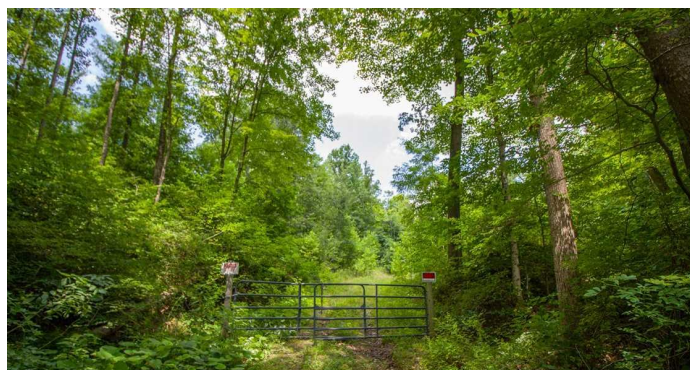
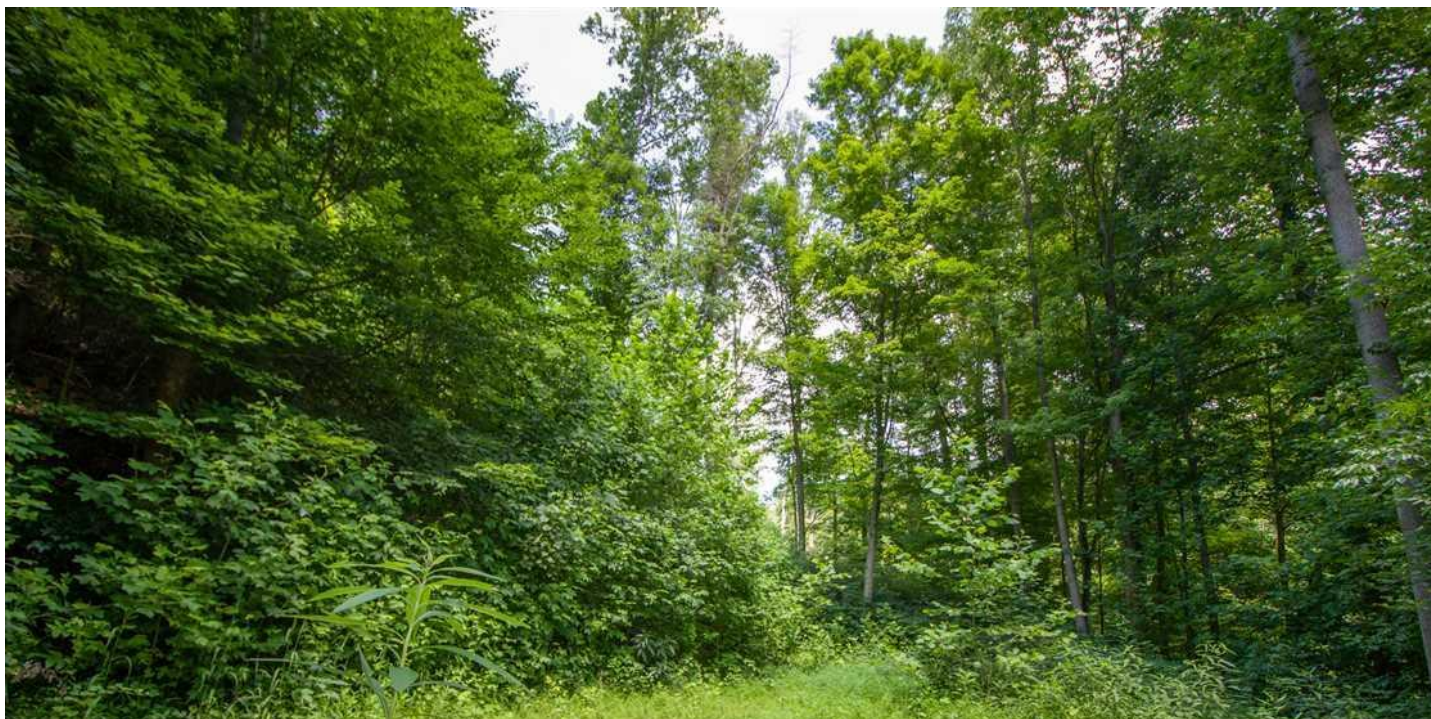


