

**West Union Rd - 9 acres - Monroe County**  
0 West Union Rd  
Sardis, OH 43946

**\$69,900**  
9.160± Acres  
Monroe County





**West Union Rd - 9 acres - Monroe County**  
**Sardis, OH / Monroe County**

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**SUMMARY**

**Address**

0 West Union Rd

**City, State Zip**

Sardis, OH 43946

**County**

Monroe County

**Type**

Recreational Land

**Latitude / Longitude**

39.6581 / -81.0358

**Taxes (Annually)**

167

**Acreage**

9.160

**Price**

\$69,900

**Property Website**

<https://www.mossyoakproperties.com/property/west-union-rd-9-acres-monroe-county-monroe-ohio/53257/>



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**PROPERTY DESCRIPTION**

Land for sale in Monroe County, Ohio. If you're looking for a location to build a new cabin and have access to thousands of acres of National Forest do not miss this one! There is an incredible building site tucked in the pine trees for total seclusion from the world!

Property features include:

- 9.16 total acres
- 3 total parcels
- 1+ acre of open cleared ground
- Level to steeper topography
- Open area is planted in grass
- Mix of different aged pine trees
- 836 +/- feet of road frontage on West Union Road
- Property is very close to Wayne National Forest and public hunting
- Just around the corner from the Little Muskingum River and fishing for small-mouth bass and musky!
- Hunting opportunities for deer, turkey, and small game
- Small rustic cabin on the property
- GPS Coordinates are 39.6581, -81.0358

There is currently electric service available very close to the existing small cabin. The buyer will need to verify access to electric! The property has 3 parcels that are included in this sale and the seller will NOT split up the parcels. The seller does not own the mineral rights and annual taxes are approximately \$166.56.

