

East Fork Rd - 4 acres
0 East Fork Pond Run Rd
Stout, OH 45684

\$35,000
4.600± Acres
Scioto County



Keith McClaskey
OHIO AGENT

Born with a love of the great outdoors, Keith enjoys spending his time hunting, teaching youth archery, and managing family land. He was raised to have an appreciation for wildlife, land, and family. Keith's triplet daughters are excited to spend time in the woods with their dad. His passion for spending time with people who share the same respect for nature as he does was a key reason why he is honored to be part of the Mossy Oak Properties Team. Keith is eager to share his passion and respect for nature with you by helping you sell or buy that special property you are looking for.



kmclaskey@mossyoakproperties.com | 614-778-9103

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Stout, OH / Scioto County

SUMMARY

Address

0 East Fork Pond Run Rd

City, State Zip

Stout, OH 45684

County

Scioto County

Type

Recreational Land

Latitude / Longitude

38.6729 / -83.1408

Acreage

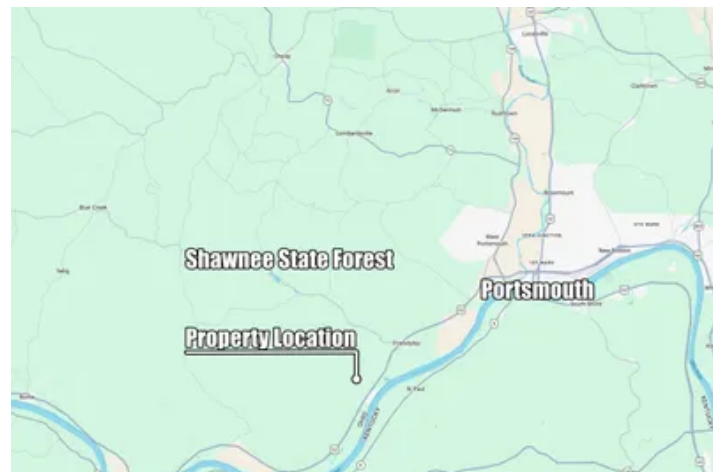
4.600

Price

\$35,000

Property Website

<https://www.mossoakproperties.com/property/east-fork-rd-4-acres-scioto-ohio/113532/>



PROPERTY DESCRIPTION

Tucked away at the end of a quiet dead-end road, this 4.5-acre property in Scioto County offers the privacy and seclusion that outdoor enthusiasts and nature lovers are searching for. Bordering Shawnee State Forest, this tract offers direct access to thousands of acres of public land for hunting, hiking, and recreation, while providing an ideal location for building a small cabin or weekend retreat.

