

Carter Rd - 57 acres - Athens County  
0 CARTER RD  
Guysville, OH 45735

**\$254,900**  
57.640± Acres  
Athens County



**Carter Rd - 57 acres - Athens County  
Guysville, OH / Athens County**

**SUMMARY**

**Address**

0 CARTER RD

**City, State Zip**

Guysville, OH 45735

**County**

Athens County

**Type**

Recreational Land

**Latitude / Longitude**

39.2074 / -82.0026

**Taxes (Annually)**

1597

**Acreage**

57.640

**Price**

\$254,900

**Property Website**

<https://www.mossyoakproperties.com/property/carter-rd-57-acres-athens-county-athens-ohio/47351/>



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**PROPERTY DESCRIPTION**

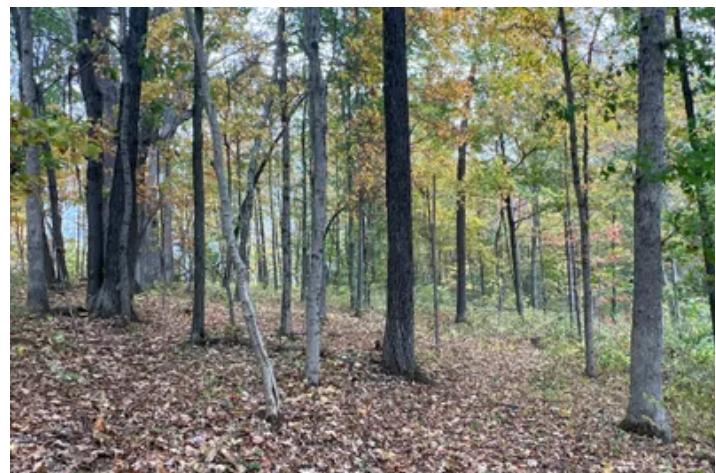
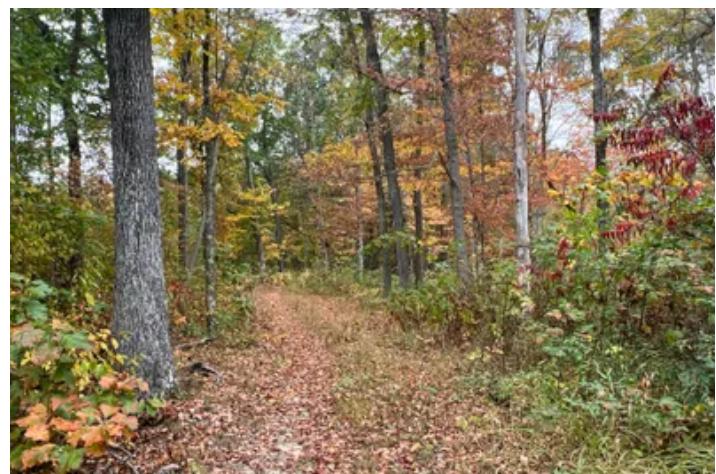
Land for sale in Athens County, Ohio. This property is located off of Carter Road just over an hour from Columbus and less than 10 minutes from Athens. If you have been looking for a weekend retreat or a new home site this could be the property for you!

Property features include:

- 57 acres of woods with secluded 2-acre field at the top of the hill
- Free gas to a dwelling from the active gas well on the property
- Some mature timber
- Nice, secluded building site on top of the hill
- County water tap and electricity at the road
- Nice trail system
- Located off of a gravel road
- Rolling to steep topography
- Excellent deer and turkey sign
- 5 miles from downtown Athens

