

TR 467 - 7 acres  
40721 TR 467  
Woodsfield, OH 44699

**\$184,900**  
7.900± Acres  
Monroe County





**TR 467 - 7 acres**  
**Woodsfield, OH / Monroe County**

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**SUMMARY**

**Address**

40721 TR 467

**City, State Zip**

Woodsfield, OH 44699

**County**

Monroe County

**Type**

Residential Property, Recreational Land, Hunting Land

**Latitude / Longitude**

39.683406 / -81.054818

**Dwelling Square Feet**

832

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

7.900

**Price**

\$184,900

**Property Website**

<https://www.mossyoakproperties.com/property/tr-467-7-acres-monroe-ohio/86915/>



**PROPERTY DESCRIPTION**

7.9 acres for sale in Monroe County, Ohio. Here is the hunting camp you have been looking for! Located on a dead-end road right in the middle of hundreds of acres of public ground! Room to hunt on this parcel and plenty of options, only a few minutes away on Wayne National Forest! Cabin sits back off the road for privacy, peace, and quiet! The cabin is fully functional and ready for you to move right in.

Property features include:

- Newer survey completed
- 7.9 total acres
- Mostly wooded parcel
- Some mature timber
- Mix of pine, poplar, oak, and maple trees
- Hunting for deer, turkey, and small game
- 417 +/- feet of frontage on TR 467
- 1020 ft to 1120 feet in elevation
- GPS coordinates are 39.6834, -81.05486

Cabin features include:

- 832 sf cabin built in 2009
- 2 bedrooms
- 1 full bathroom with tub/shower combo
- Large kitchen open to the living room
- Appliances stay with the home
- Wood-burning fireplace in the living room
- Rear deck off the living room
- Full basement with walk-out and poured walls
- Washer dryer hookups in basement
- Rear concrete patio
- Electric heat, A/C and water heater
- Drilled water well and storage tank
- Septic tank

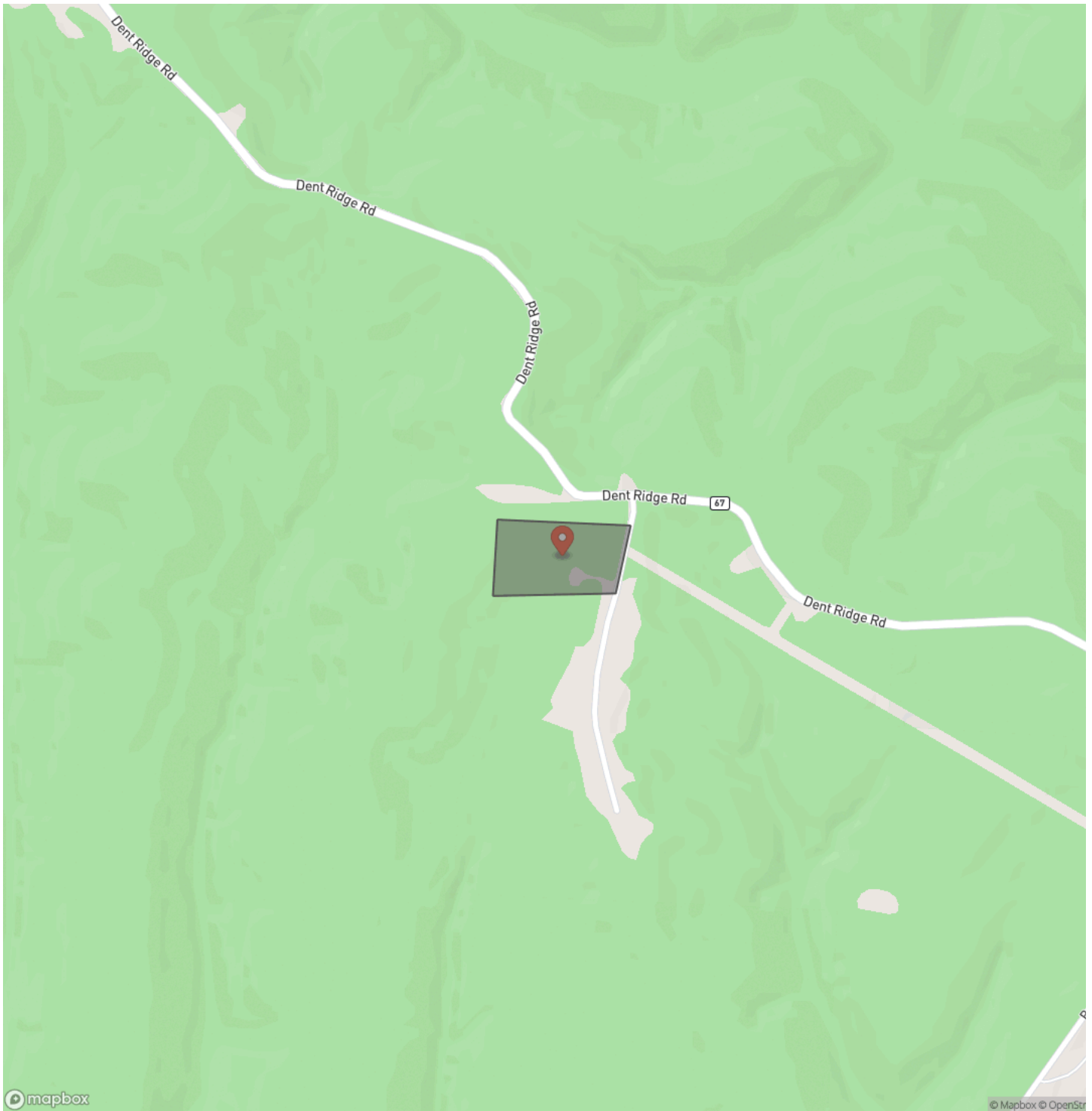
Located in the Switzerland Of Ohio Local School District. Seller is reserving the mineral rights, and annual taxes are \$1150.20. Don't miss out, you will have a hard time finding a cabin in a better location!



