

Gun Club Rd - 5 acres
5160 Gun Club Rd
Athens, OH 45701

\$209,900
5.570± Acres
Athens County



Gun Club Rd - 5 acres
Athens, OH / Athens County

SUMMARY

Address

5160 Gun Club Rd

City, State Zip

Athens, OH 45701

County

Athens County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

39.313703 / -82.196645

Dwelling Square Feet

1248

Bedrooms / Bathrooms

3 / 1

Acreage

5.570

Price

\$209,900

Property Website

<https://www.mossyoakproperties.com/property/gun-club-rd-5-acres-athens-ohio/86830/>



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PROPERTY DESCRIPTION

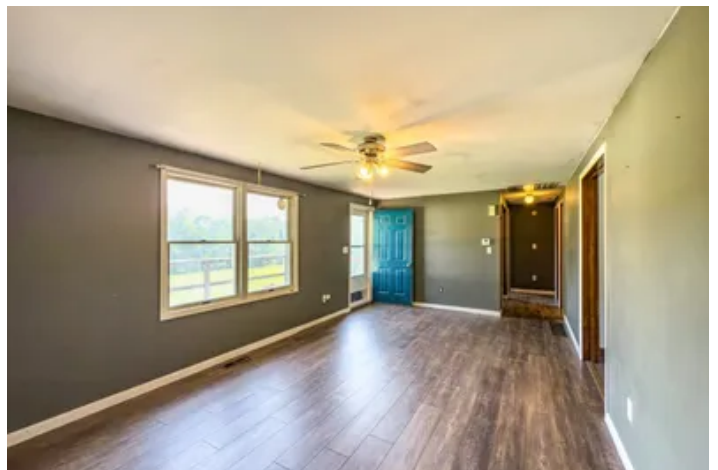
5.57 acres and ranch house for sale in Athens County, Ohio. If you're looking for a home with acreage at a great price, look no further! This ranch home needs some updates and repairs, but has great potential! Built on top of the hill with great views from the large decks on the front and back of the home. If you're wanting to start a hobby farm or just have a few animals, this property has the open space for it. There is a 28 x 30 block 2-car garage with electric as well as a small wood shed.

Property features include:

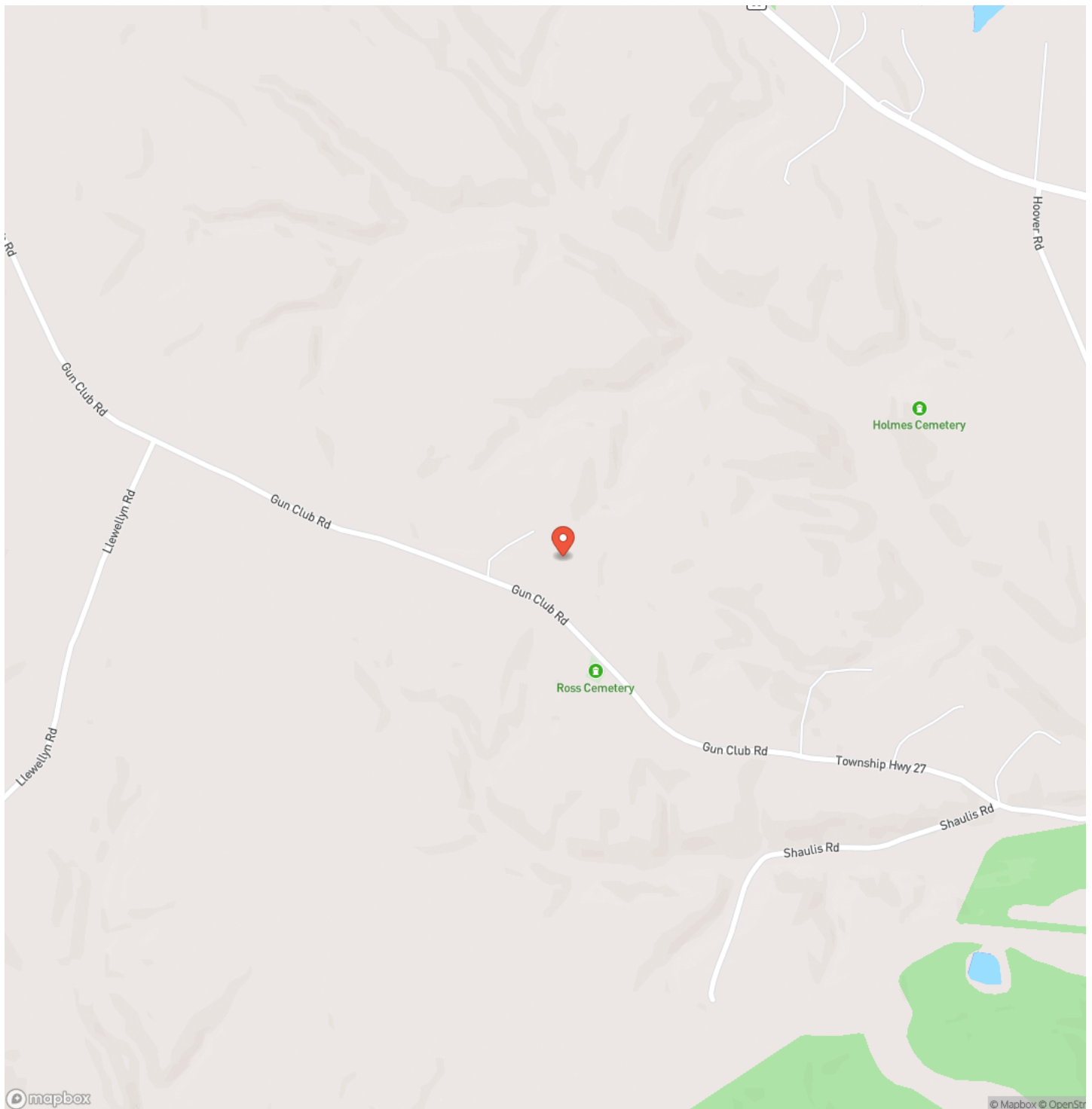
- 5.57 total acres
- Partially wooded
- Hunting & recreational opportunities
- Deer, turkey, and small game
- Level to rolling yard/ field area
- Room for additional barns or livestock
- Large pine trees on parcel
- 150 +/- feet of road frontage on Gun Club Rd
- GPS coordinates are 39.31371, -82.19663
- Home features include:
- 1248 SF ranch home
- Built in 1985
- 3 bedrooms
- 1 full bath
- Large living room
- Kitchen with newer appliances
- Built on crawl
- Electric heating and central A/C
- New electric water heater
- New septic is currently being installed
- Public water

