

**Two Mile Rd - 20 acres - Washington  
County**  
Two Mile Rd  
Cutler, OH 45724

**\$39,500.00**  
20.470 +/- acres  
Washington County





## Two Mile Rd - 20 acres - Washington County Cutler, OH / Washington County

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### **SUMMARY**

**Address**

Two Mile Rd

**City, State Zip**

Cutler, OH 45724

**County**

Washington County

**Type**

Recreational Land

**Latitude / Longitude**

39.3372 / -81.8270

**Acreage**

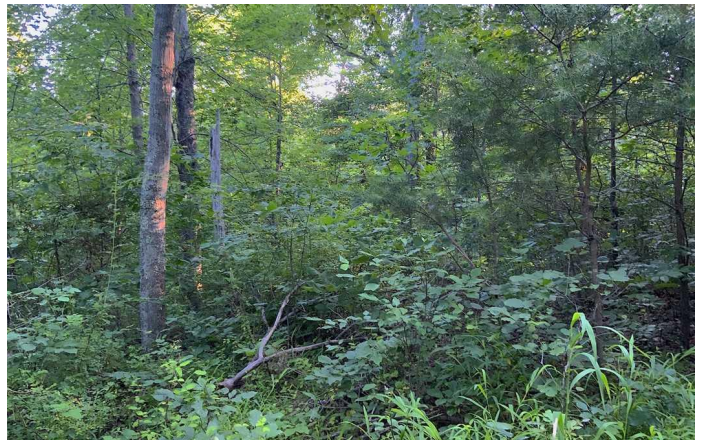
20.470

**Price**

\$39,500.00

**Property Website**

<https://ohiolandforsale.com/property/two-mile-rd-20-acres-washington-county-washington-ohio/9819/>



## **PROPERTY DESCRIPTION**

This tract is just the right size for your next home or cabin for your deer camp and weekend get-away.

Property Features include:

- Mostly younger hardwoods with some larger trees scattered
- Approximately 500' of road frontage
- Topography is mostly rolling with a couple steeper spots, more sloped area closer to the road for building
- Seller believes they own the mineral rights and they will convey to buyer
- Select cut mid 2000's
- Good deer sign
- Flatter area on ridgetop that would make great location for food-plot
- Trail to back of property needs a bit of clearing to be more passable
- Columbus Southern Electric available at the road
- 273 acres of Acadia Cliffs Wildlife Area and Nature Preserve just a short drive away
- Located in Decatur Township
- Short drive from Stewart, Guysville or Cutler
- 30 minutes from Athens
- 30 minutes from Parkersburg WV.
- 40 minutes from Marietta
- 60 minutes from Jackson
- 70 minutes from Gallipolis
- 40 minutes from Nelsonville

Smaller tracts of land are in high demand these days, especially ones that are secluded and away from all the hustle and bustle of town. Current annual taxes are \$179.64



