

Pratts Run Rd - 50 acres
Pratts Run Rd
Clarington, OH 43915

\$199,900
50.03± Acres
Monroe County



Scott Bare Jr.
OH & WV AGENT

Scott has 40 years of outdoor experience in land sales and management with Mossy Oak Properties, rooted in childhood adventures with his father. A lifelong Ohio resident, he is knowledgeable about land prices in central, eastern, and southeastern Ohio. Living on a farm in Muskingum County, Scott is dedicated to providing excellent client service, aiming to secure the best deals for sellers and assisting buyers and sellers in Ohio.

MOSSY OAK
PROPERTIES
Bauer Realty & Auctions

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Pratts Run Rd - 50 acres
Clarington, OH / Monroe County

SUMMARY

Address

Pratts Run Rd

City, State Zip

Clarington, OH 43915

County

Monroe County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

39.705181 / -80.975837

Acreage

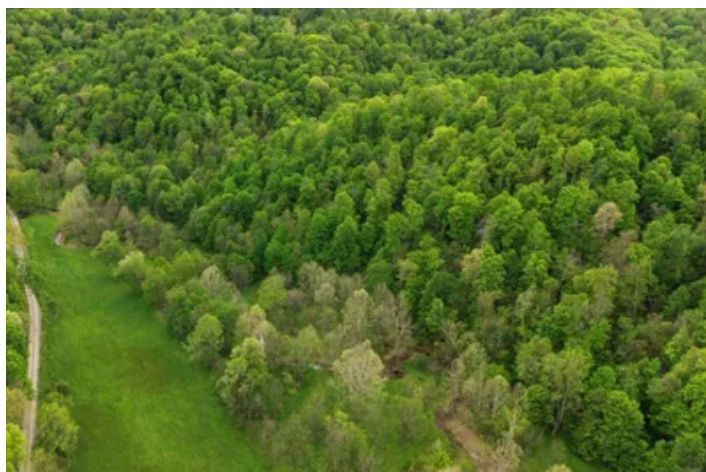
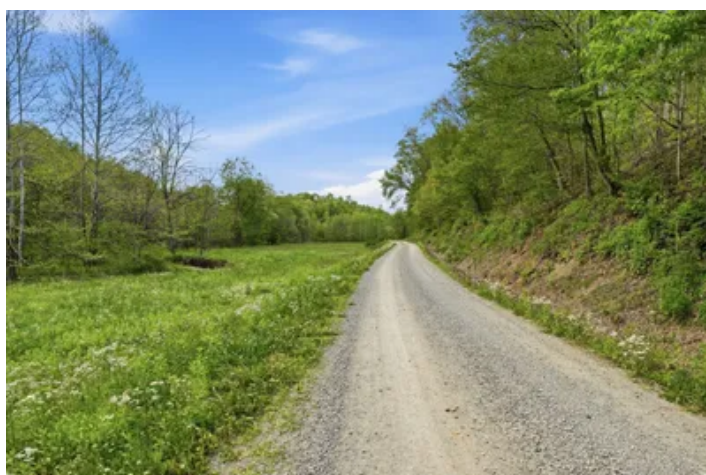
50.03

Price

\$199,900

Property Website

<https://www.mossyoakproperties.com/property/pratts-run-rd-50-acres-monroe-ohio/105257/>



