

Pond Run Rd - 4.59 acres - Scioto County
Pond Run Rd
Stout, OH 45684

\$34,900
4.590± Acres
Scioto County



**Pond Run Rd - 4.59 acres - Scioto County
Stout, OH / Scioto County**

SUMMARY

Address

Pond Run Rd

City, State Zip

Stout, OH 45684

County

Scioto County

Type

Hunting Land, Recreational Land

Latitude / Longitude

38.6729 / -83.1408

Acreage

4.590

Price

\$34,900

Property Website

<https://ohiolandforsale.com/property/pond-run-rd-4-59-acres-scioto-county-scioto-ohio/25658/>



Pond Run Rd - 4.59 acres - Scioto County
Stout, OH / Scioto County

PROPERTY DESCRIPTION

4.5 acres of land for sale in Scioto County. This property borders Shawnee State Forest and would make a great location to build a small cabin. Situated at the end of a dead-end road gives a buyer plenty of privacy and seclusion.

Property features include:

- Electric available at the end of road
- Deer sign is plentiful
- Recent survey and borders are well marked
- Topography is on the steeper side but manageable with shelf
- Beautiful stream runs along eastern side of property
- Any mineral rights seller owns will transfer
- Access lane needs improvement for vehicle travel, ATV/UTV with current condition

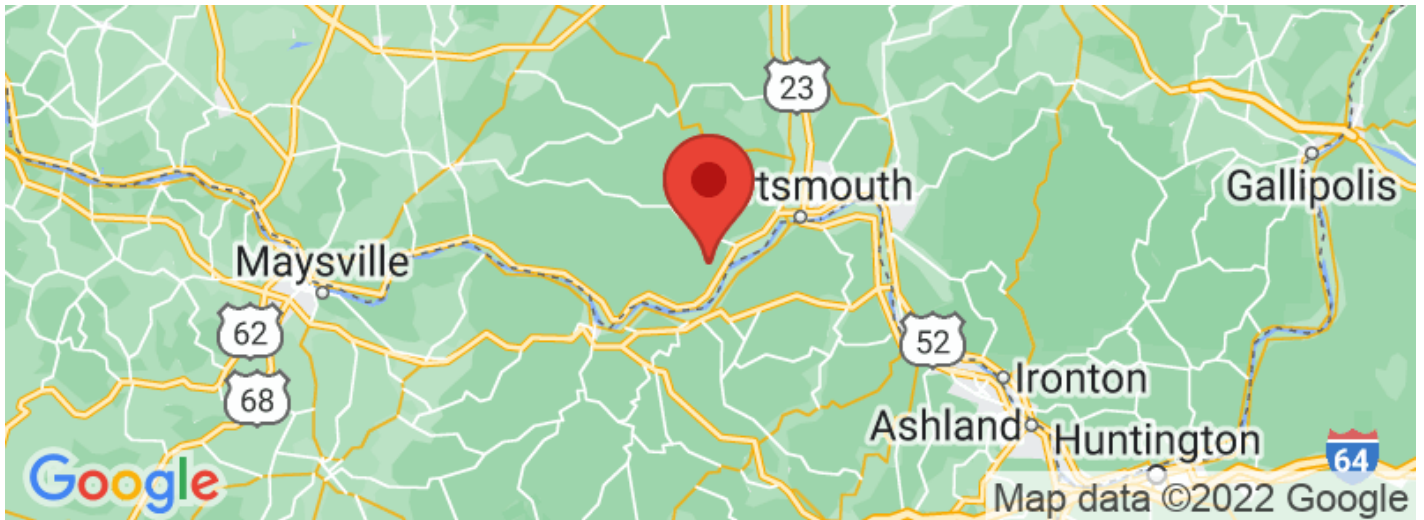
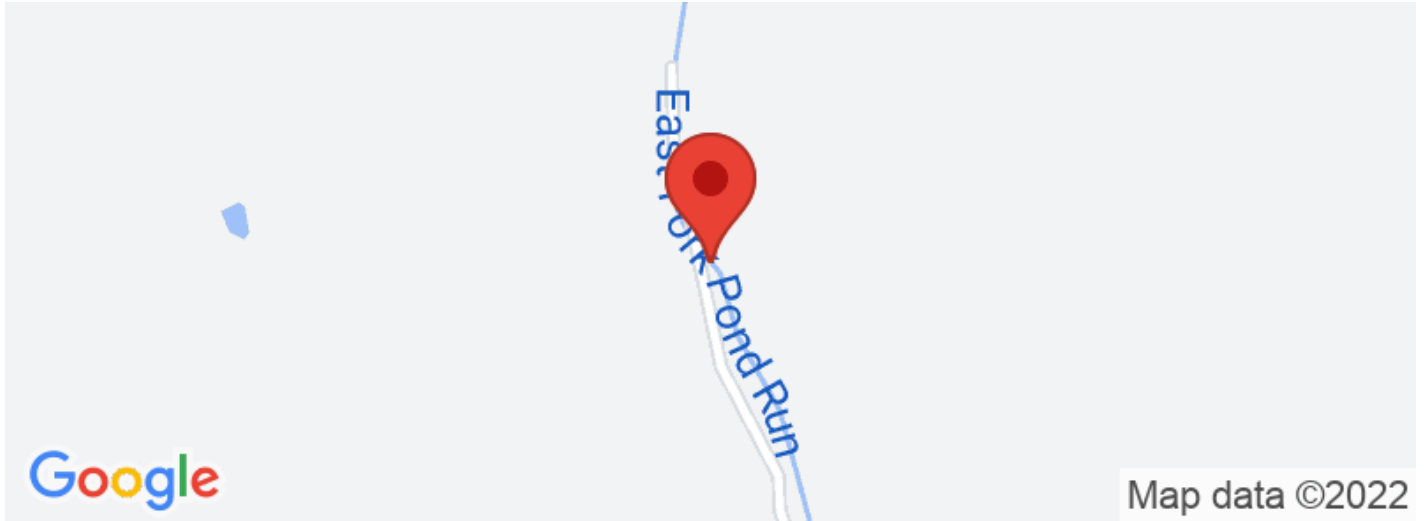
Properties like this do not hit the market often and tend to disappear quickly! Current annual taxes are \$65.26