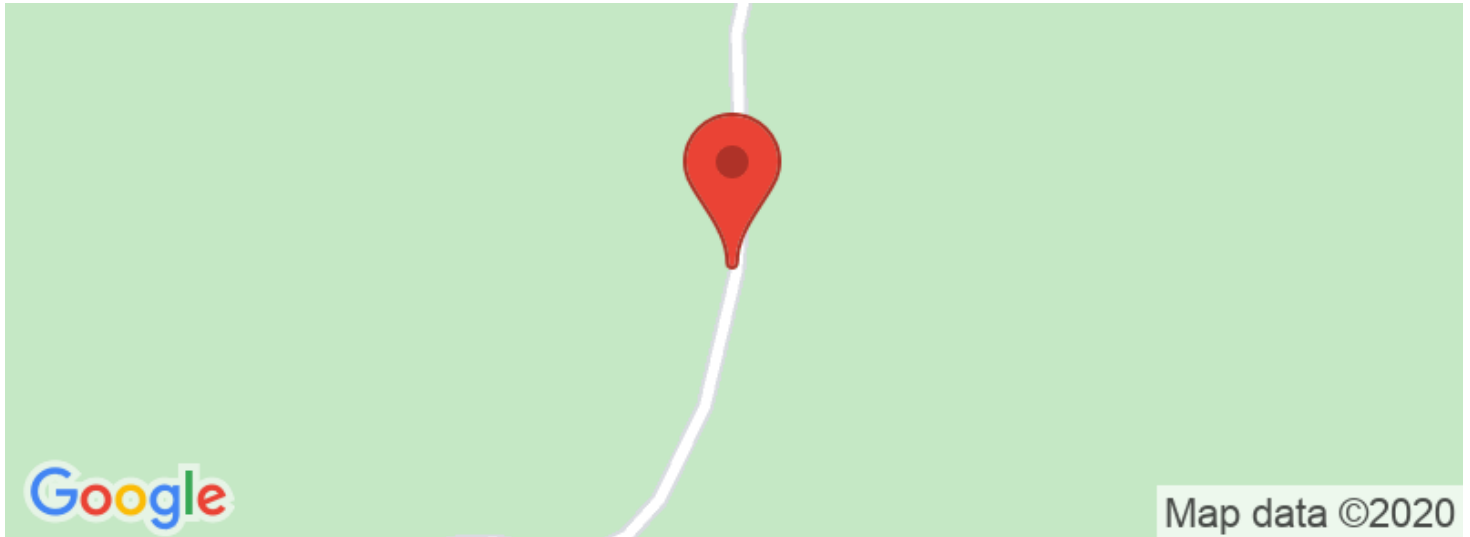
**Two Mile Rd - 20 acres - Washington County  
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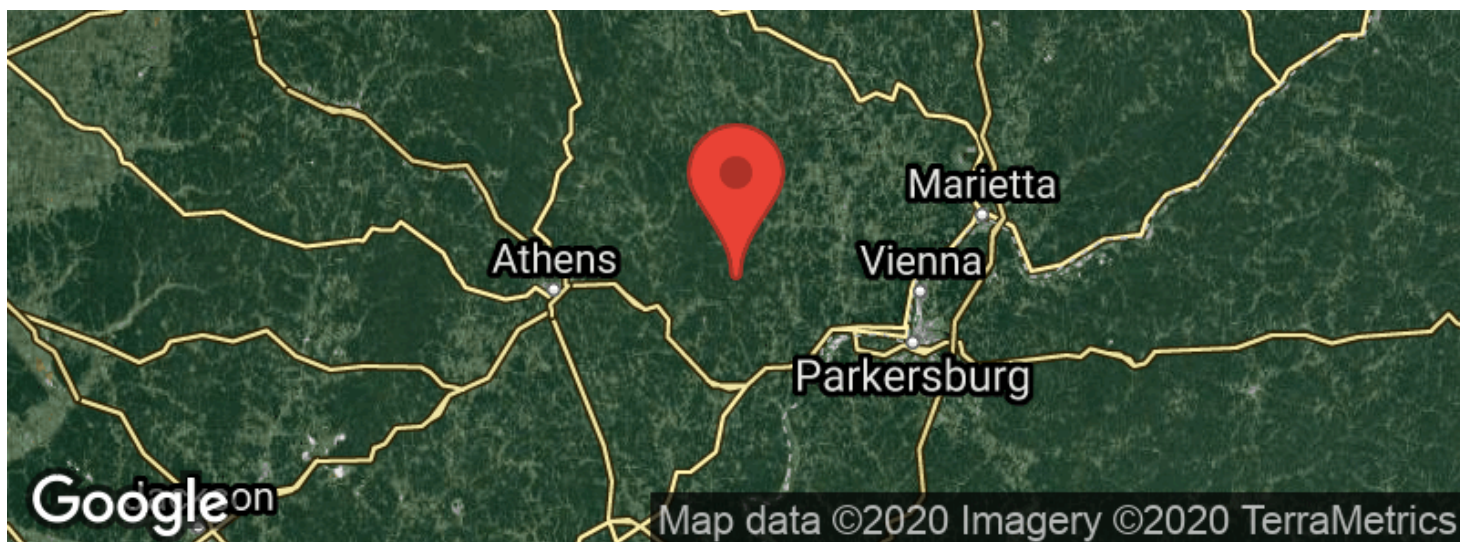
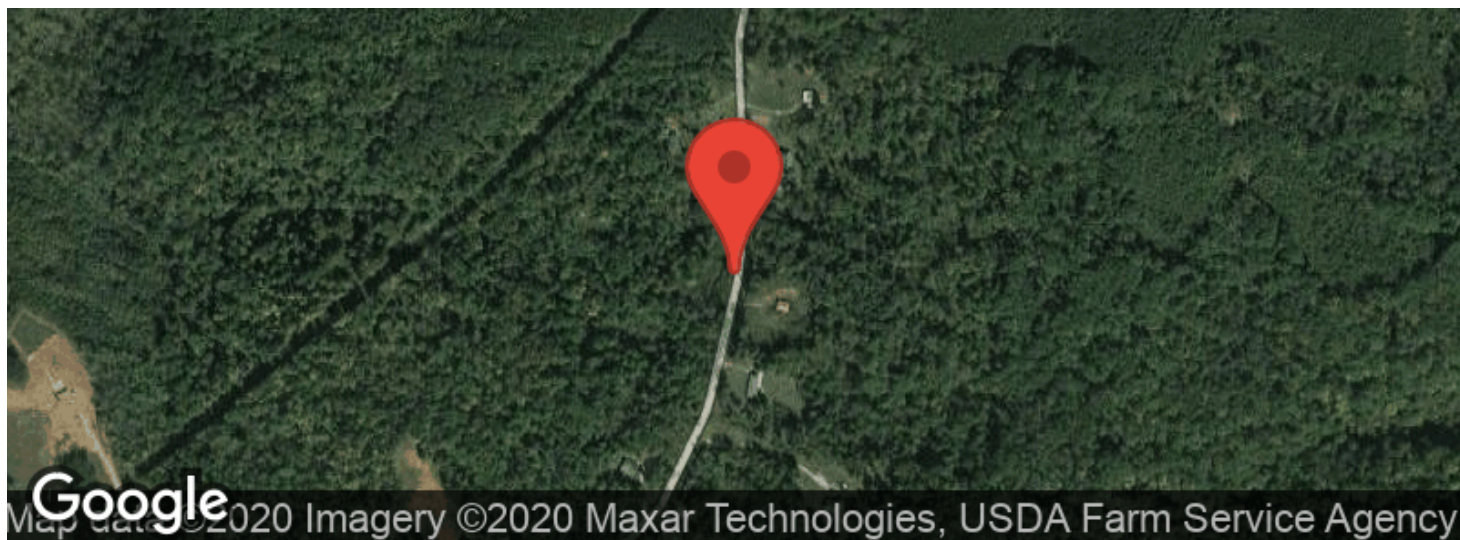




## Locator Maps



## Aerial Maps



Two Mile Rd - 20 acres - Washington County  
Cutler, OH / Washington County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Keith McClaskey

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**Email**

kmccclaskey@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 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.

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