

Simmons Rd - 20 acres - Guernsey County
6895 Simmons Road
Cambridge, OH 43725

\$99,900
20.150 +/- acres
Guernsey County



**Simmons Rd - 20 acres - Guernsey County
Cambridge, OH / Guernsey County**

SUMMARY

Address

6895 Simmons Road

City, State Zip

Cambridge, OH 43725

County

Guernsey County

Type

Hunting Land, Recreational Land

Latitude / Longitude

40.0826 / -81.6116

Taxes (Annually)

773

Acreage

20.150

Price

\$99,900

Property Website

<https://ohiolandforsale.com/property/simmons-rd-20-acres-guernsey-county-guernsey-ohio/11314>



PROPERTY DESCRIPTION

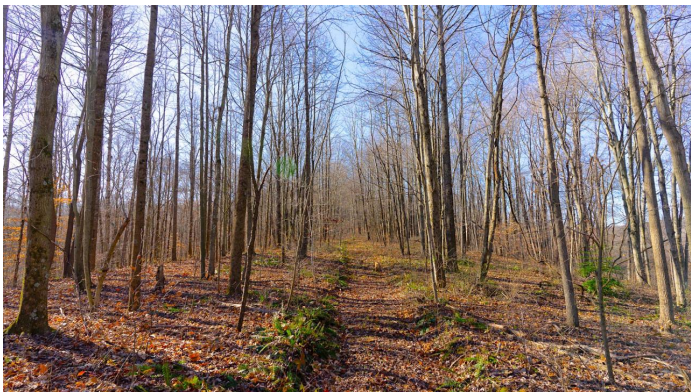
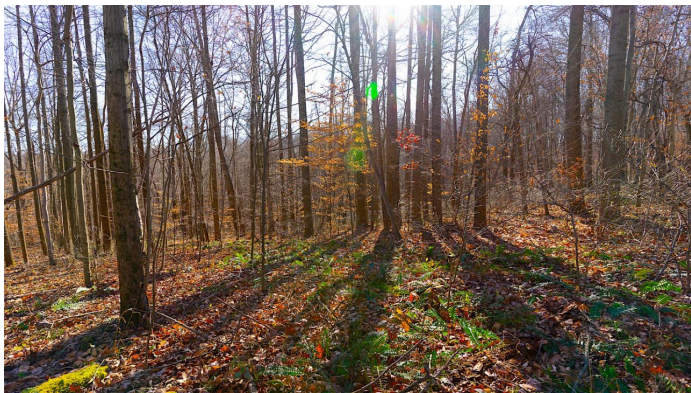
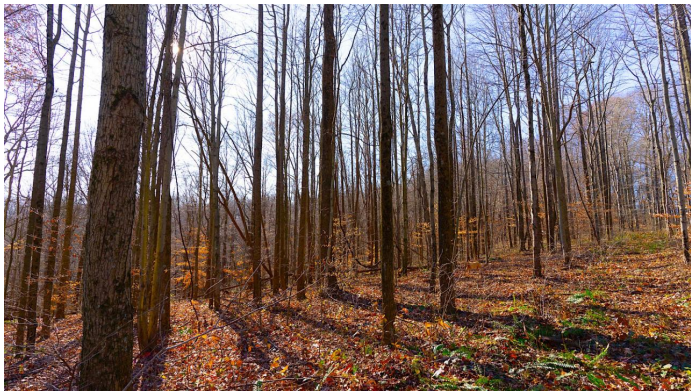
20.15 acres for sale in Guernsey County, Ohio. If you are looking for a place to build a cabin and have your own ground to hunt, you may want to take a look at this one! Located in northern Guernsey County and not far from I-77. Just a short drive to Salt Fork Lake State Park. There is a Coachman camper that will stay with the property and has access to electric.

Property features include:

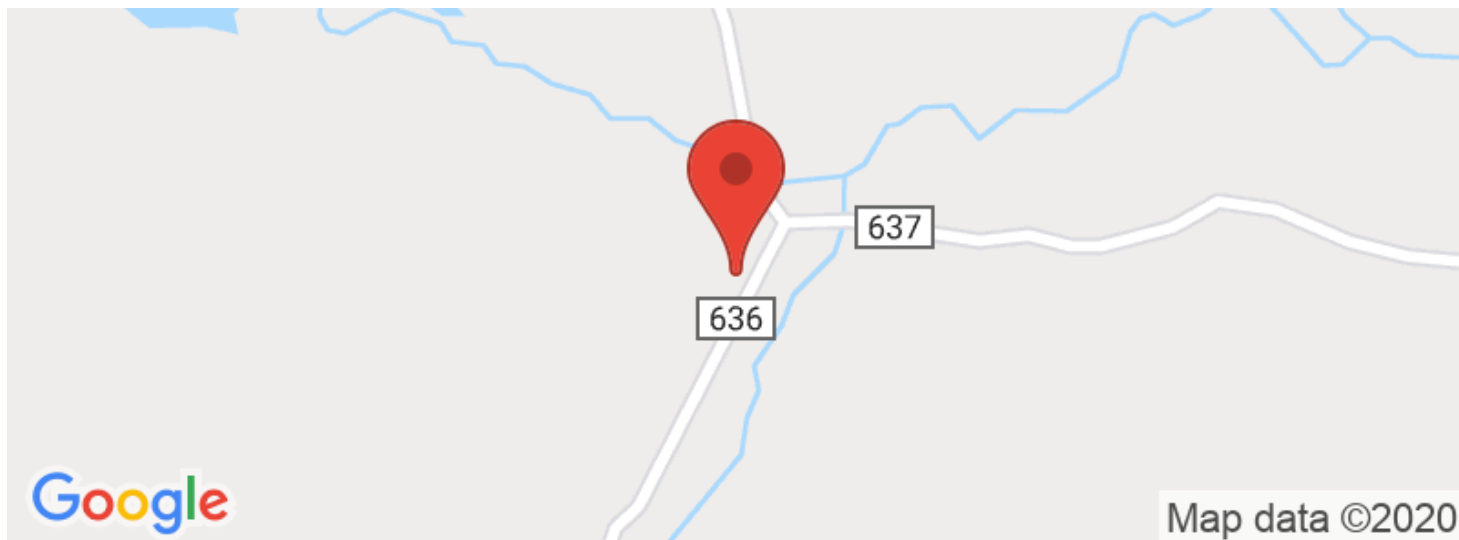
- 1+/- acre of cleared ground
- 19 +/- acres of woods
- Mix of maple, oaks and walnut trees
- Level to rolling topography
- Some trails for accessing the property
- Excellent mix of wildlife habitat
- Should be good hunting for deer, turkey & small game
- Plenty of buck sign on this property
- Nice building site for new home or cabin
- Quiet country location
- Electric on property
- 450+ feet of road frontage
- GPS coordinates are 40.0826, -81.6116

Steel gate in place and established solid gravel driveway. Don't miss out on this opportunity to purchase a very nice property. Any mineral rights owned by seller to transfer and annual taxes are approximately \$772.86. Call today to schedule your own private showing!

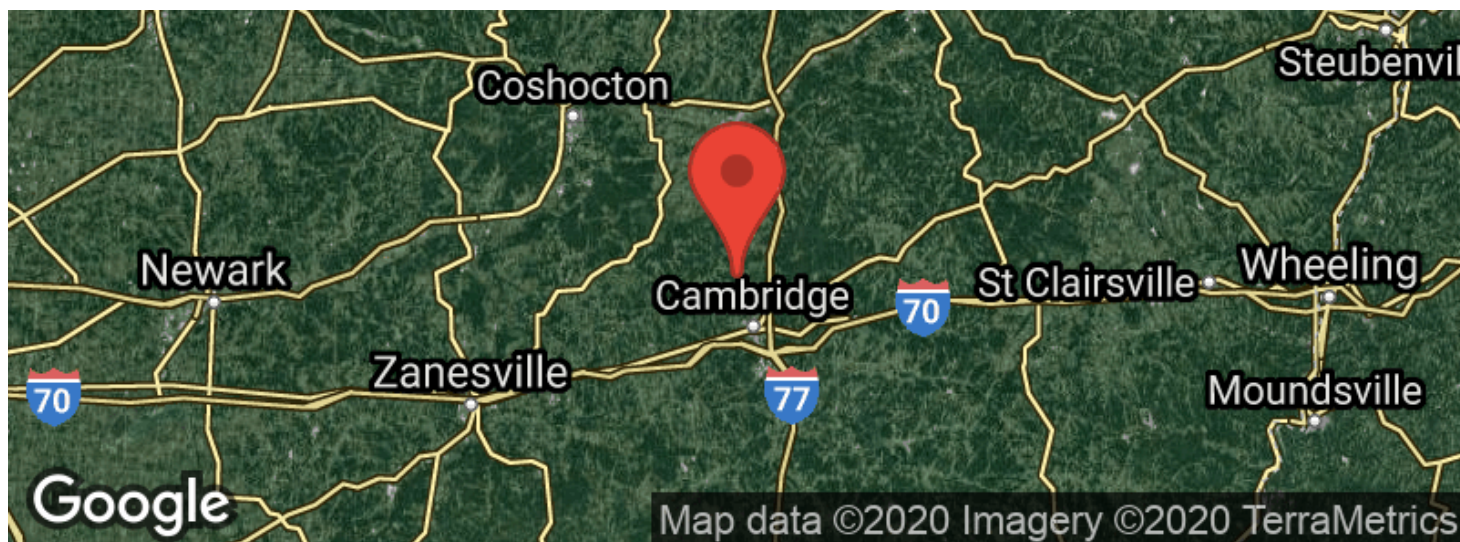
Simmons Rd - 20 acres - Guernsey County
Cambridge, OH / Guernsey County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Pickerington, OH, 43147

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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