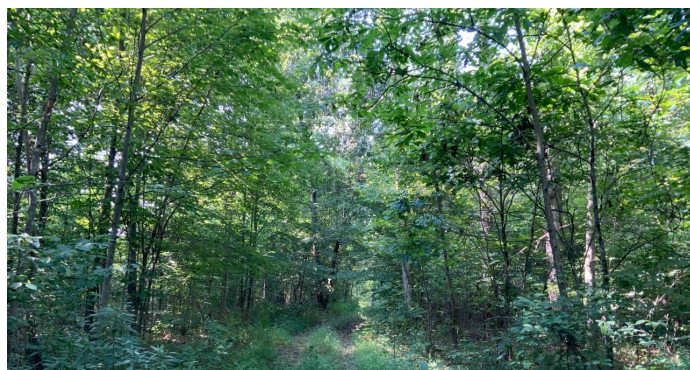


SR 555 - 288 acres - Washington County
State Route 555
Cutler, OH 45724

\$579,900
288.636 +/- acres
Washington County



**SR 555 - 288 acres - Washington County
Cutler, OH / Washington County**

SUMMARY

Address

State Route 555

City, State Zip

Cutler, OH 45724

County

Washington County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.3946 / -81.8451

Taxes (Annually)

1435

Acreage

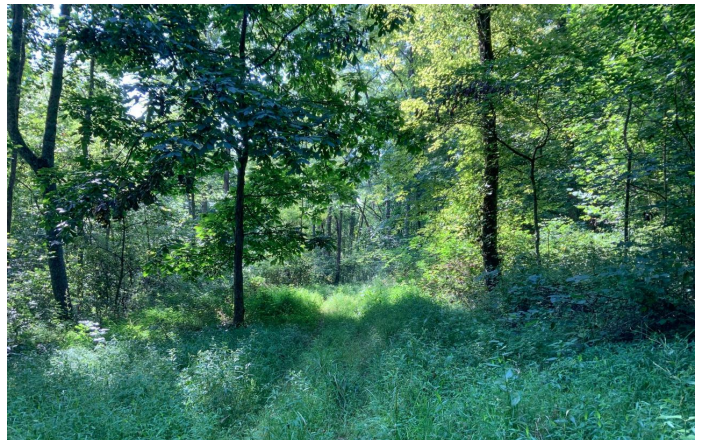
288.636

Price

\$579,900

Property Website

<https://ohiolandforsale.com/property/sr-555-288-acres-washington-county-washington-ohio/21042/>



PROPERTY DESCRIPTION

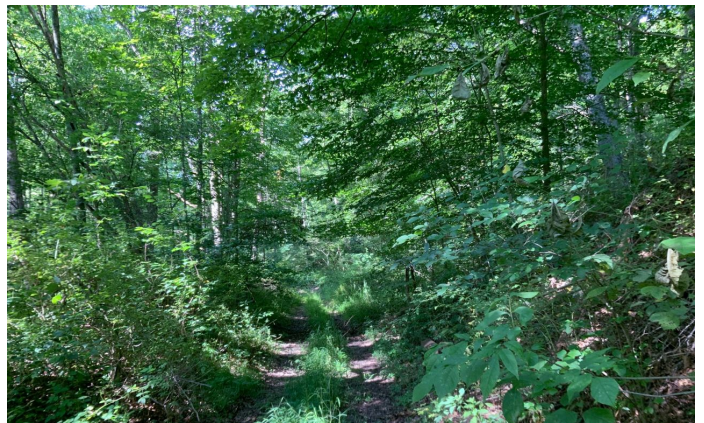
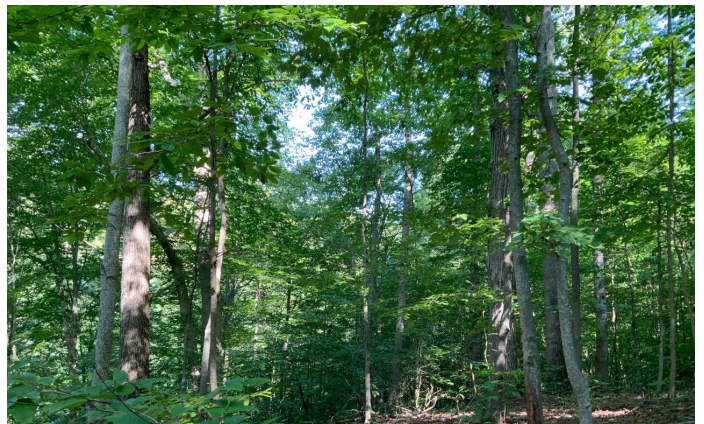
288 acres of land for sale in Washington County Ohio. Located just under 22 miles from Athens and 25 minutes from Pakersburg, this property has all the features to build your new home or a top-notch hunting retreat with mature timber and miles of recreational trails for hiking and hunting.

Property features include:

- 288 wooded acres
- Large wooded property for hunting and outdoor recreation
- Miles of established trails
- Topography ranges from rolling too steep with nice ridge tops and bottoms
- Several smaller creeks run through the property
- Amount of deer and deer sign is insane
- Diverse wildlife habitat with hardwoods and thickets
- Several places for building one or many homes or cabins
- Oil & Gas rights previously reserved but all other mineral rights transfer
- Enough acreage to manage your own heard for trophy potential
- ATV riders dream property
- Mature timber
- Additional acreage available
- Owner financing available with 20% down

If you're looking for a large tract, this is a must see. Current annual taxes are approx. \$1435.00. Schedule your private showing to see everything this farm has to offer.