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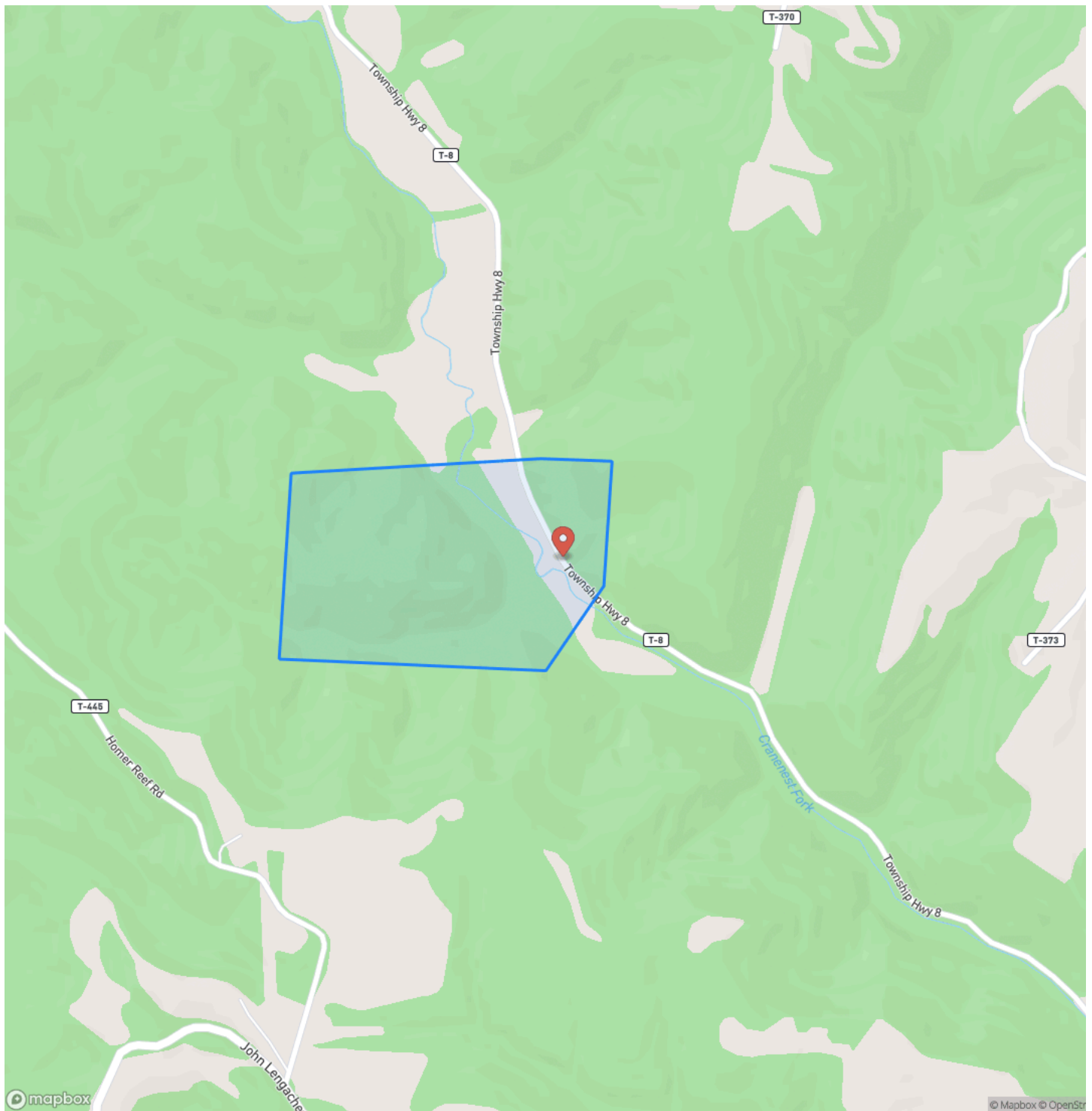
PROPERTY DESCRIPTION

SECLUDED WITH NO NEIGHBORS!! 50.03 acres for sale in Monroe County, Ohio! Very secluded property for recreation and building a cabin. Approximately 3+/- acres of open, cleared land with the remaining acreage wooded. Mostly younger timber with some areas of thick cover. Beautiful bottom ground along the Cranenest Fork Creek. Great wildlife habitat and should make a good hunting tract for deer, turkey, and small game. Plenty of locations for blinds or tree stands for deer hunting. Elevation ranges from 940 feet to 1120 feet. GPS coordinates are 39.7053, -80.9763. Sellers do not own the mineral rights. Annual taxes are approximately \$1295.34. Land in this area is only going up in value.

