

**Wilson Run Rd - 173 acres - Washington
County**
575 Wilosn Run Road
New Matamoras, OH 45767

\$499,900
173.560 +/- acres
Washington County



Wilson Run Rd - 173 acres - Washington County
New Matamoras, OH / Washington County

SUMMARY

Address

575 Wilosn Run Road

City, State Zip

New Matamoras, OH 45767

County

Washington County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.5582 / -81.1631

Taxes (Annually)

3311

Dwelling Square Feet

1560

Bedrooms / Bathrooms

4 / 2

Acreage

173.560

Price

\$499,900

Property Website

<https://ohiolandforsale.com/property/wilson-run-rd-173-acres-washington-county-washington-ohio/21188/>



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PROPERTY DESCRIPTION

173.56 acres of land for sale in Washington County, Ohio. Don't miss out on this great opportunity to buy property in eastern Washington County! The current lease has just expired. New owners can be ready for the next gas & oil boom. Current owner has spent lots of money and time making this property look like a park!

Property features include:

- 173.56 total acres
- Mostly wooded acreage
- MATURE TIMBER
- Rock out croppings
- Excellent trail system
- Openings for food plots
- Deer, turkey and small game hunting
- 4 box blinds in place with feeders
- Rolling to steep topography
- Frontage on Little Muskingum River
- Fishing for Musky, Smallmouth Bass, catfish and panfish
- Kayaking and swimming opportunities
- BORDERS WAYNE NATIONAL FOREST
- 1488+/- feet of road frontage on Wilson Run Road
- GPS Coordinates are 39.5582, -81.1631

Home features include:

- 2015 Manufactured home
- 1560 SF
- 4 Bedrooms
- 2 full bathrooms
- Large living room
- Open kitchen with island
- Plenty of cabinet & counter space
- Dining room
- Laundry room
- Detached garage
- Walk in freezer
- Lean to off home

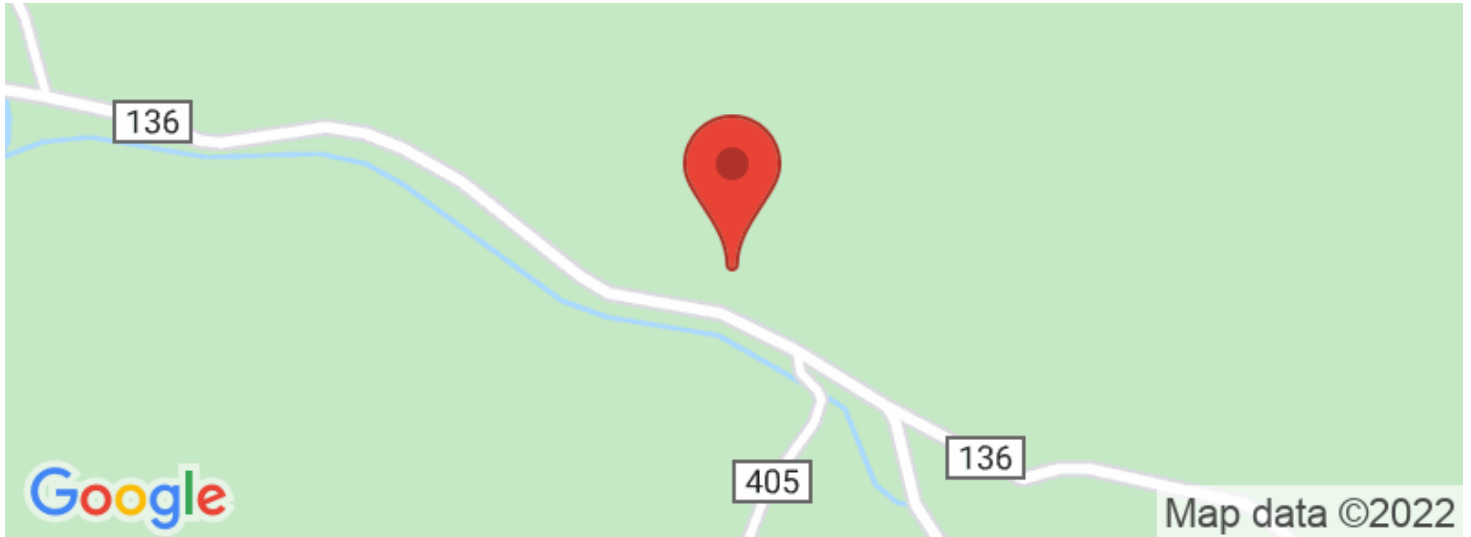
- Drilled water well
- Septic tank and leech field
- Columbia gas

