

**US Hwy 50 - 27 acres - Vinton County**  
**69497 US HWY 50**  
**Mcarthur, OH 45651**

**\$279,900**  
**27.636± Acres**  
**Vinton County**





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**Mcarthur, OH / Vinton County**

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**SUMMARY**

**Address**

69497 US HWY 50

**City, State Zip**

Mcarthur, OH 45651

**County**

Vinton County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

39.2394 / -82.3876

**Taxes (Annually)**

2041

**Acreage**

27.636

**Price**

\$279,900

**Property Website**

<https://ohiolandforsale.com/property/us-hwy-50-27-acres-vinton-county-vinton-ohio/34116/>



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### **PROPERTY DESCRIPTION**

Land and cabins for sale in Vinton County, Ohio. Privately situated along US HWY 50 this 27-acre property is an outdoors man's paradise! Boasting two primitive cabins that are both wired for generator, this is the ideal property for hunting camp, weekend retreat or even a new place to start a rental cabin business. This property directly borders Zaleski State Forest which offers some of the best hunting and hiking in Southeast Ohio. Frontage on Racoon Creek and pond. Additional 36 acres with another cabin available to purchase next door.

Cabins Features include:

- 1800's style 20x40 primitive cabin that is one bedroom one bath
- Septic
- Wired for a generator and or solar
- There is electric available on the property
- Nice front porch overlooking the pond

A-frame features:

- 30x40
- One bedroom with an upstairs loft
- Wired for generator
- Nice big deck off the front to enjoy the wildlife
- Beautiful woodwork on the inside of this cabin
- 60-gallon storage tank for water
- 1 bath
- Built in 2012

Property features include:

- Possible rental business opportunity
- Nice Timber
- Nice, stocked pond
- Has frontage on Racoon Creek
- Nice trails
- Nice additional building sites
- Borders Zaleski State Forest
- Great wildlife habitat

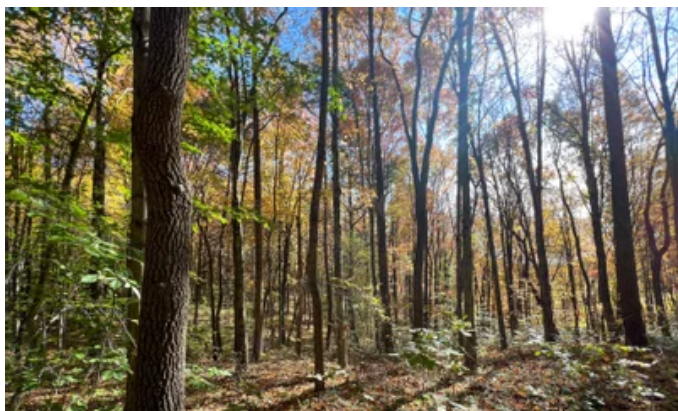
Call today to schedule your own private showing. All mineral rights owned by seller will transfer and the current annual taxes are approximately \$2,041.32.