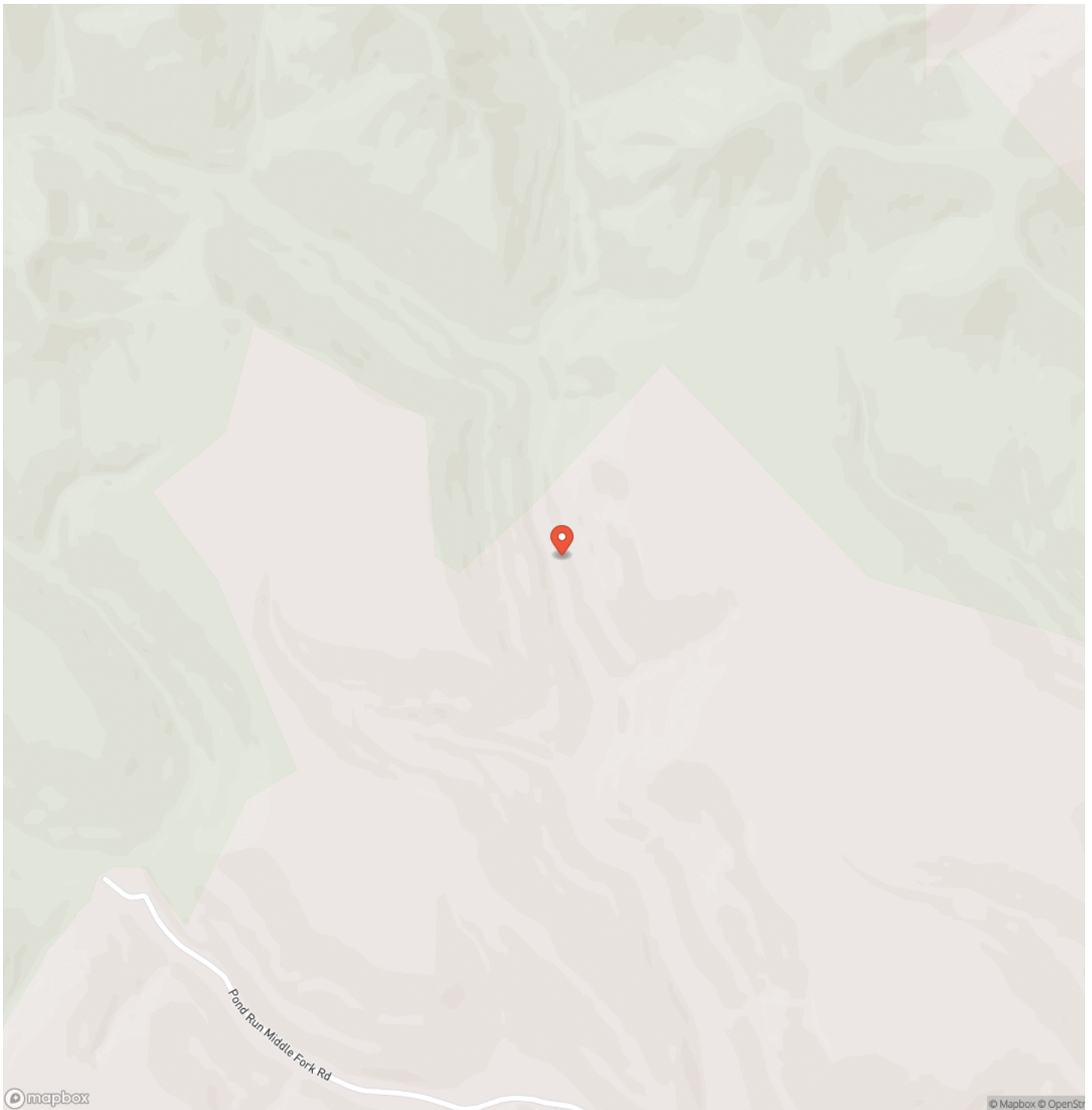
The property features a recent survey completed in approximately 2023, giving buyers confidence in the property lines. Electric is available at the end of the road, making future development more convenient. The topography is moderately steep but manageable, with several natural shelves that provide potential building locations. A beautiful stream flows along the eastern boundary, enhancing the property's peaceful setting and attracting local wildlife. Deer sign is abundant throughout the property, making it an excellent choice for hunters looking to establish a private hunting camp adjacent to Shawnee State Forest.

Vehicle access will require some improvement, as the existing access lane is currently best suited for ATV or UTV travel. With a little work, this property has the potential to become a secluded getaway in one of southern Ohio's premier outdoor recreation areas. Any mineral rights the seller owns will transfer with the sale. Properties bordering Shawnee State Forest rarely become available and often sell quickly. Annual property taxes are only \$93.23.