**Sugar Run Rd - 41 acres - Ross County**  
Sugar Run Rd  
Chillicothe, OH 45601

**\$114,900.00**  
41 +/- acres  
Ross County





## Sugar Run Rd - 41 acres - Ross County Chillicothe, OH / Ross County

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### **SUMMARY**

**Address**

Sugar Run Rd

**City, State Zip**

Chillicothe, OH 45601

**County**

Ross County

**Type**

Recreational Land

**Latitude / Longitude**

39.3205 / -82.8006

**Acreage**

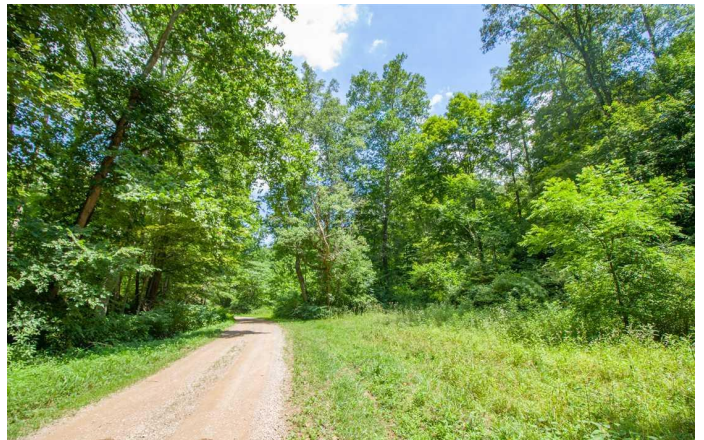
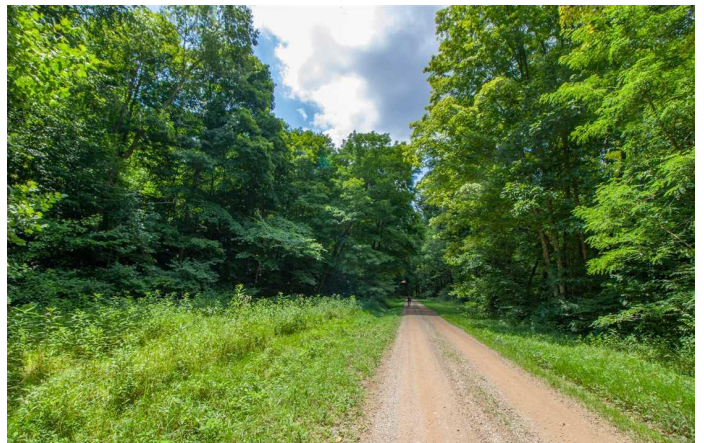
41

**Price**

\$114,900.00

**Property Website**

<https://ohiolandforsale.com/property/sugar-run-rd-41-acres-ross-county-ross-ohio/10165/>



## **PROPERTY DESCRIPTION**

This property is located off of Sugar Run Road and is bordered by Tar Hollow State Park on 3 sides. If you been looking for a weekend retreat or a new hunting camp this could be the property for you!