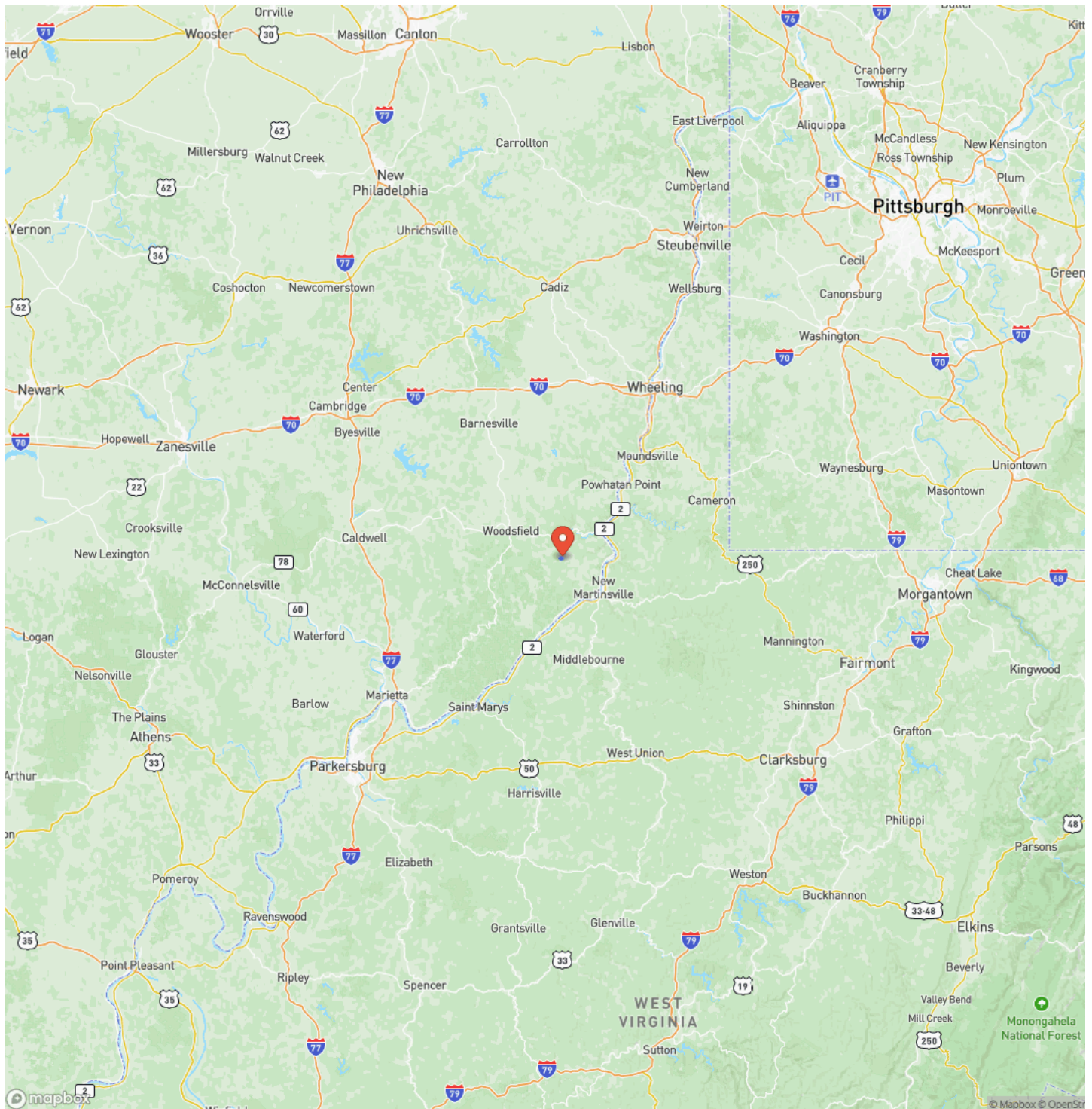
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Locator Map



Locator Map



Satellite Map



Pratts Run Rd - 50 acres
Clarington, OH / Monroe County

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare Jr.

Mobile

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Email

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Address

City / State / Zip

Zanesville, OH 43701

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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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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