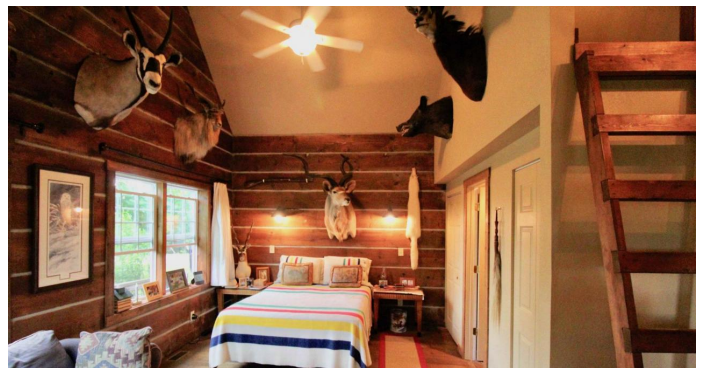


**Nelson Rd - 48 acres - Scioto County**  
859 Nelson Road  
Lucasville, OH 45648

**\$189,000.00**  
48.330 +/- acres  
Scioto County



**Nelson Rd - 48 acres - Scioto County**  
**Lucasville, OH / Scioto County**

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## **SUMMARY**

**Address**

859 Nelson Road

**City, State Zip**

Lucasville, OH 45648

**County**

Scioto County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

38.923 / -82.925

**Taxes (Annually)**

1751

**Dwelling Square Feet**

660

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

48.330

**Price**

\$189,000.00

**Property Website**

<https://ohiolandforsale.com/property/nelson-rd-48-acres-scioto-county-scioto-ohio/10692>





## **PROPERTY DESCRIPTION**

Surround yourself with nature! Kick back & enjoy the panoramic views from this beautiful, custom-built fully furnished cabin situated on 48.33 private acres. Perfect for entertaining family & friends or make it your very own hunting retreat.

Features of home:

- Security System
- Open Floor Plan
- Screened in Porch...perfect for those rainy days!
- 24x28 Two Car Garage with Concrete Floor & Electric
- 12x12 Tool Shed with Electric
- 20x18 Implement Shed w/rear walk-in closet
- Living room leads out to a large covered porch
- Public Water Service

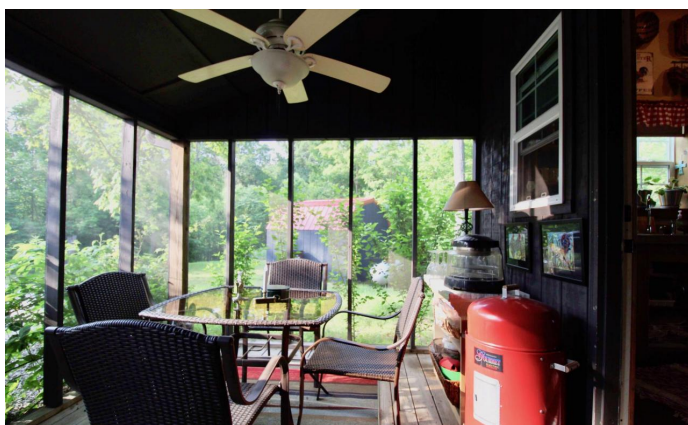
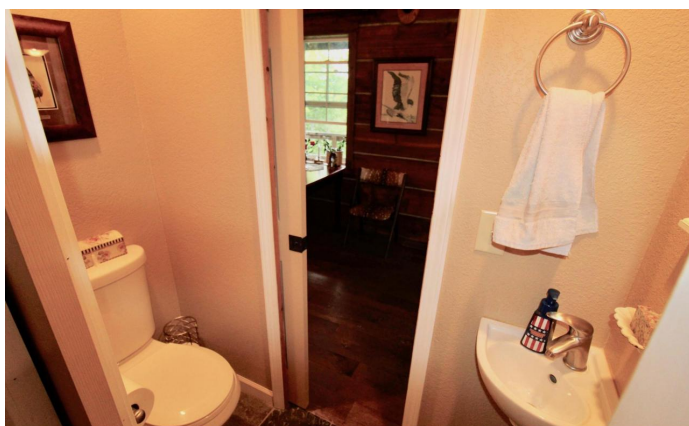
Property Features:

- Quality deer & turkey hunting
- Fruit-bearing trees for wildlife or personal use
- Perennial food plot in place
- Blackberry & raspberry line the 1300 ft. gated drive
- Feeders & stands already in place are included in the sale!

