

**Mackletree Rd - 7 acres - Scioto County**  
2345 Mackletree Rd  
Blue Creek, OH 45616

**\$139,500.00**  
7.540 +/- acres  
Scioto County



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**Blue Creek, OH / Scioto County**

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**SUMMARY**

**Address**

2345 Mackletree Rd

**City, State Zip**

Blue Creek, OH 45616

**County**

Scioto County

**Type**

Recreational Land, Residential Property

**Latitude / Longitude**

38.7177 / -83.2154

**Acreage**

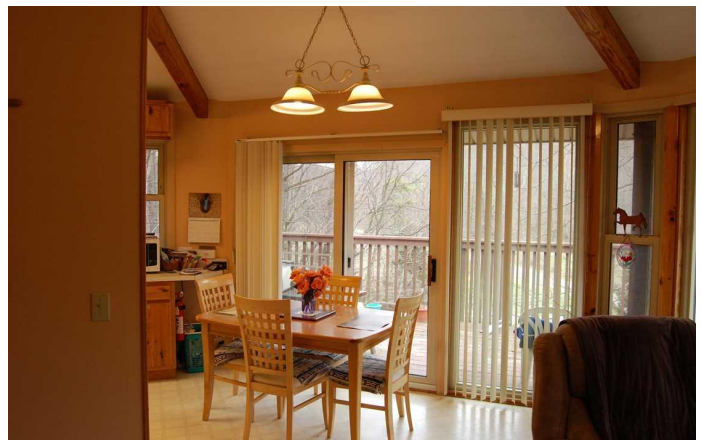
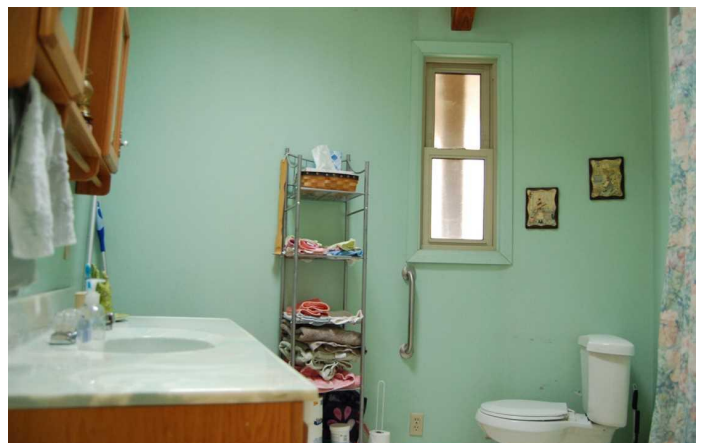
7.540

**Price**

\$139,500.00

**Property Website**

<https://ohiolandforsale.com/property/mackletree-rd-7-acres-scioto-county-scioto-ohio/9164/>



## **PROPERTY DESCRIPTION**

For sale is this unique octagon house on 7.5 acres in Scioto County in the middle of picturesque Shawnee country. This property would be great for an equine lover or minimalist that does not need a lot to live. Not one square foot is wasted in this home and plenty of natural light to fill this home with warmth.

Home features include:

- 1392 square feet
- 3 bedroom 2 full bath
- Eat-in Kitchen
- Small office
- Utility room on lower level
- Ultra-low emittance quadra-fire wood burning stove
- County water supply
- 3/4 wrap around porch and lower level patio
- Central Air and heat pump
- County water
- Aeration septic services both house and workshop

Property features include:

