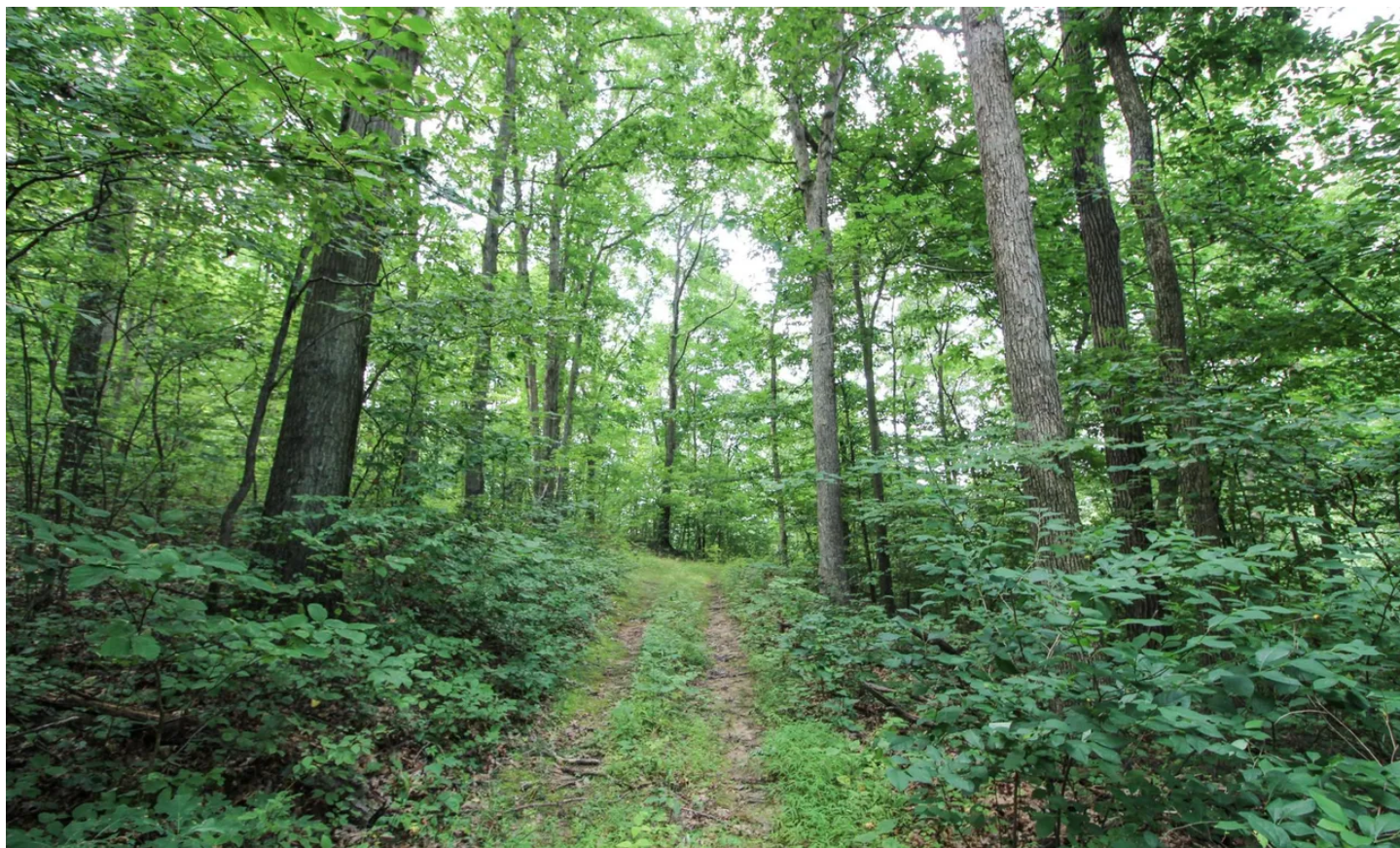


TR 263 - 25 acres - Jefferson County
8280 TR 263
Bergholz, OH 43908

\$154,900
25.840± Acres
Jefferson County



TR 263 - 25 acres - Jefferson County
Bergholz, OH / Jefferson County

SUMMARY

Address

8280 TR 263

City, State Zip

Bergholz, OH 43908

County

Jefferson County

Type

Recreational Land, Hunting Land

Latitude / Longitude

40.5335 / -80.9052

Acreage

25.840

Price

\$154,900

Property Website

<https://www.mossyoakproperties.com/property/tr-263-25-acres-jefferson-county-jefferson-ohio/44543/>



PROPERTY DESCRIPTION

Land for sale in Jefferson County, Ohio. Just in time for deer season! Bring your deer stands and get ready for fall! Small, secluded clearing for deer feeder deep in the woods. Several pinch points and stand or blind sites. Looks like there should be a good acorn crop from the many oak trees on this property. Good access from the road all the way back to the small creek bottom. Plenty of deer tracks and turkey scratching on this property. Nice open area to build cabin or place camper to stay in while you are enjoying this acreage!