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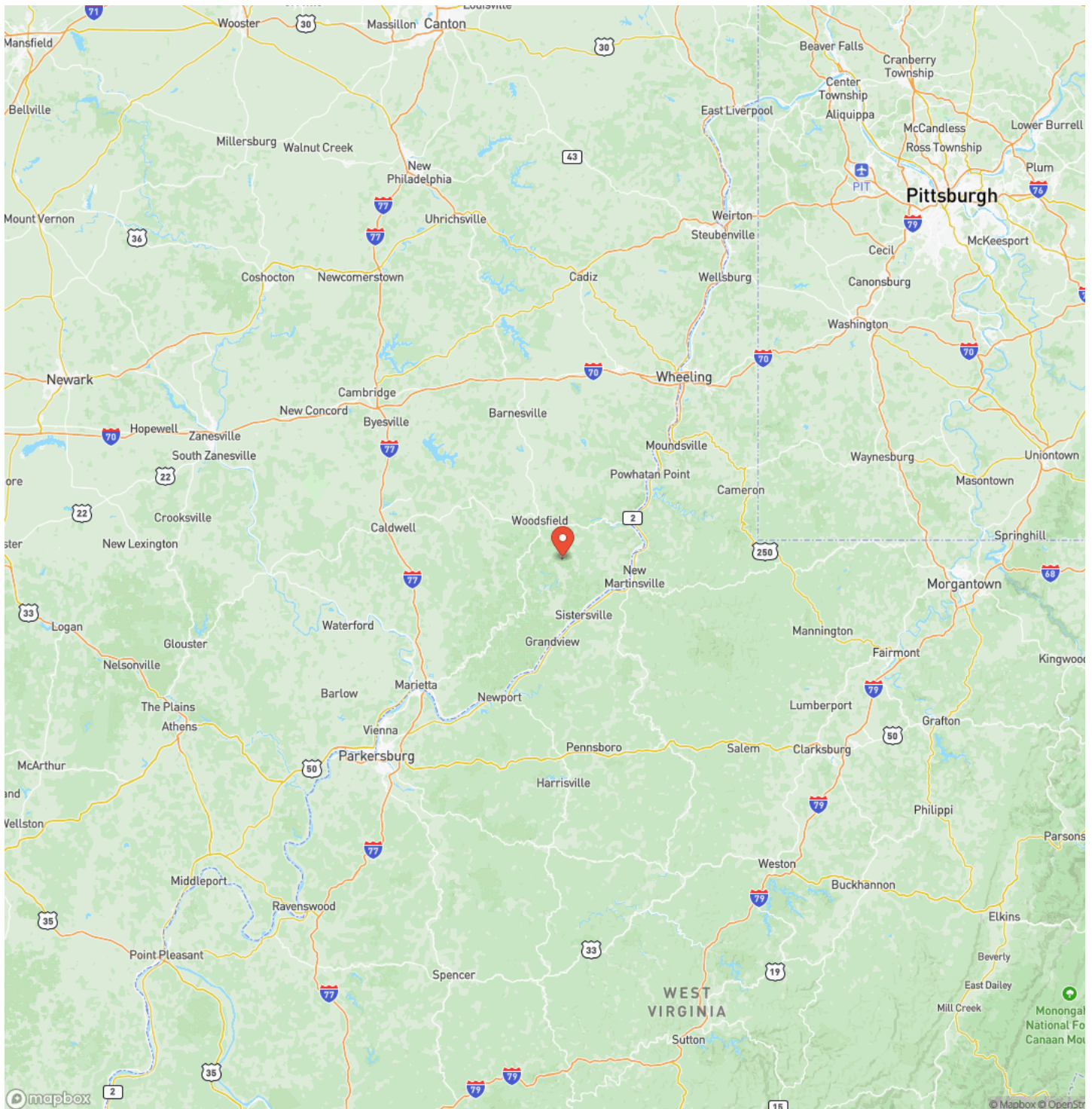


## Locator Map





## 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

### Address

City / State / Zip

## NOTES



**MORE INFO ONLINE:**

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



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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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