

**SR 13 Tract 3 - 5 acres - Perry County**  
10374 State Route 13  
Thornville, OH 43076

**\$575,000**  
5.001± Acres  
Perry County



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**Thornville, OH / Perry County**

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**SUMMARY**

**Address**

10374 State Route 13

**City, State Zip**

Thornville, OH 43076

**County**

Perry County

**Type**

Residential Property, Recreational Land

**Latitude / Longitude**

39.8496 / -82.3947

**Dwelling Square Feet**

2976

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

5.001

**Price**

\$575,000

**Property Website**

<https://ohiolandforsale.com/property/sr-13-tract-3-5-acres-perry-county-perry-ohio/32382/>





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### **Thornville, OH / Perry County**

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### **PROPERTY DESCRIPTION**

Land and home for sale in Perry County, Ohio. If you're looking for a large country home to raise your family in don't miss out on this one! So many possibilities here! 2.2 miles away from Northern Local Schools and easy access to I-70. The rooms in this home are all good sized and spacious. Large first floor utility room with laundry sink, washer and dryer hook up. Multiple closets and built-in storage chests throughout house. Freshly painted and new carpet recently installed. Hardwood flooring in multiple rooms and is all in great shape!

Property features include:

- TRACT 3
- 5.001 total acres
- Large flat yard
- Several large shade trees
- Fruit trees
- Borders large pond
- Will be a pond agreement in place for all tracts bordering pond
- Nicely landscaped around home
- GPS Coordinates are 39.8496, -82.3947

Home features include:

- Original home built in 1843
- Home is in great shape
- Large kitchen with oak cabinets
- White stove and refrigerator stay
- Huge family room with sliding doors open to wrap around deck
- First floor laundry
- Covered and enclosed front porch
- 1.5 baths on first floor
- 3+ bedrooms (2 large rooms on first floor could also be bedrooms)
- Built in dresser draws in bedroom
- Large full bath with soak tub and walk in shower on second floor
- Tons of storage throughout this home
- Basement with outside access
- Gas furnaces and water heater
- Central A/C
- Drilled well and septic system

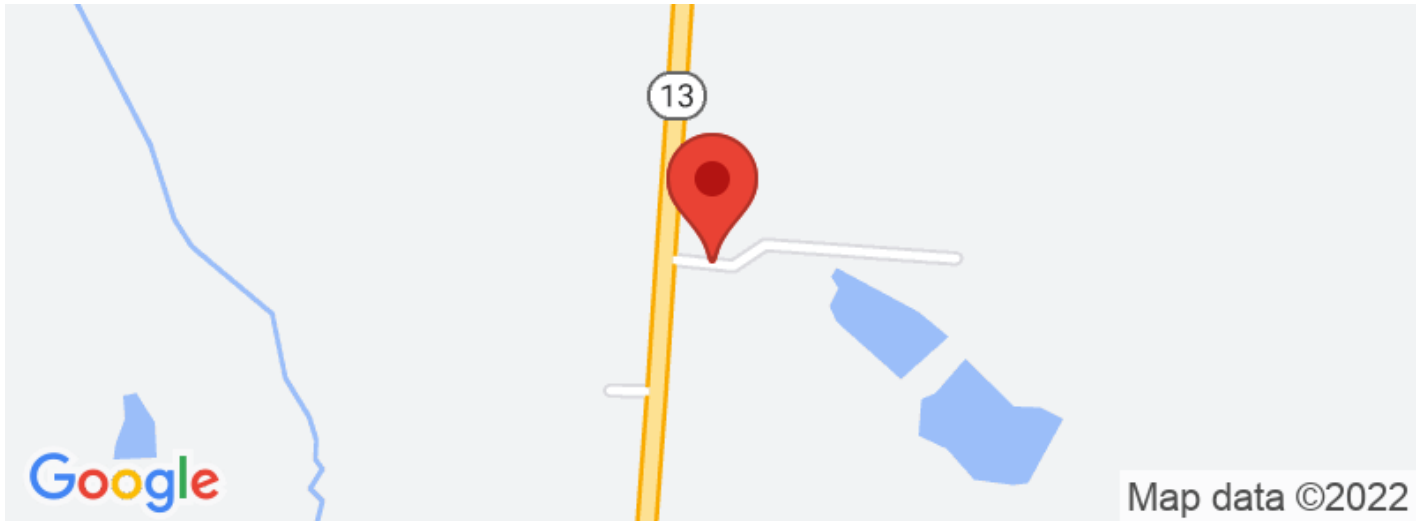
3 large block garages. Bank barn is in good shape with a ton of storage space! Sit on the huge rear deck and enjoy the pond and countryside views! Any mineral rights owned by seller to transfer to buyer. Additional acreage can be purchased! Taxes are TBD due to new split. Gas well is on tract 4 and this tract can be purchased with home for additional price.

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## Locator Maps





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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



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**Address**

PO Box 896

**City / State / Zip**

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**NOTES**

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# NOTES

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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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