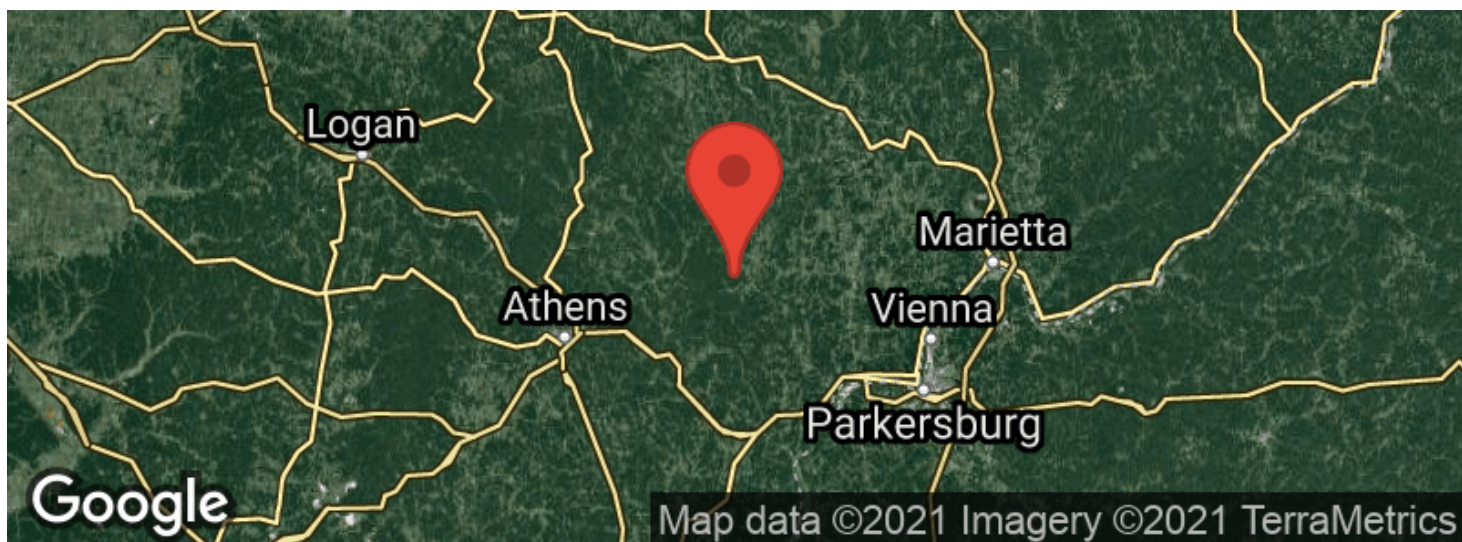
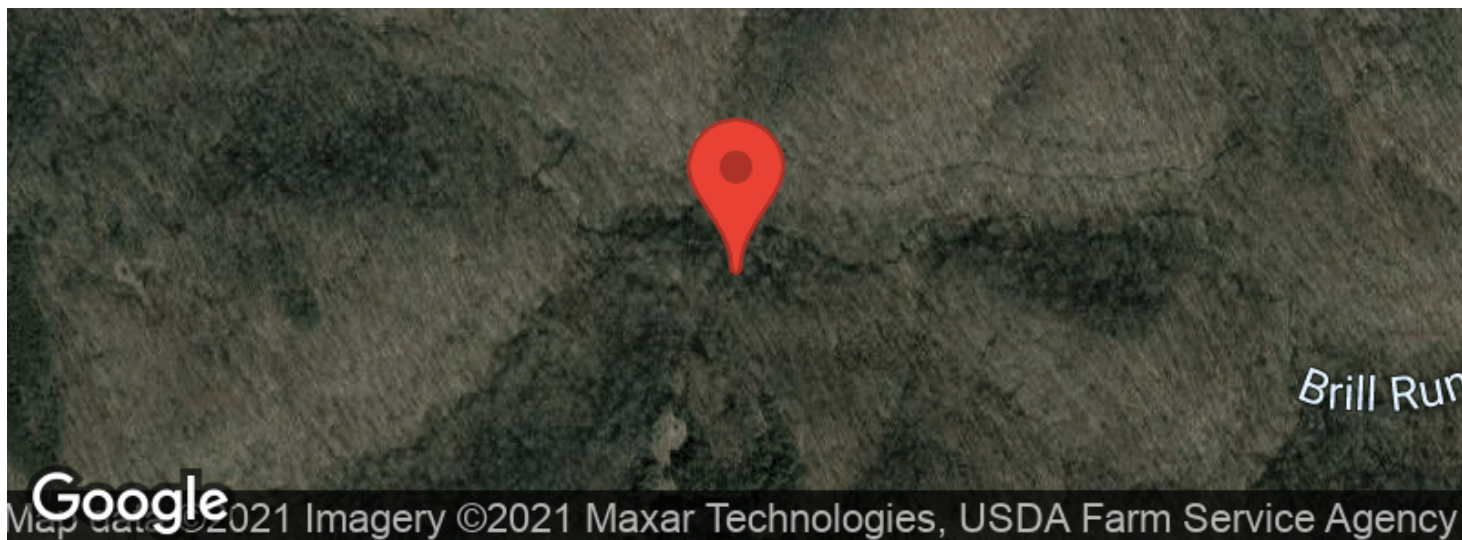
SR 555 - 288 acres - Washington County
Cutler, OH / Washington County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Whiteman

Mobile

(740) 603-1174

Email

mwhiteman@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH 43147

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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