

Dutch Ridge - 91 acres
5502 Dutch Ridge Road SE
New Straitsville, OH 43766

\$925,000
91.51± Acres
Perry County



Matt Collins
OHIO AGENT | AUCTIONEER

As an avid outdoorsman, Matt's focus is to connect his clients with the property of their dreams. His honesty and hard work are the foundation of his business. Many past and current clients agree that Matt goes above and beyond to get you in the right property. Matt has been selected many times as a top agent with Mossy Oak Properties. Give Matt a call today and come find the perfect rural property that Ohio has to offer.



MOSSY OAK PROPERTIES
Bauer Realty & Auctions

mattc@mossyoakproperties.com | 614-679-6560

Dutch Ridge - 91 acres
New Straitsville, OH / Perry County

SUMMARY

Address

5502 Dutch Ridge Road SE

City, State Zip

New Straitsville, OH 43766

County

Perry County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.64445 / -82.2764

Dwelling Square Feet

1,300

Bedrooms / Bathrooms

4 / 1

Acreage

91.51

Price

\$925,000



Dutch Ridge - 91 acres
New Straitsville, OH / Perry County

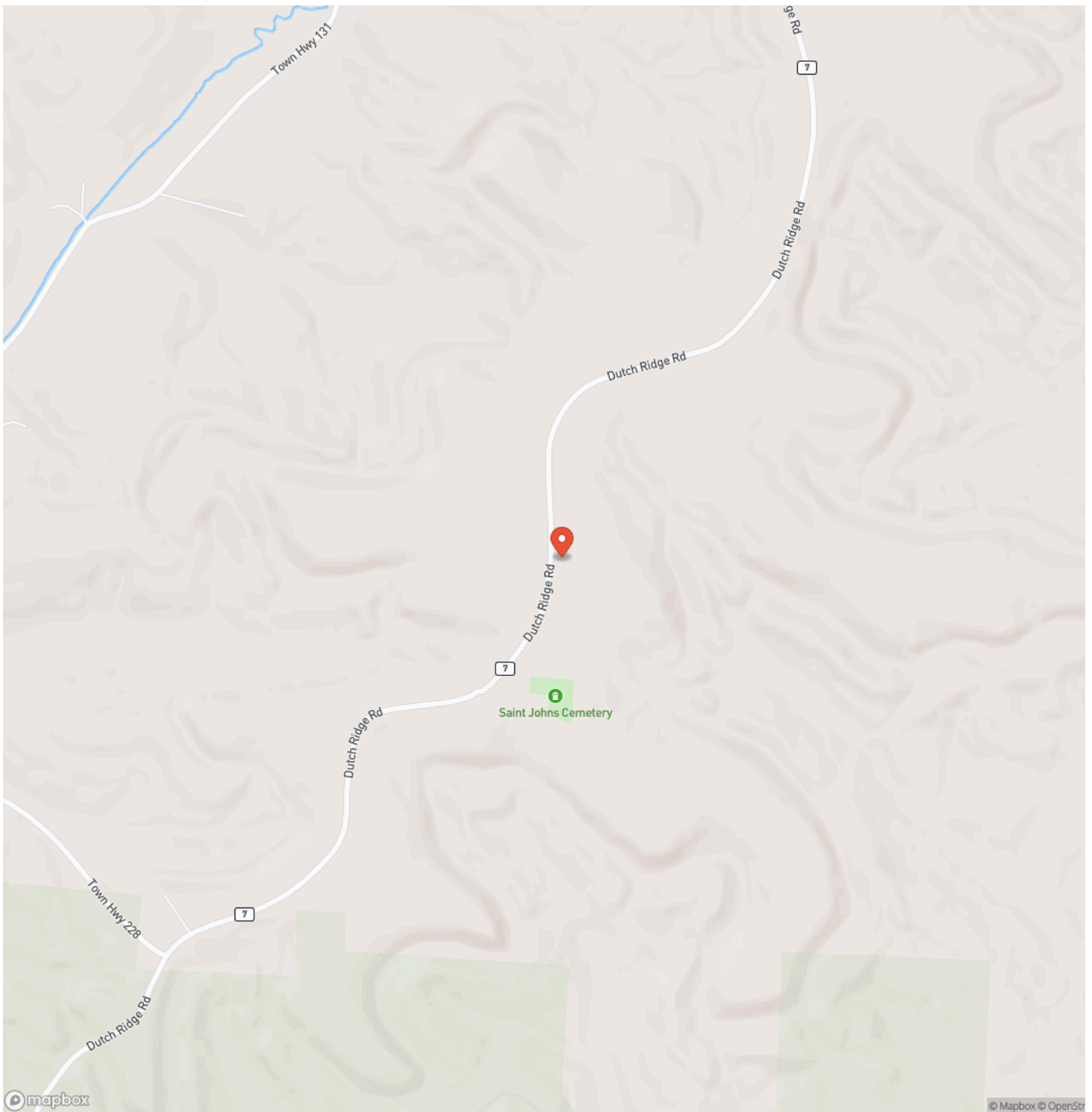
PROPERTY DESCRIPTION