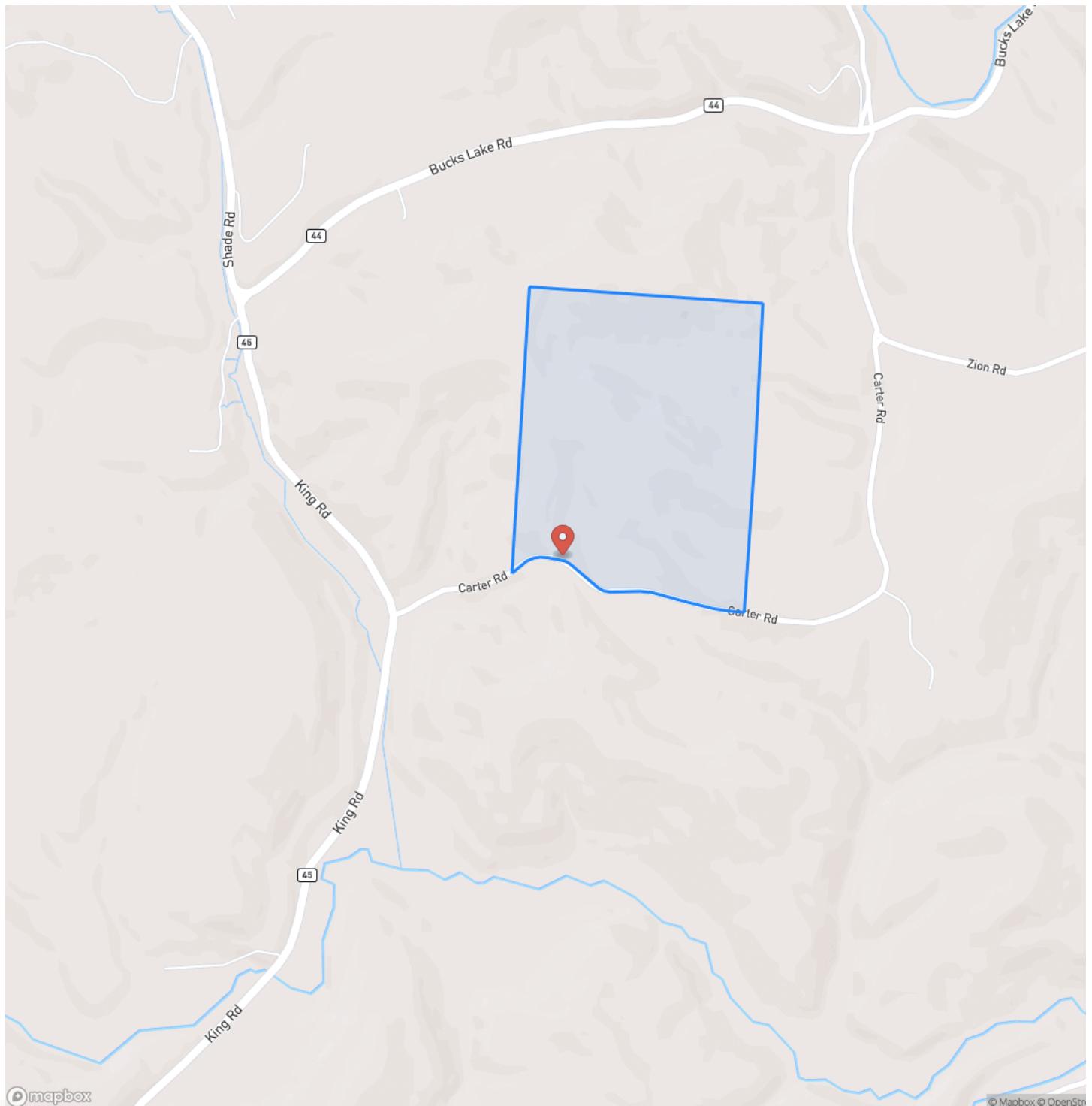
This could be the opportunity that you have been looking for. All mineral rights owned by the seller will transfer and current annual taxes are approximately \$1,596.56.