Seller is currently installing a new septic tank, but this home and property are selling as is! The seller is reserving mineral rights, and annual taxes are approximately \$495.86.

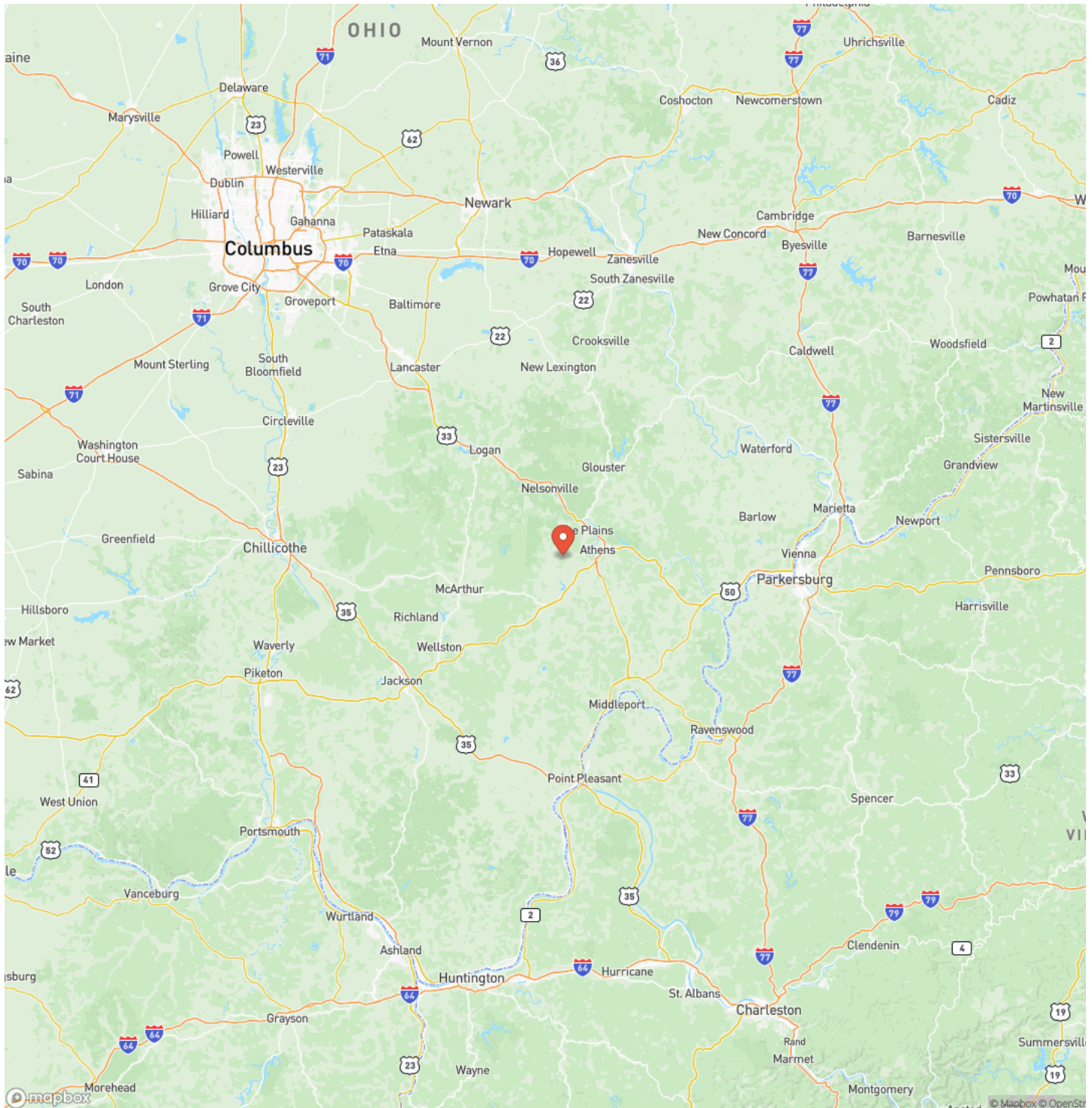
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Locator Map



Locator Map



Satellite Map



Gun Club Rd - 5 acres
Athens, OH / Athens County

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.mossoakproperties.com/land-for-sale/ohio/

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

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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