Property features include:

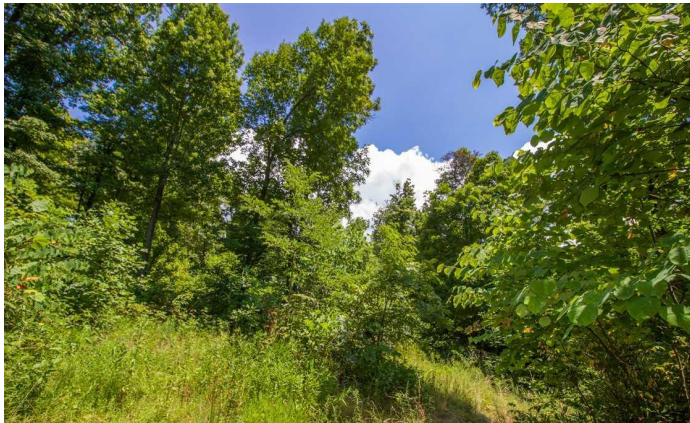
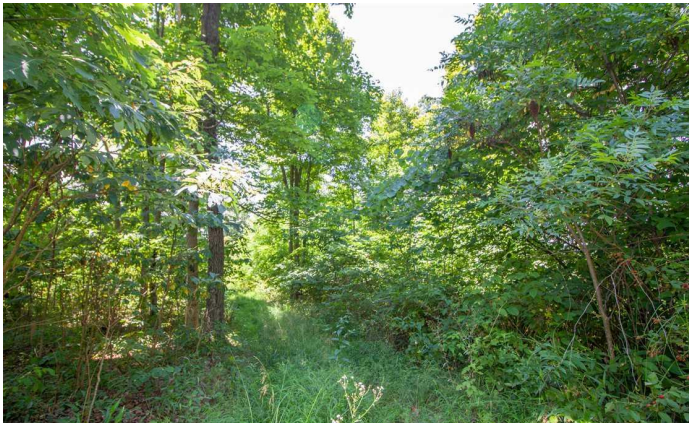
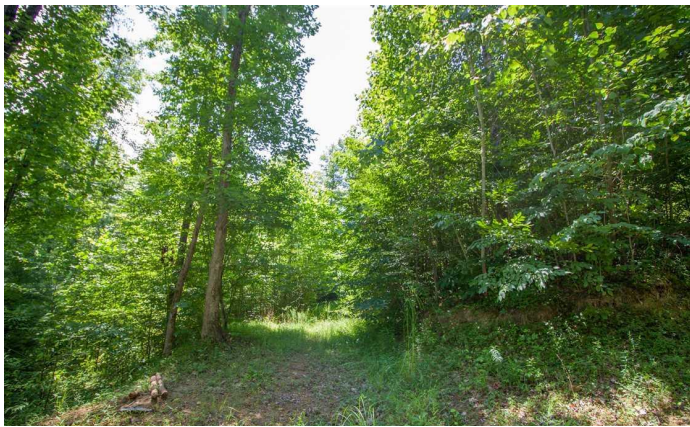
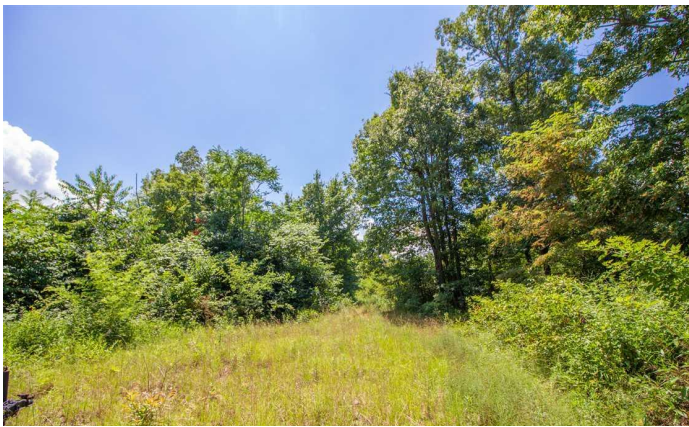
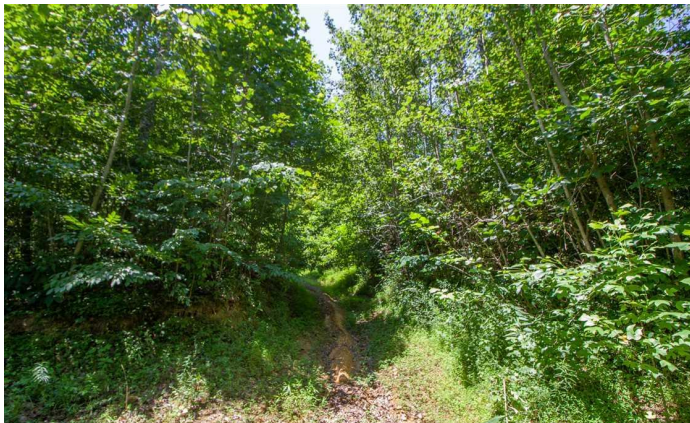
- 41 acres of woods
- Property on two sides of the road
- Nice trail system
- Located off of a gravel road
- Nice flat 1/4 acre field on top of the ridge perfect for a food plot
- Rolling to steep topography
- Seasonal creek
- Excellent deer and turkey sign
- Some nice ridges
- Borders Tar Hollow State Park on 3 sides