**Pond Run Rd - 4.59 acres - Scioto County
Stout, OH / Scioto County**



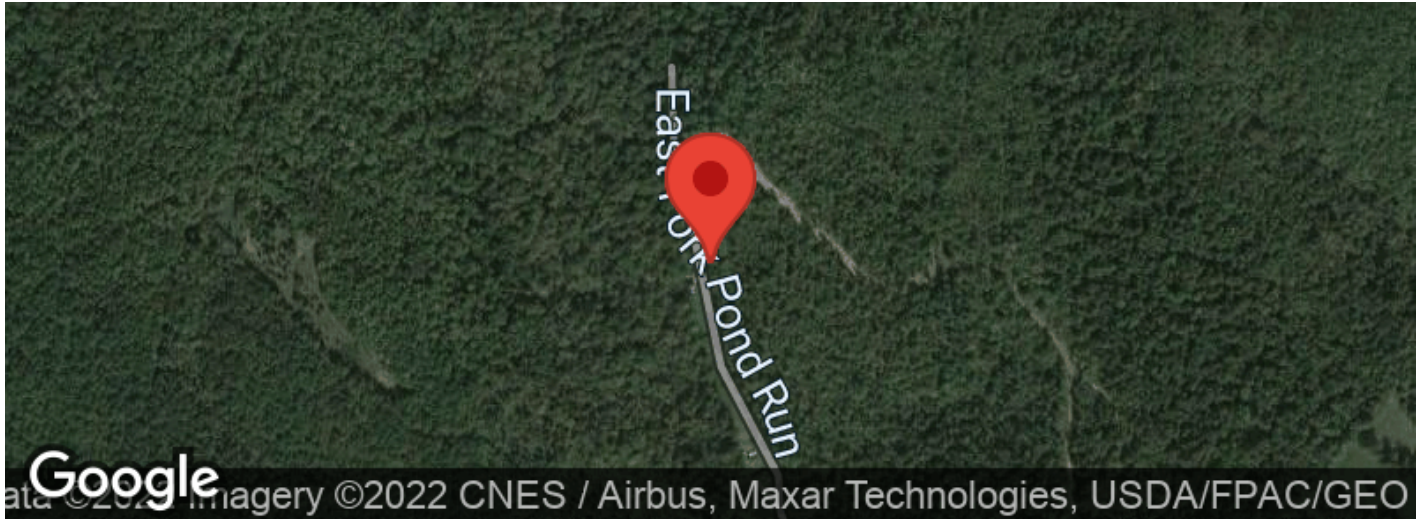
Pond Run Rd - 4.59 acres - Scioto County
Stout, OH / Scioto County

Locator Maps



Pond Run Rd - 4.59 acres - Scioto County
Stout, OH / Scioto County

Aerial Maps



**Pond Run Rd - 4.59 acres - Scioto County
Stout, OH / Scioto County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Keith McClaskey

Mobile

(614) 778-9103

Email

kmclaskey@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH 43147

NOTES

NOTES

[illegible]

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.

Mossy Oak Properties Bauer Real Estate
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
OhioLandForSale.com