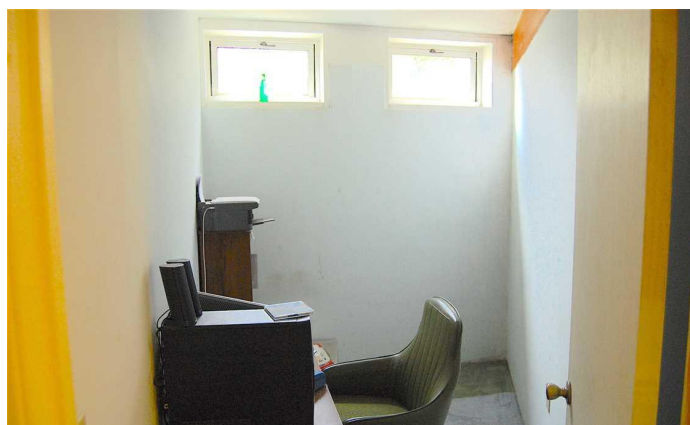
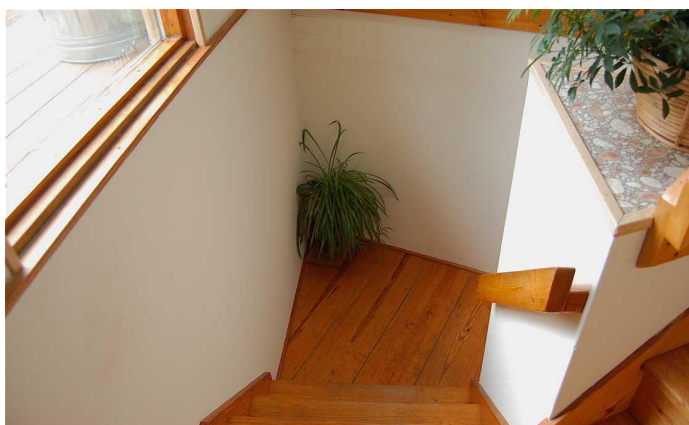
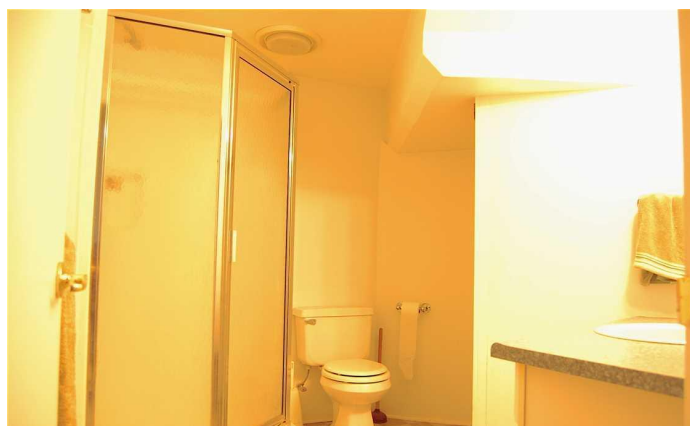
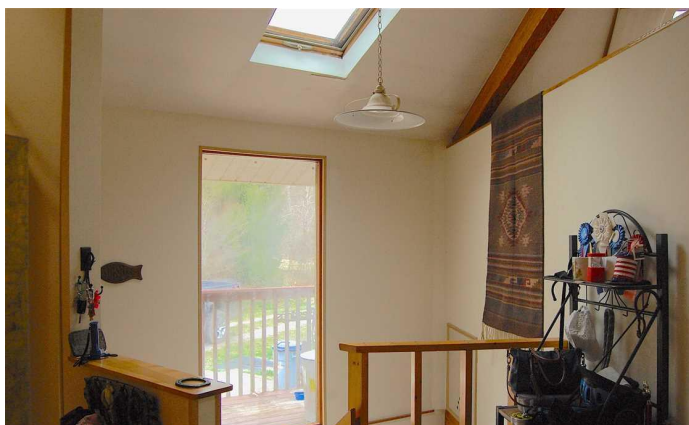
- 30x40 horse barn w/loft
- Approximately 2.5 acres of pasture with electric ribbon fencing
- 18x30 workshop with bath, shower, W/D hookup and "hotel type" AC & heatpump
- 520' +/- of road frontage
- Borders Shawnee State Forest
- Minutes from 13 acre Roosevelt Lake and Shawnee State Park
- Some mature timber
- Shawnee Bridle trails and camp close by
- 20 minutes to Portsmouth

Are you ready to call Shawnee country home? With many activities in the area you could never be bored. Annual taxes are currently \$1,289.46.



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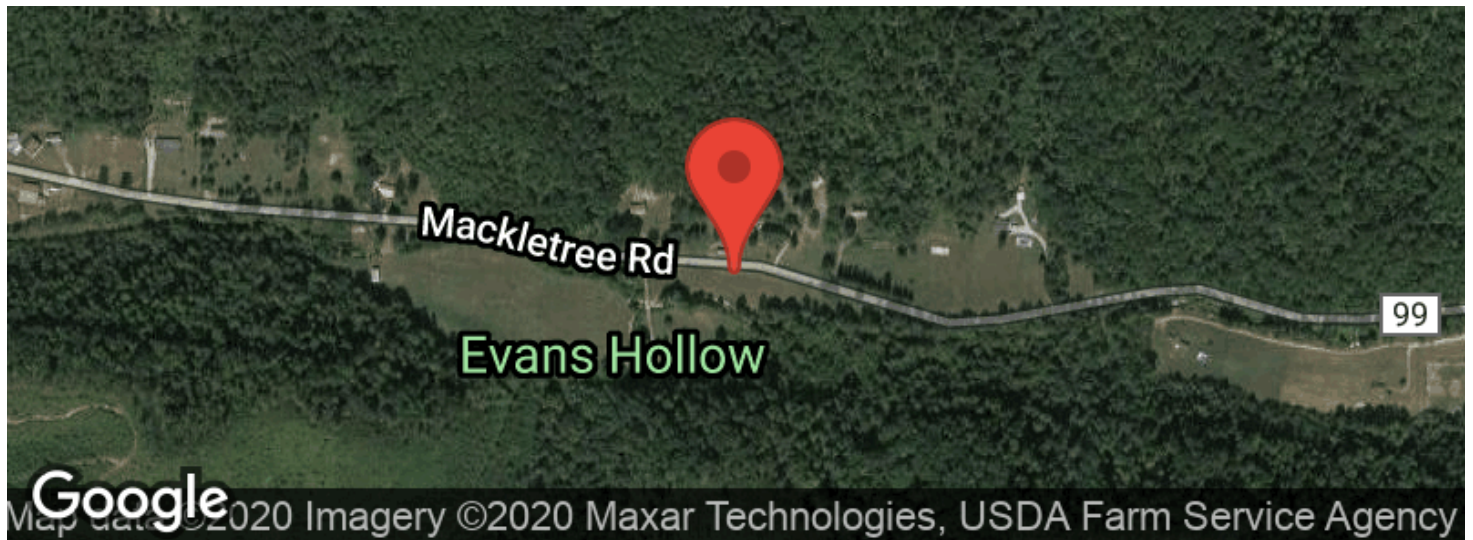


## Locator Maps





## Aerial Maps



## LISTING REPRESENTATIVE

For more information contact:



### Representative

Keith McClaskey

### Mobile

(614) 778-9103

### Email

kmccclaskey@mossyoakproperties.com

### Address

PO Box 896

### City / State / Zip

Pickerington, OH, 43147

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## NOTES

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## **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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**Mossy Oak Properties Bauer Real Estate**

**PO BOX 896**

**Pickerington, OH 43147**

**(614) 949-6764**

**OhioLandForSale.com**

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