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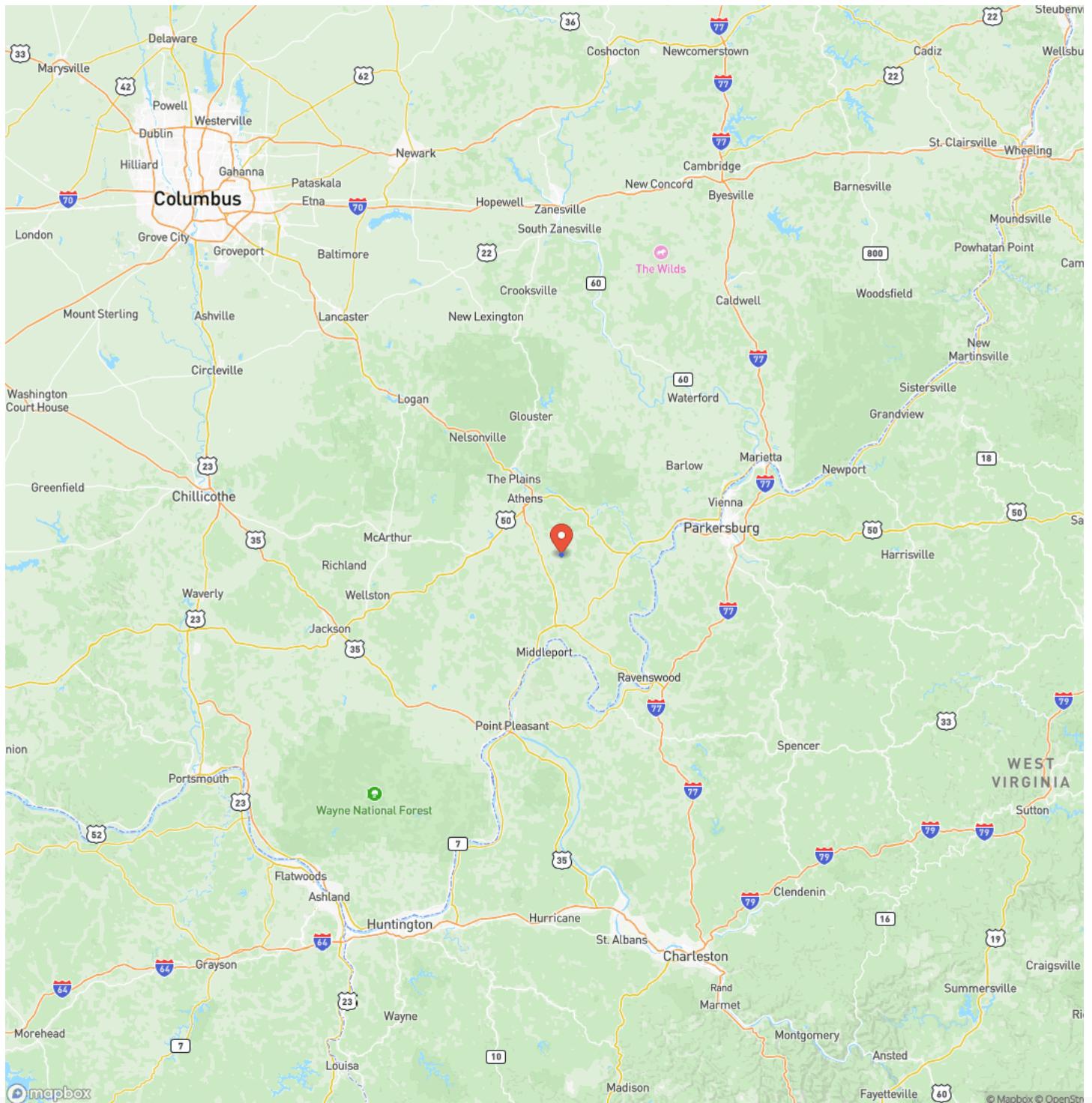


