

Brooks Martin Rd - 25 acres - Vinton Co
72063 Brooks Martin Rd
McArthur, OH 45651

\$219,000.00
25 +/- acres
Vinton County



**Brooks Martin Rd - 25 acres - Vinton Co
McArthur, OH / Vinton County**

SUMMARY

Address

72063 Brooks Martin Rd

City, State Zip

McArthur, OH 45651

County

Vinton County

Type

Recreational Land, Residential Property

Latitude / Longitude

39.2413 / -82.3399

Bedrooms / Bathrooms

4 / 2

Acreage

25

Price

\$219,000.00

Property Website

<https://ohiolandforsale.com/property/brooks-martin-rd-25-acres-vinton-co-vinton-ohio/10054/>



PROPERTY DESCRIPTION

This beautiful 4 bedroom 2 1/2 bath home has plenty of room for the whole family and all their recreational needs.

Features of the home include:

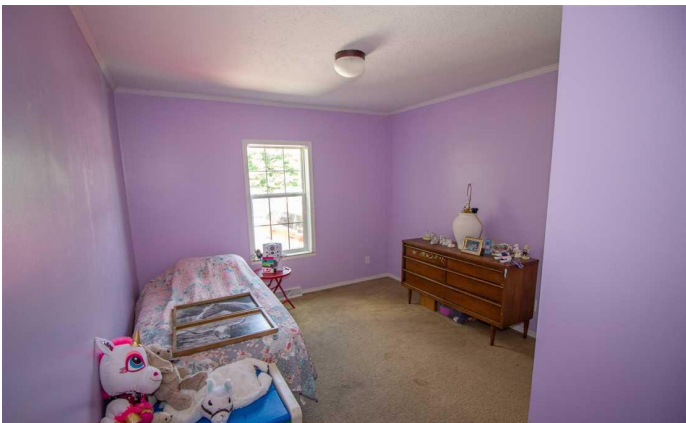
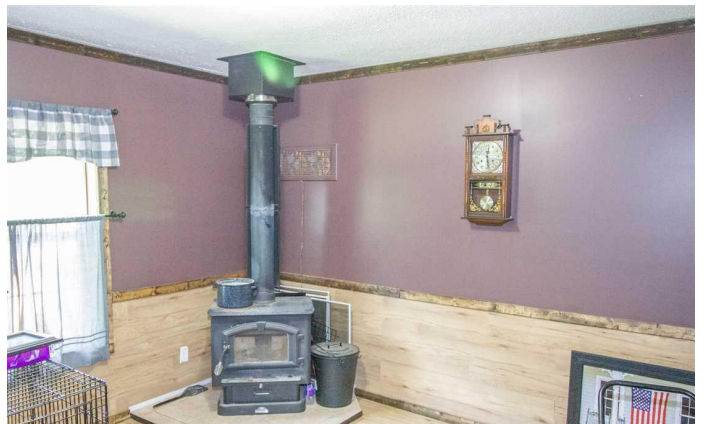
- 2013 manufactured home
- Completely remodeled outside and inside
- 4 bedroom
- 2 full baths
- 1 half bath
- County water
- Septic
- Sun room with amazing views
- Very well maintained home
- Gravel driveway

Property features include:

- 40x30 pole barn
- Well managed area for whitetail deer
- Nice trail system
- Rolling to steep topography
- Small seasonal stream
- Less than a 1/4 mile from Zaleski State Forest
- Just 20 miles from Athens and 10 miles from McArthur

If your looking for a beautiful home to raise your family in, this my be the one for you. Call today to set up your own private showing. Current annual taxes are approximately \$592.88 and all mineral rights owned by seller will transfer. Contact listing agents Matt Collins at 614-679-6560 or [Email listed above] or Matt Whiteman at 740-603-1174 or [Email listed above] for more information.

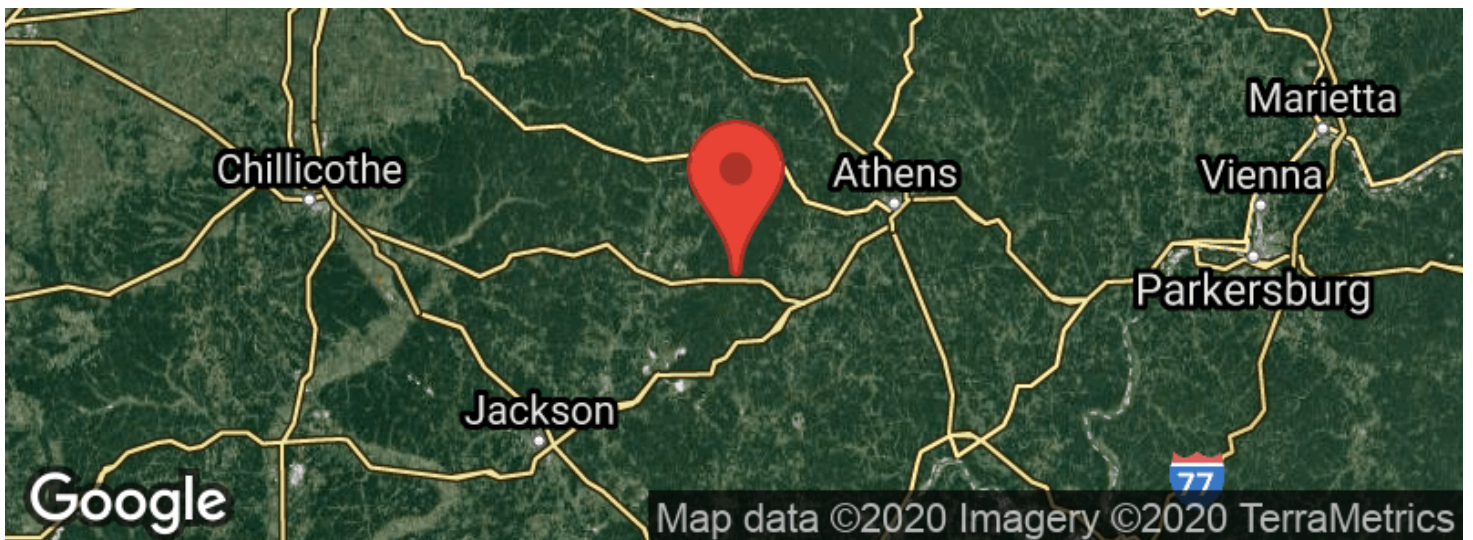
**Brooks Martin Rd - 25 acres - Vinton Co
McArthur, OH / Vinton County**



Locator Maps



Aerial Maps



Brooks Martin Rd - 25 acres - Vinton Co
McArthur, OH / Vinton County

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 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.

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