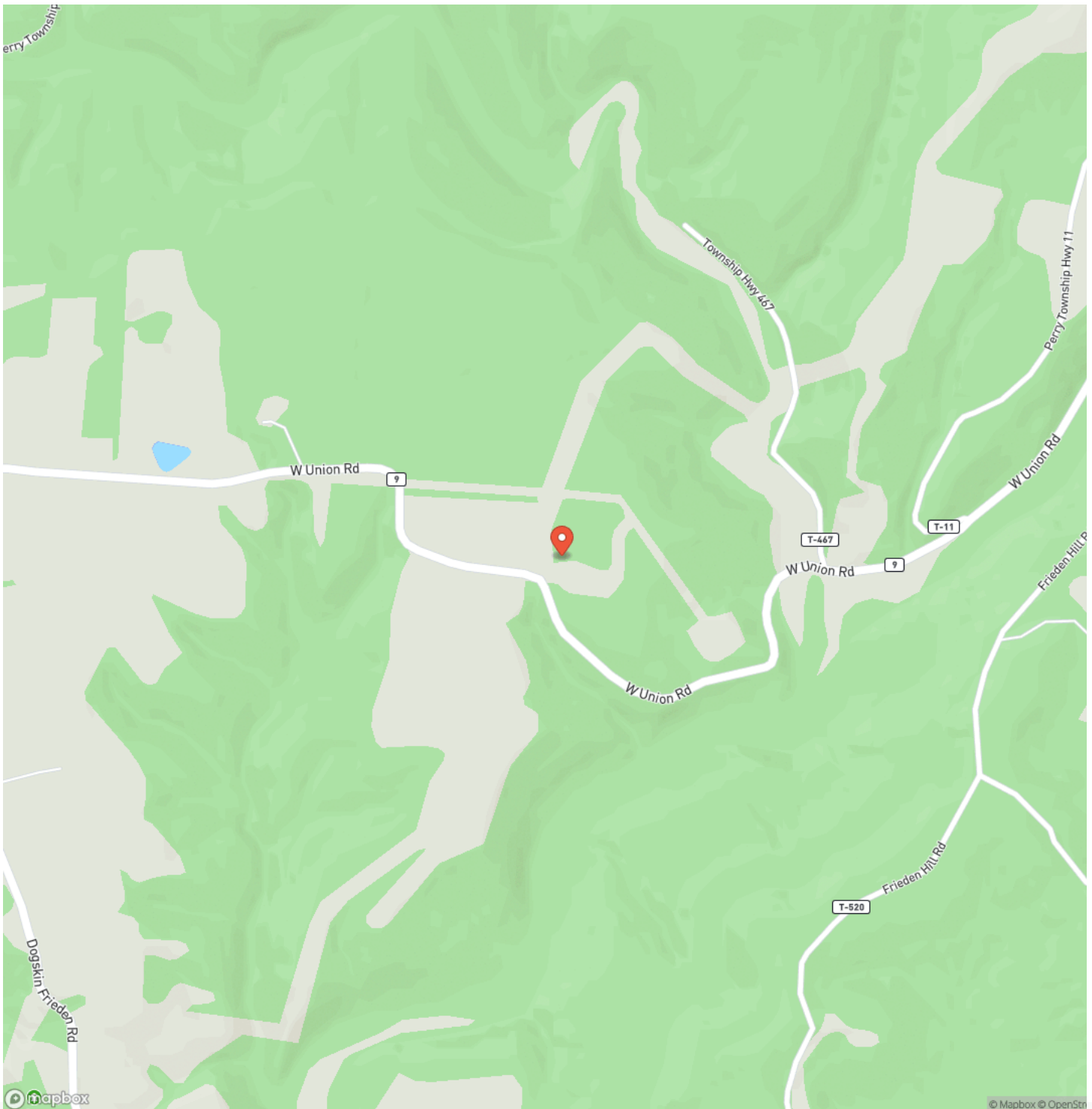


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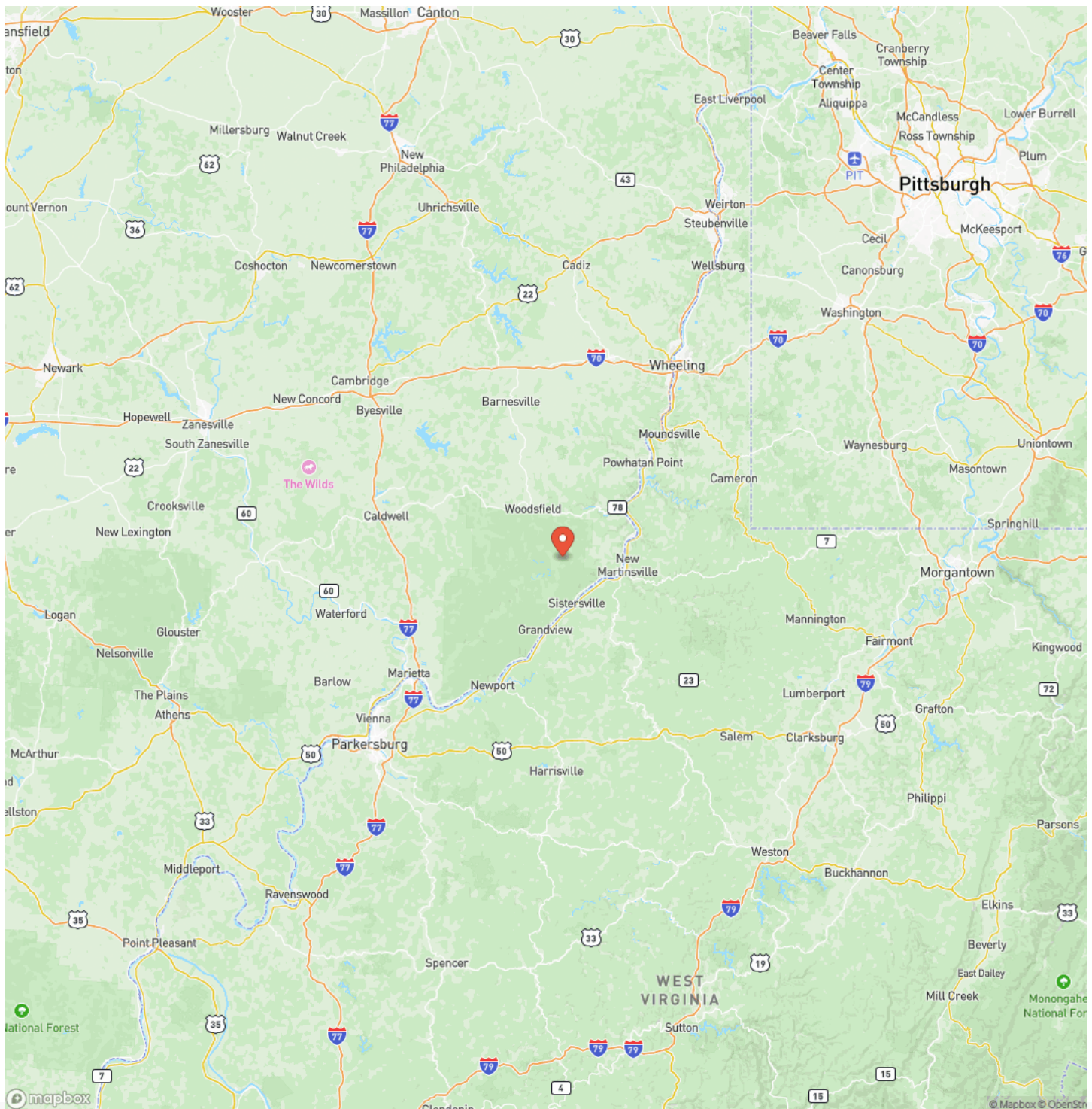