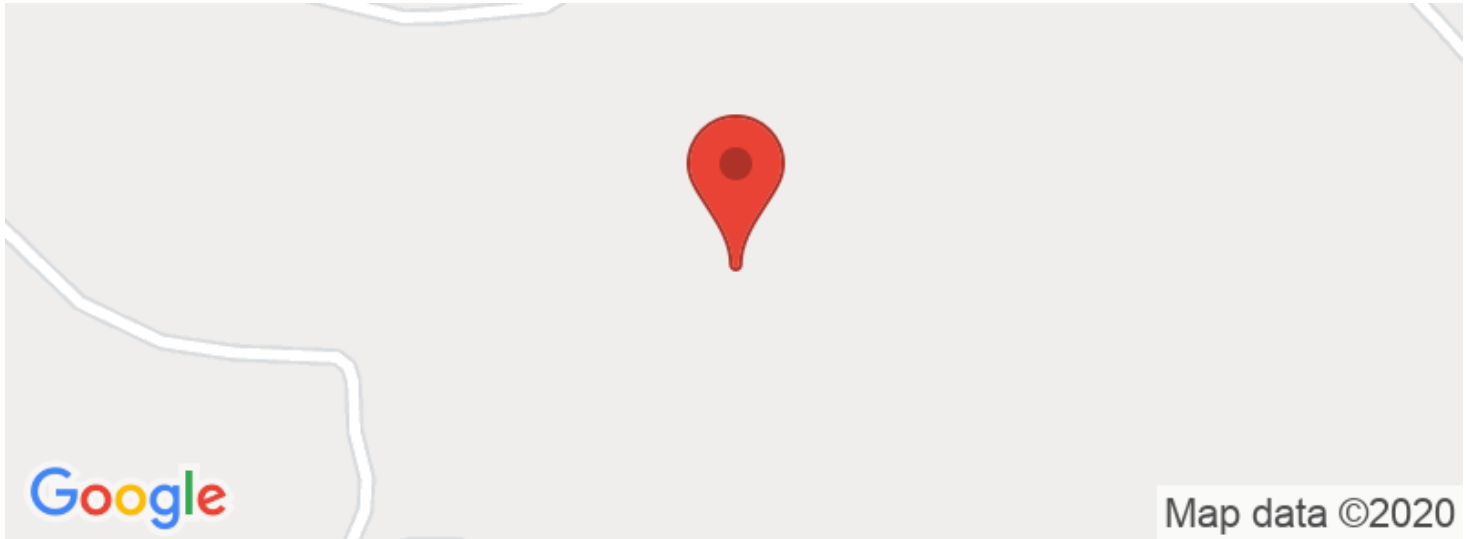
The sellers have enjoyed the abundant wildlife & solitude that this property has offered over the years and certain that the new owners will appreciate it as much as they have. Any mineral interest owned by the seller/s will transfer. Annual CAUV taxes are approximately \$1750.80

Nelson Rd - 48 acres - Scioto County  
Lucasville, OH / Scioto County

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## Locator Maps





## Aerial Maps



Nelson Rd - 48 acres - Scioto County  
Lucasville, OH / Scioto County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Joshua Montgomery

**Mobile**

(513) 827-0870

**Email**

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

**Address**

PO Box 896

**City / State / Zip**

Pickerington, OH, 43147

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**NOTES**

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## This image shows a single 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.

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