Trails are all mowed and maintained and you can access all parts of the property for maintenance, hunting or recreation. There is 2671+/- feet of frontage on the Little Muskingum River which is a huge bonus. This property is truly a sportsman or woman's paradise! Hunting, fishing, boating, camping, hiking or whatever you like to do in the outdoors can be done on this large tract of land! Very rare opportunity here so doesn't wait or this one will be gone! Property can be purchased without mineral rights as well. Annual taxes are approximately \$3311.24. MINERAL RIGHTS DO NOT TRANSFER BUT THEY ARE NEGOTIABLE

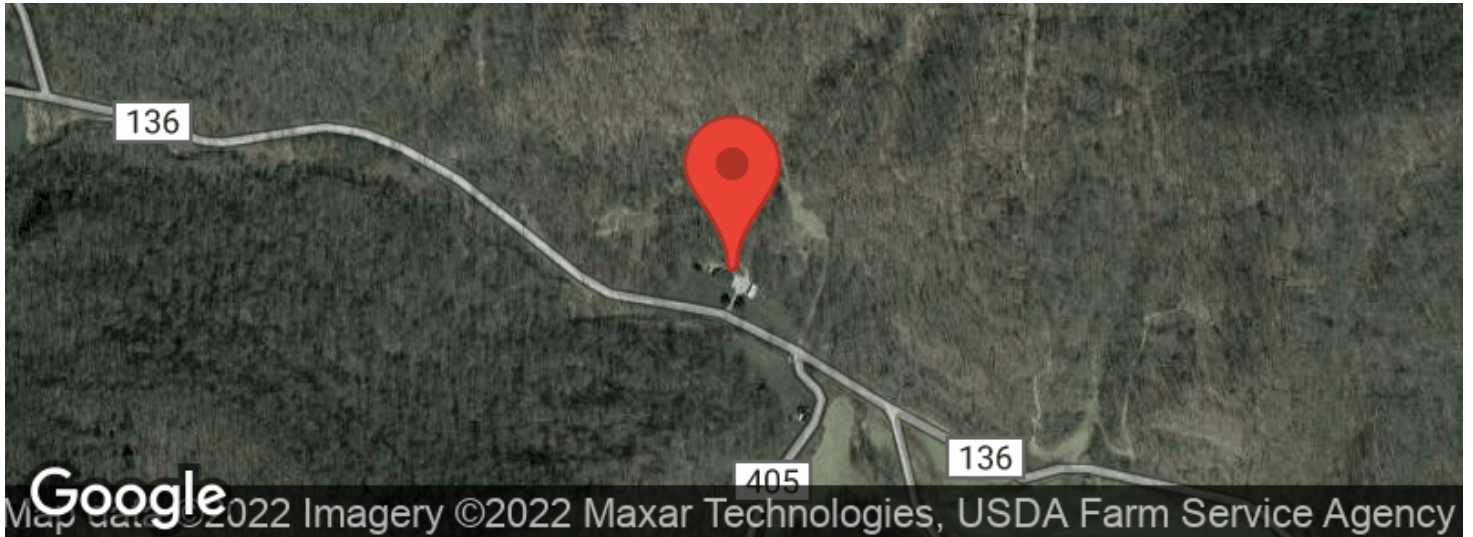
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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Pickerington, OH 43147

NOTES

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

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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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