## Locator Map



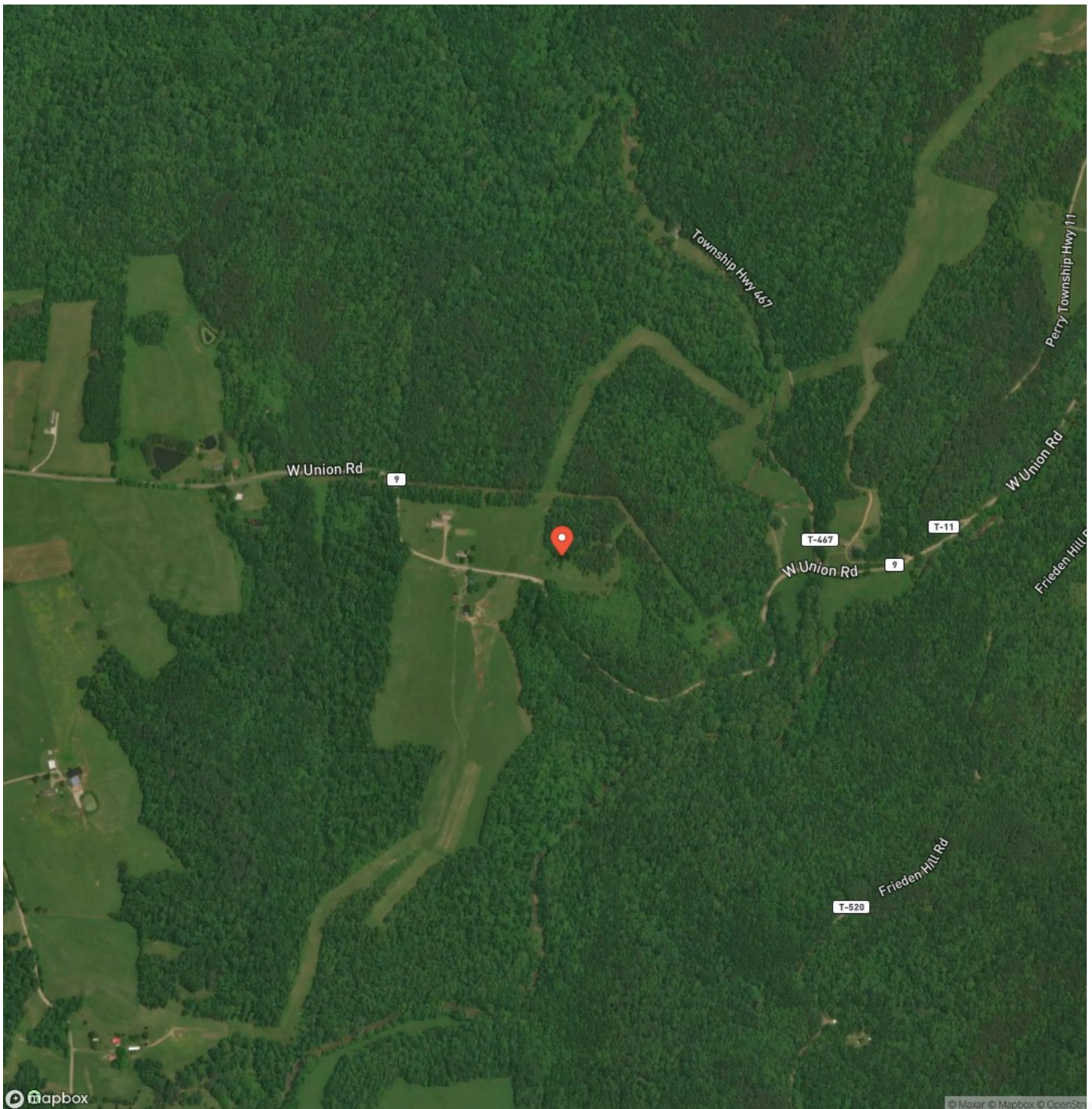


## Locator Map





## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Scott Bare Jr.

## Mobile

(740) 404-8915

## Email

[sbare@mossyoakproperties.com](mailto:sbare@mossyoakproperties.com)

**Address**

## City / State / Zip

Zanesville, OH 43701

## NOTES



**MORE INFO ONLINE:**

**[www.mossyoakproperties.com/land-for-sale/ohio/](http://www.mossyoakproperties.com/land-for-sale/ohio/)**



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**[www.mossoakproperties.com/land-for-sale/ohio/](http://www.mossoakproperties.com/land-for-sale/ohio/)**

## **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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