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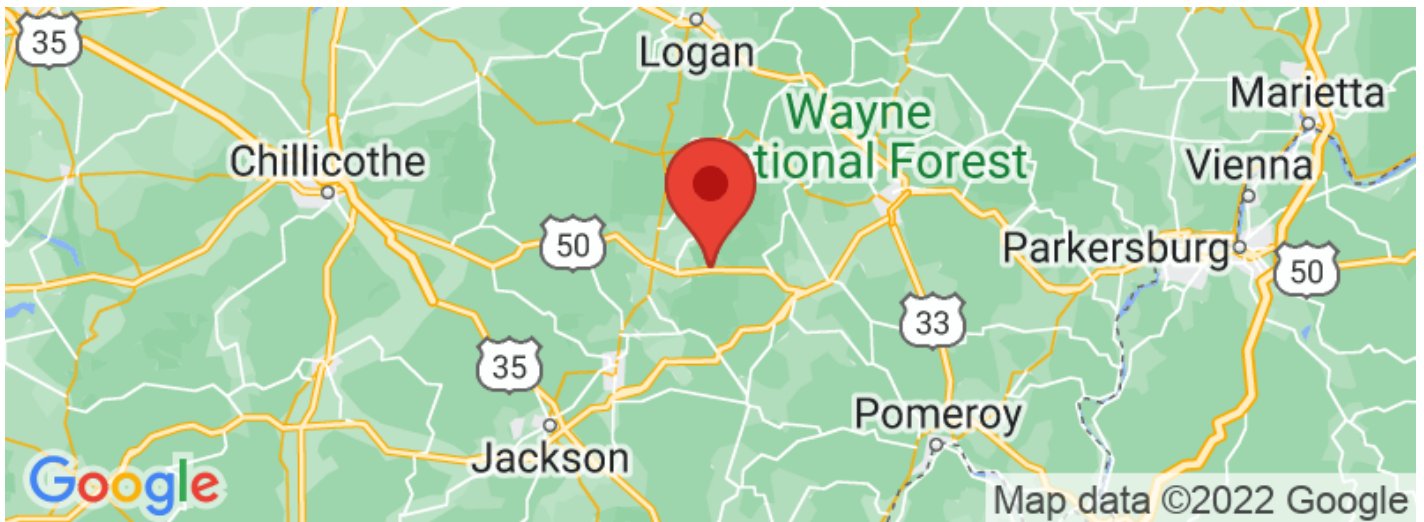
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## Locator Maps

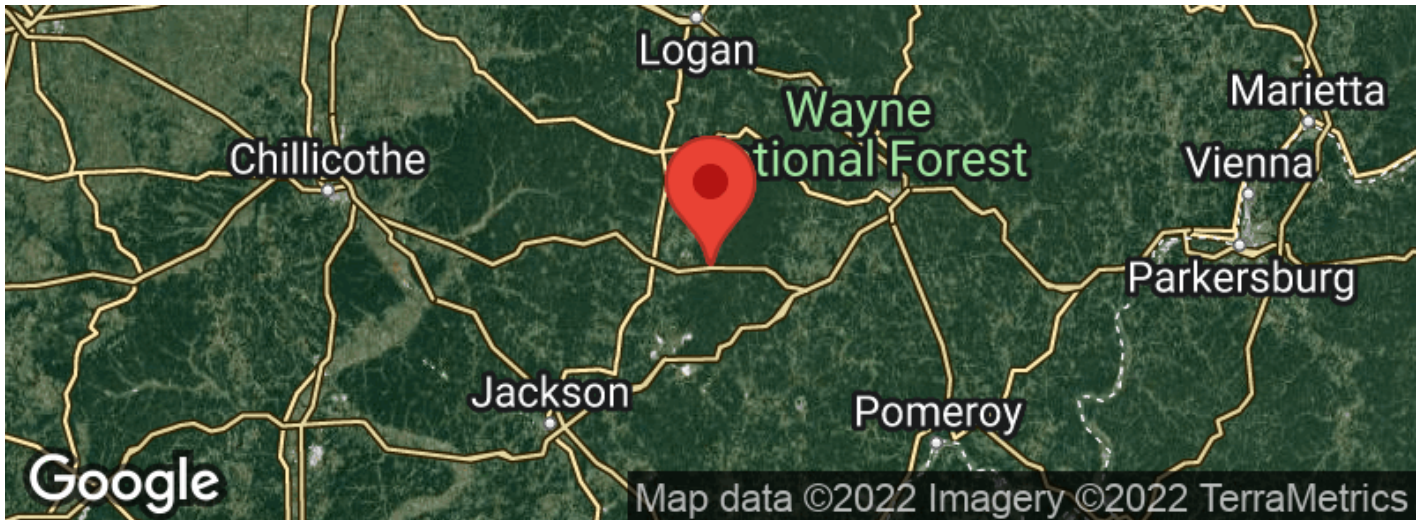




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## Aerial Maps



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## 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

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## NOTES

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# 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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