home or cabin, plant a garden, ride ATV's, or anything your heart can imagine.

Features of this property include:

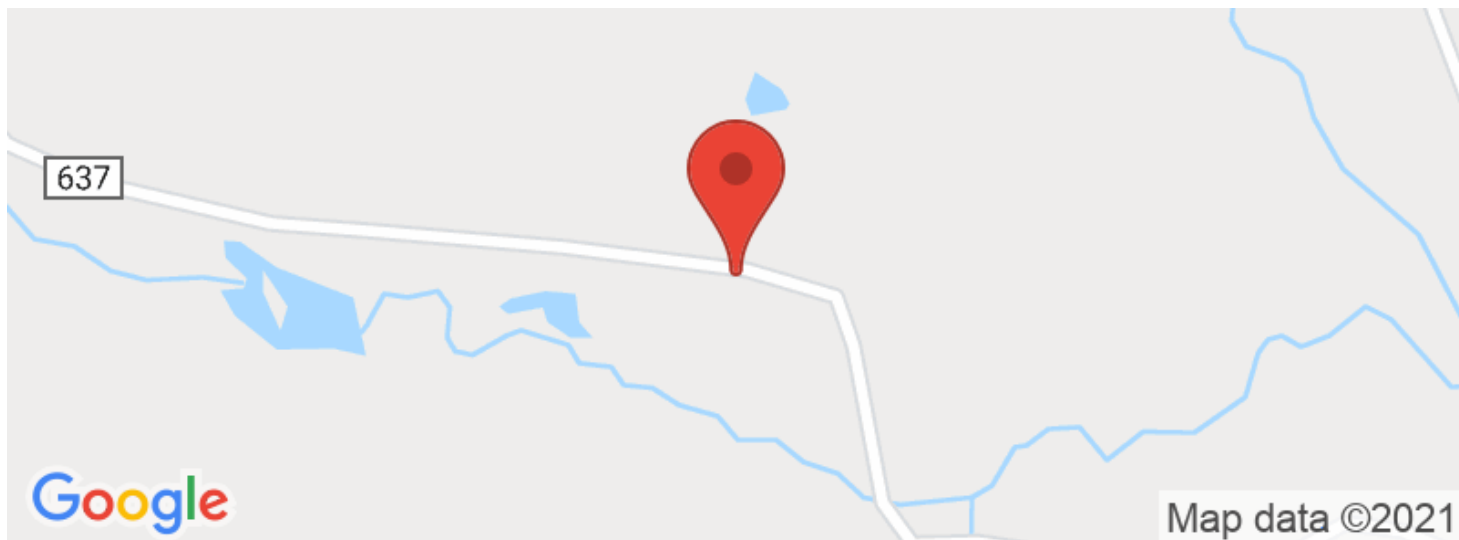
- 31.411 total acres
- A great mixture of wooded and open ground
- Some trails for access or riding ATV's
- Excellent overall wildlife habitat
- Plenty of cover
- Shallow wetland ponds
- Small Stream
- Wooded hillside
- Flat open land
- Awesome hunting opportunities
- Deer, turkey, waterfowl, and other small game
- Nice potential pond sites
- Old singlewide could be made into a nice hunters camp (has electric but no water/septic)
- Great location close to Salt Fork State Park
- Short drive to Kimbolton or Cambridge
- 49 miles to Millersburg and 62 miles to Applecreek
- 50% of the Gas, Oil, & Mineral Rights transfer

Don't miss out on this great property. Not too many properties in the area come with mineral rights so it could be a great future investment plus you get to enjoy it in the mean time. Hunting, recreation, and enjoying the peace and quiet of the country. Agent has ownership in LLC that owns the property. Call today with any questions or to schedule a time to view the property.

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Cambridge, OH / Guernsey County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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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

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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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