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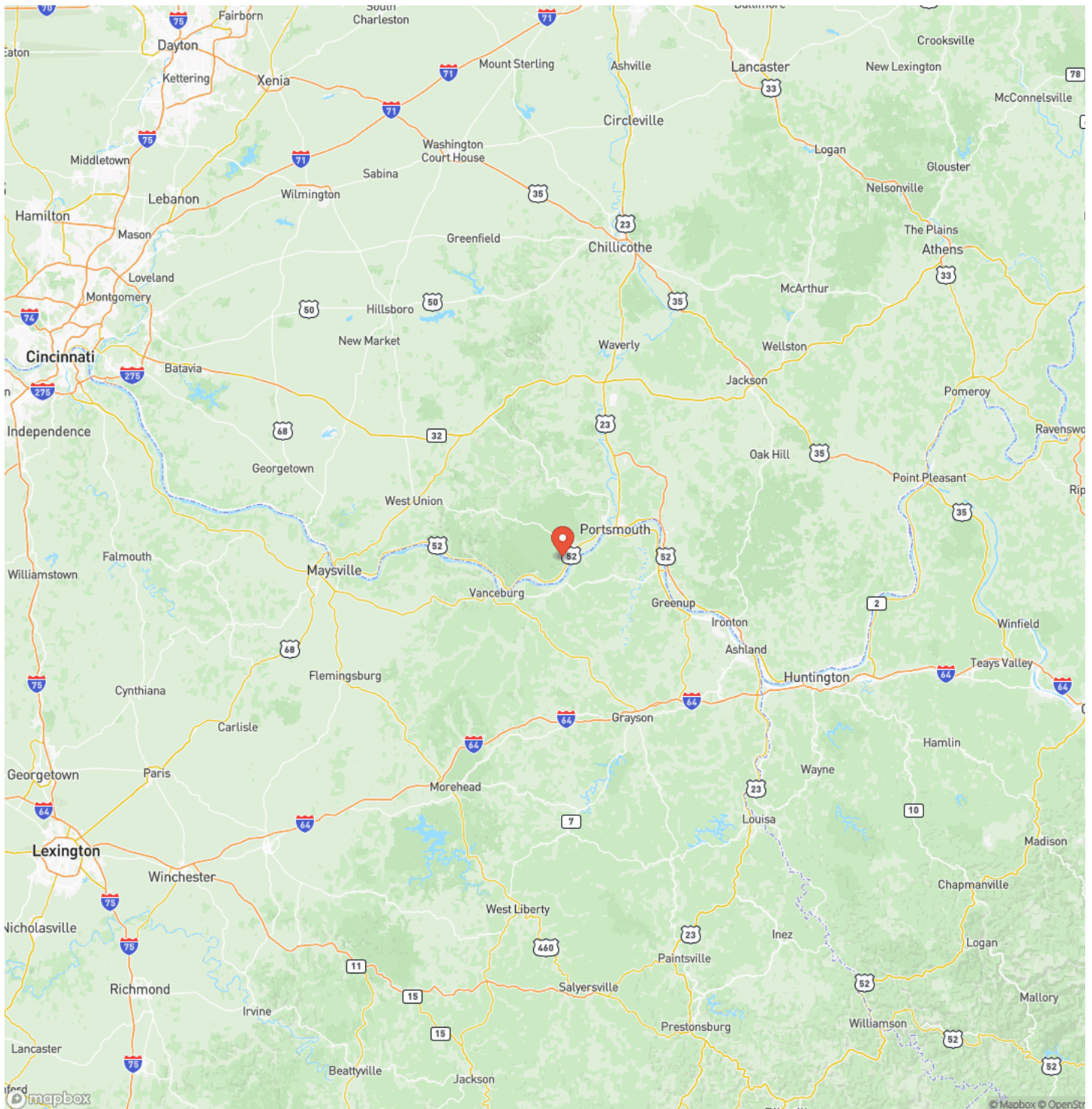