91 acres for sale in Perry County, Ohio. This property features a very well-maintained 4-bedroom, 1-bath farmhouse. Approximately 28 acres are tillable/open ground that could be easily fenced for animals, with the balance in woods and recreational land. The established trail system provides access throughout the property and access to several ponds for fishing. Approximately 1,400 feet of road frontage provides flexibility for access and future use. The seller reports great hunting. The home is serviced by county water, septic, and propane heat. This property sits just 20 minutes from Logan and 30 minutes from Lancaster. Recent improvements to the home include all new double-hung Lowe/Argon windows in 2012, New siding, roof, gutters, hardwood floors and carpet, along with engineered stone countertops and backsplash, and a kitchen sink in 2014. New furnace in 2015, new hot water tank, and all new appliances in 2024. The 40x25 bank barn has plenty of room to store all of your equipment and gear. Current annual taxes are approx. \$1581.00, and any mineral interest owned by the seller will transfer.

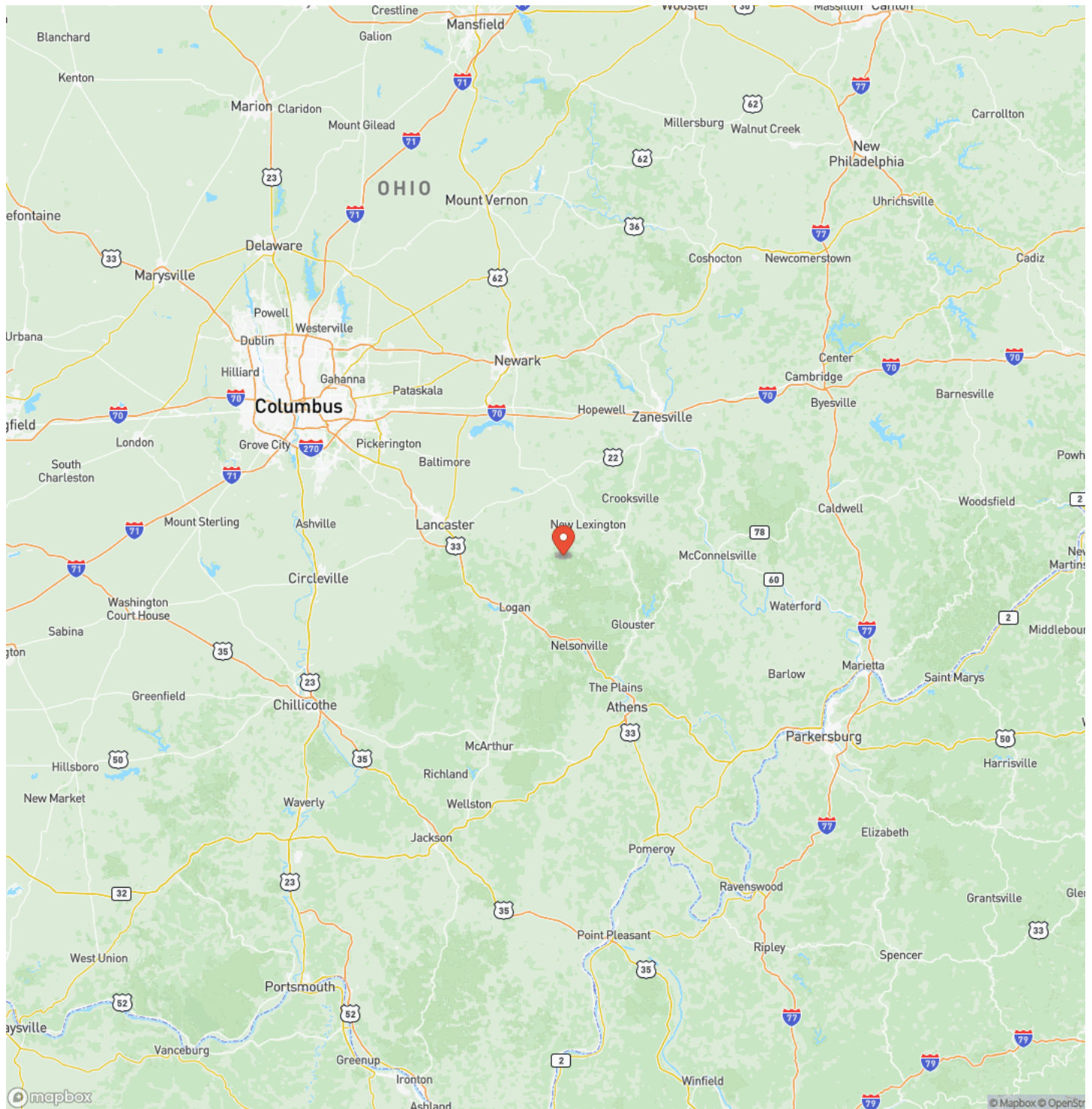
Dutch Ridge - 91 acres
New Straitsville, OH / Perry County



Locator Map



Locator Map



Satellite Map



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 Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 829-7070
<https://www.mossoakproperties.com/>