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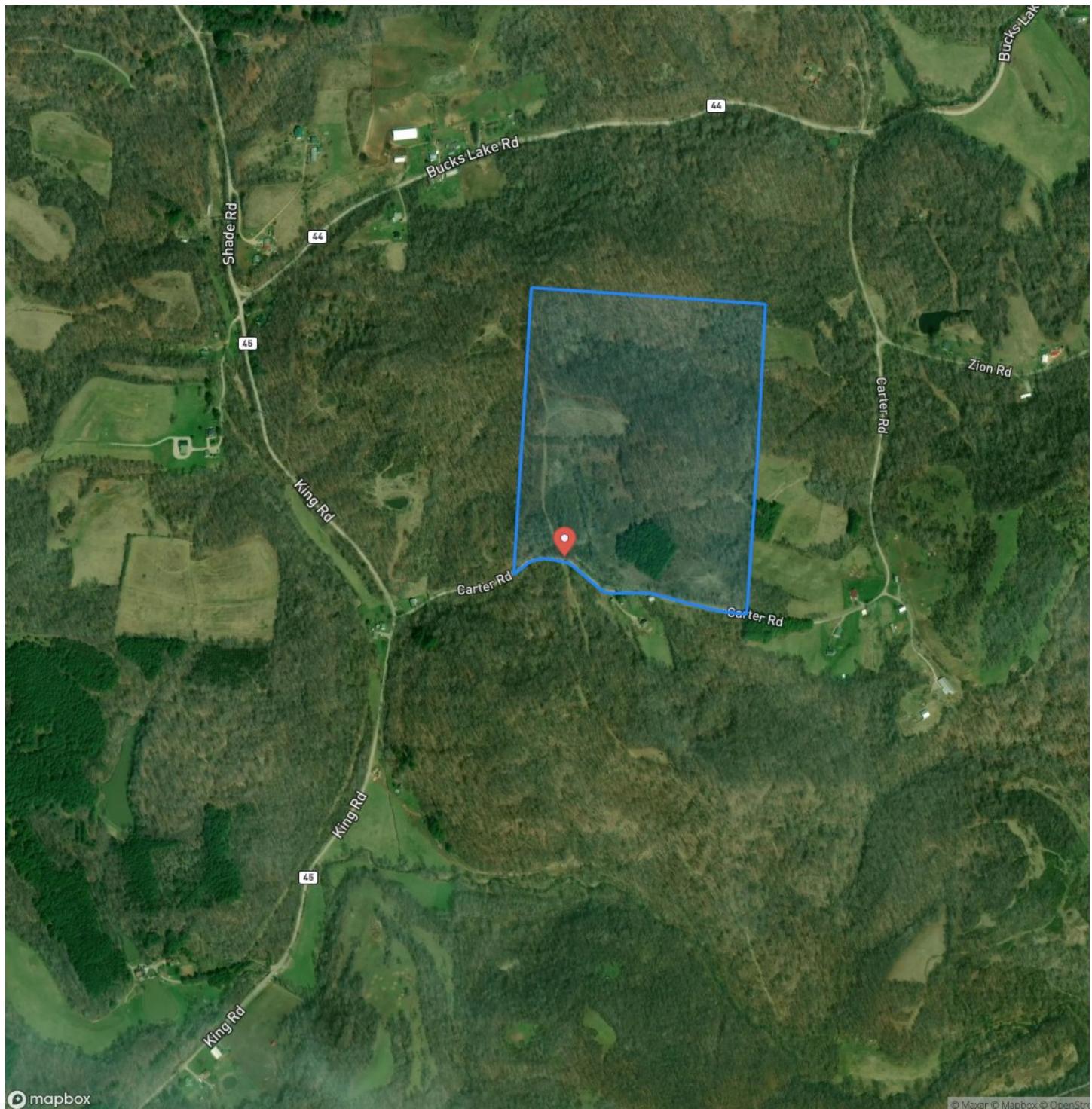
## Locator Map



## Locator Map



## Satellite Map



## **Carter Rd - 57 acres - Athens County Guysville, OH / Athens County**

## 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



## **MORE INFO ONLINE:**

## NOTES



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## **DISCLAIMERS**

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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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