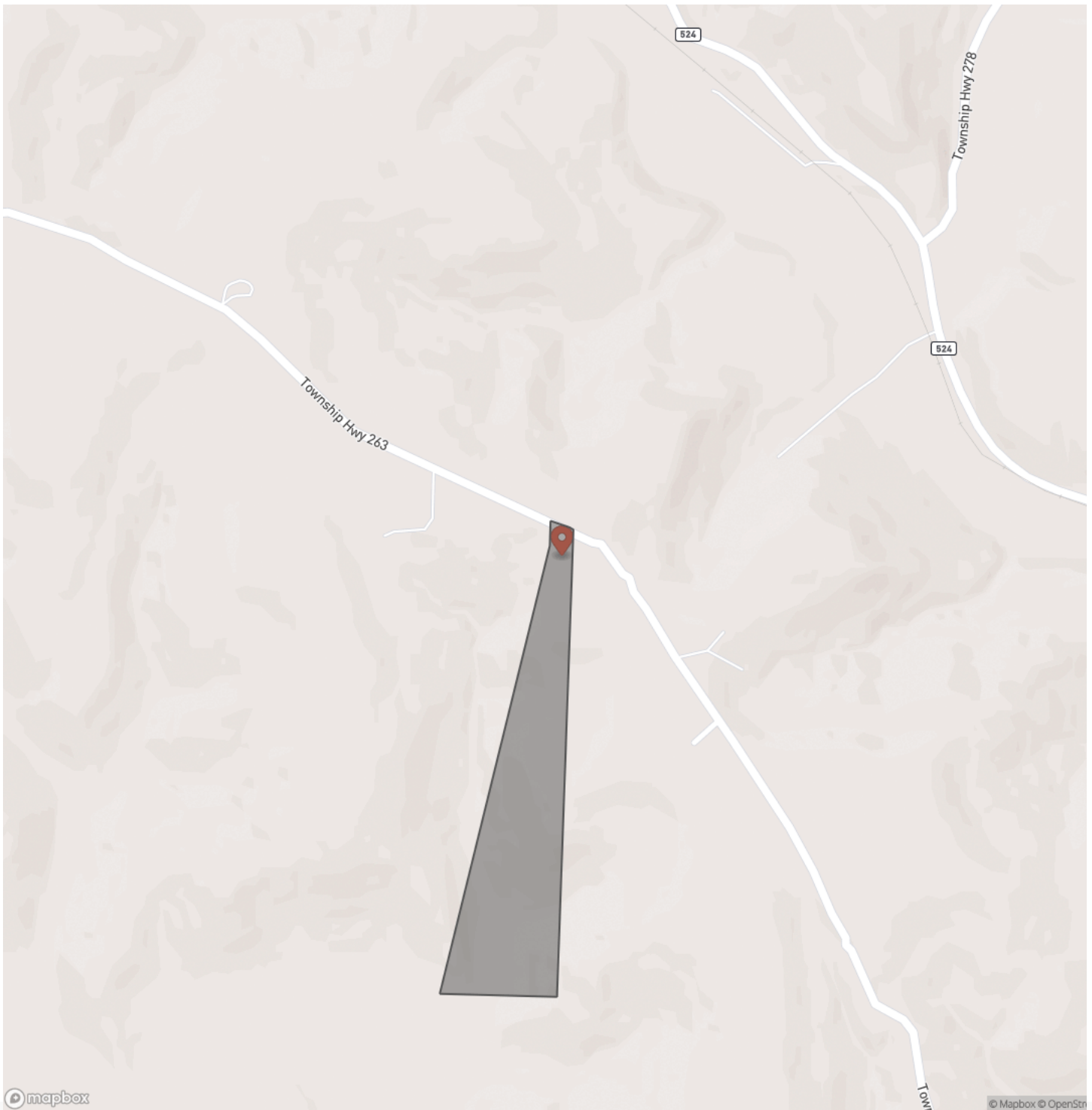
Property features include:

- 25.84 total acres
- 1 parcel
- Gravel driveway in place
- Rolling to steeper topography
- Camping or cabin site
- Electric on property
- All wooded parcel
- Some mature timber
- Mix of oak, hickory, maple, and cherry
- Good trail system throughout the property
- ATV & horseback riding opportunities
- Plenty of wildlife in this area
- 2 older box blinds
- Hunting for deer, turkey, and small game
- Existing mineral site
- 145 +/- feet of road frontage on Township Road 263
- Small creek through property

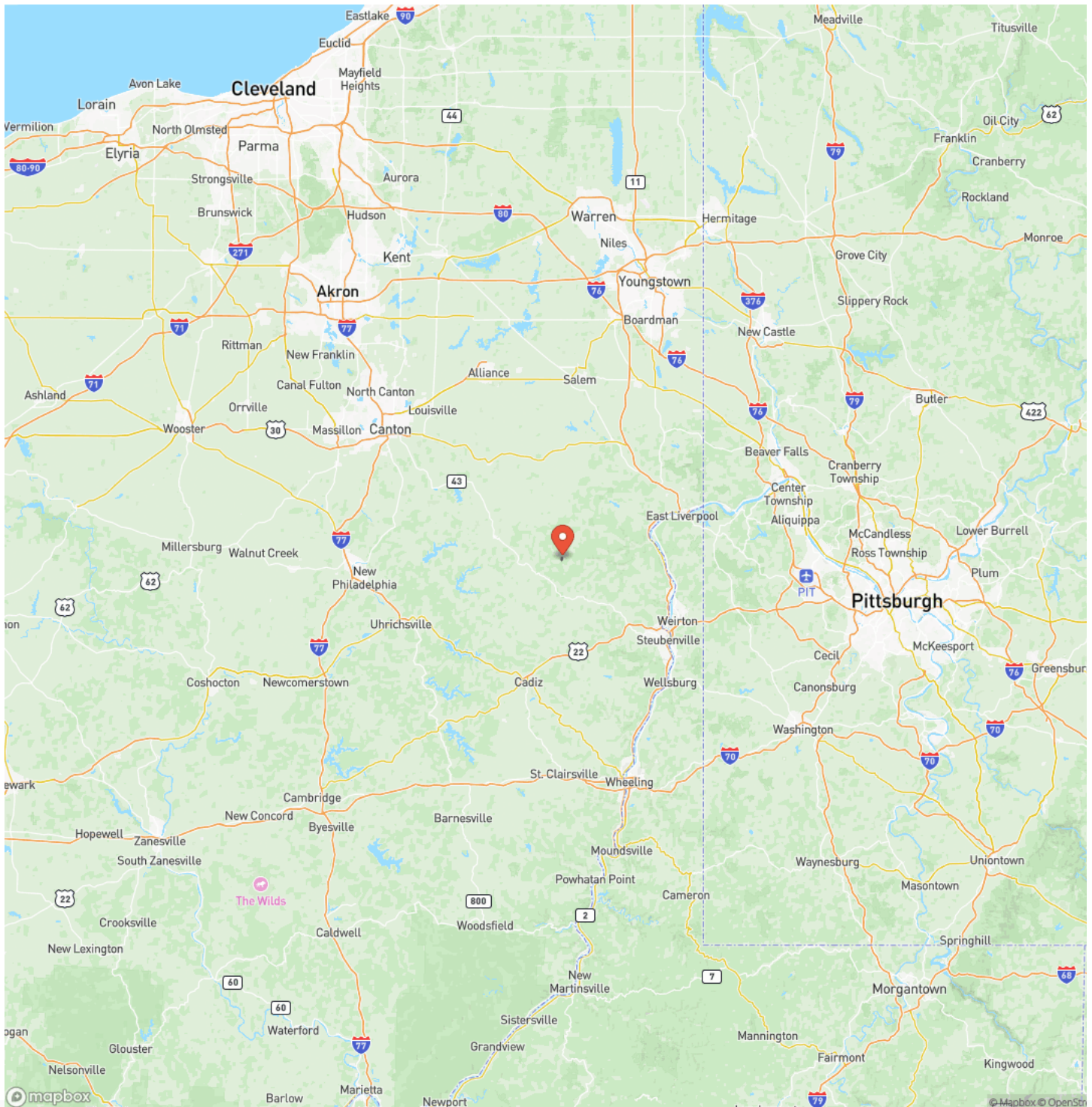
Elevation starts at 1220 feet and drops to 960 feet at the creek bottom. Located on the Carroll County line and is in Edison Local School District. Property is selling with no gas, oil, mineral rights, and annual taxes are approximately \$567.06.



