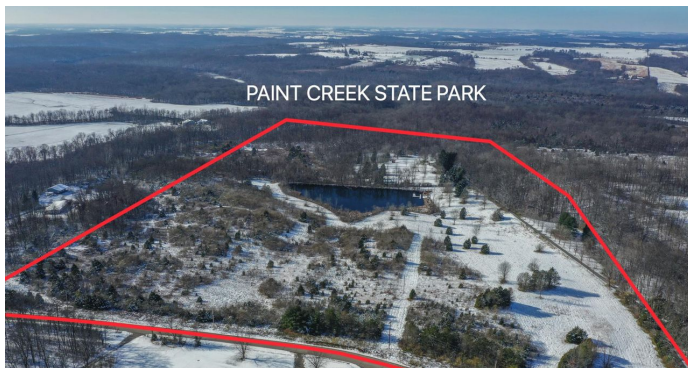


Rapid Forge Rd - 50 acres - Ross County
5583 RAPID FORGE RD
Greenfield, OH 45123

\$375,900
50.267 +/- acres
Ross County



**Rapid Forge Rd - 50 acres - Ross County
Greenfield, OH / Ross County**

SUMMARY

Address

5583 RAPID FORGE RD

City, State Zip

Greenfield, OH 45123

County

Ross County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.29793 / -83.36503

Taxes (Annually)

3551

Dwelling Square Feet

996

Bedrooms / Bathrooms

2 / 1

Acreage

50.267

Price

\$375,900

Property Website

<https://ohiolandforsale.com/property/rapid-forge-rd-50-acres-ross-county-ross-ohio/11378>



PROPERTY DESCRIPTION

50.267 acres of land for sale in Ross County, Ohio. This property directly borders Paint Creek State Park and is only 2.8 miles from the boat ramp, mountain bike trail head and just 9.5 miles from the Paint Creek horse camp. This State Park is 5652 acres and features a 1148 acre lake for fishing, boating and swimming.

The home on the property has 2 bedrooms, 1 full bath, eat-in kitchen and family room with wood burning stove. Screened in porch to have your morning coffee and watch the wildlife. New roof installed in 2019 along with new foot valve and well casing. New driveway with drainage installed in 2020. This property has been enjoyed and created many memories by same family for years and is ready for someone new to do the same.

Additional property features include:

- Approximately 1 & 3/4 acre stocked pond
- Excellent deer, turkey, and small game hunting
- Rolling topography with some steep areas
- Caves, creek and rock outcropping to explore
- Plenty of area to fence and create pasture
- Approx. 1160 feet of fenced road frontage
- Gated entrance
- 1 1/2 hours from Cincinnati
- 1 hour and 10 minutes from Dayton
- 1 hour and 10 minutes from Columbus

Call today to schedule your private showing and see what the Paint Creek Valley in southwest Ohio has to offer. Current annual taxes are approx. \$3550.50 and any mineral interest owned by the seller will transfer.

**Rapid Forge Rd - 50 acres - Ross County
Greenfield, OH / Ross County**



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Collins

Mobile

(614) 679-6560

Email

mattc@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH, 43147

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.



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