Locator Map



East Fork Rd - 4 acres
Stout, OH / Scioto County

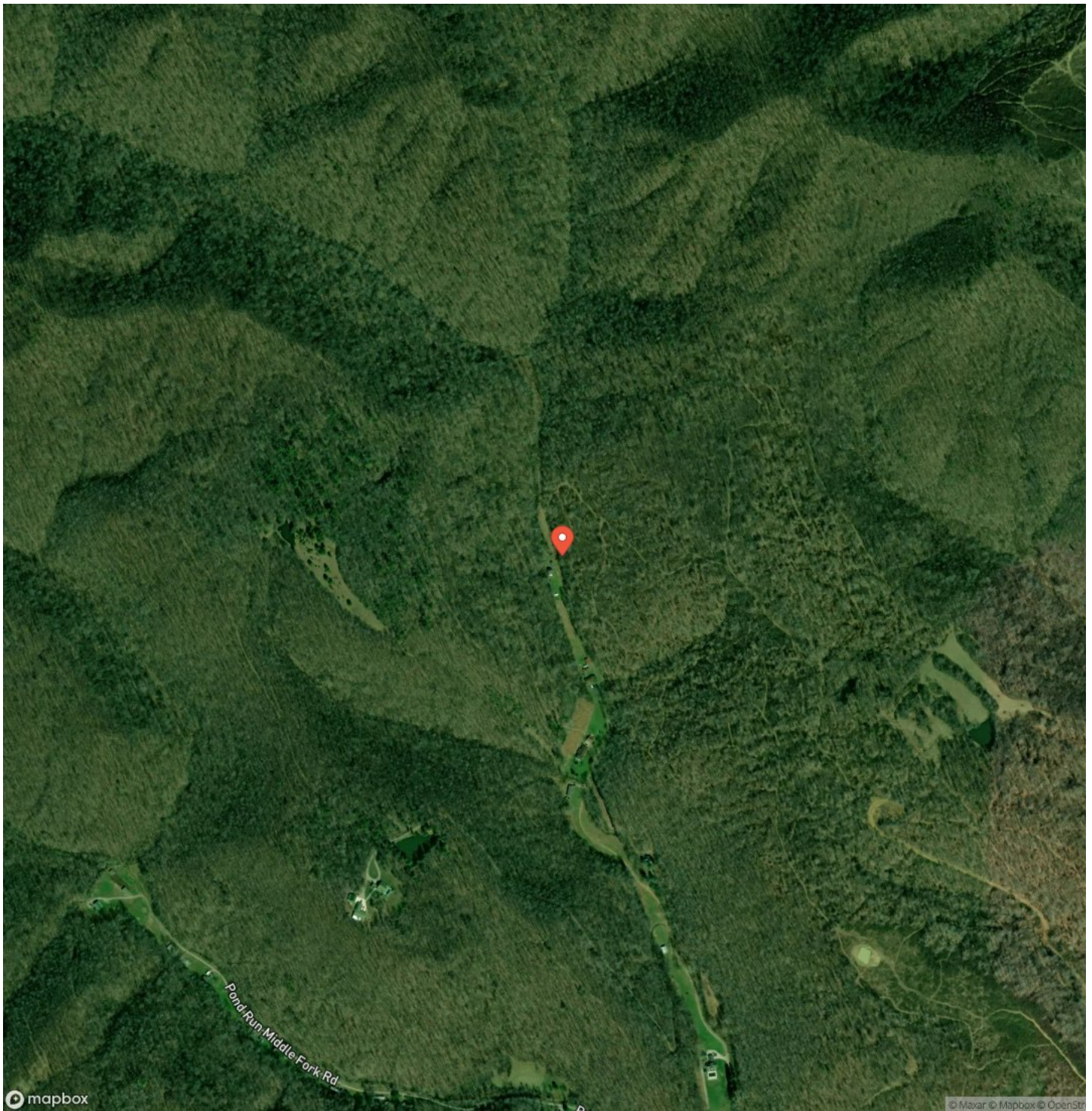
Locator Map



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Keith McClaskey

Mobile

(614) 778-9103

Email

kmccclaskey@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

NOTES

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

MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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<https://www.mossyoakproperties.com/>

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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