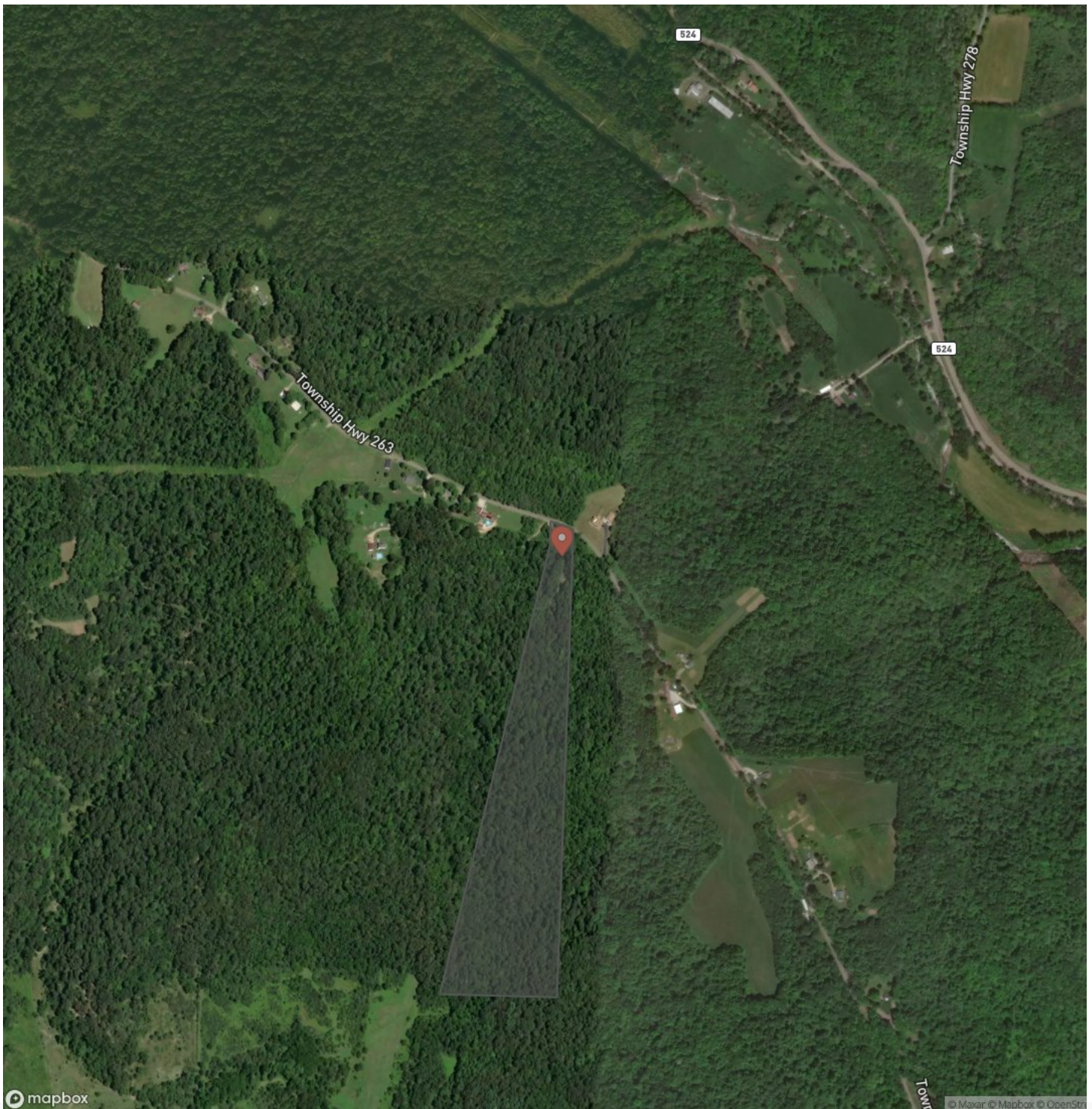
Locator Map



Locator Map



Satellite Map



TR 263 - 25 acres - Jefferson County
Bergholz, OH / Jefferson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare Jr.

Mobile

(740) 404-8915

Email

sbare@mossyoakproperties.com

Address

City / State / Zip

Zanesville, OH 43701

NOTES



MORE INFO ONLINE:

www.mossyoakproperties.com/land-for-sale/ohio/

[illegible]

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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