This could be the opportunity that you have been looking for. All mineral rights owned by the seller will transfer and current annual taxes are approximately \$133.64



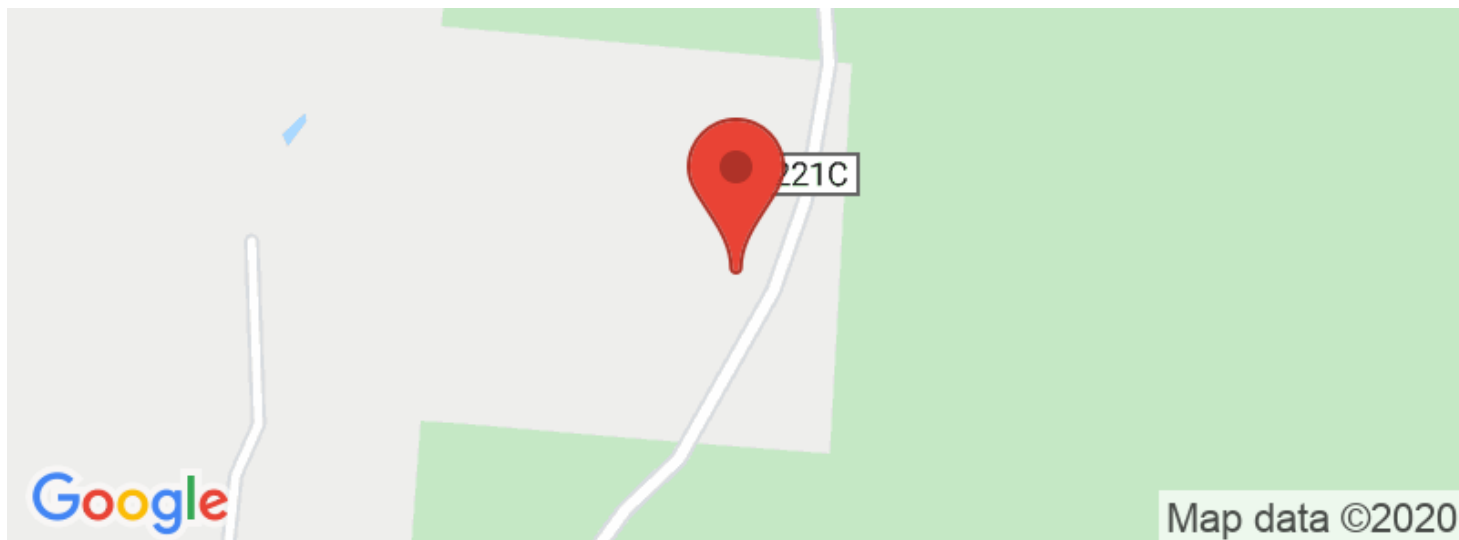
Sugar Run Rd - 41 acres - Ross County  
Chillicothe, OH / Ross County

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## Locator Maps



## Aerial Maps



Sugar Run Rd - 41 acres - Ross County  
Chillicothe, OH / Ross County

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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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## 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.

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