

**McCarty Lane Tract 2 - 32 acres -**  
**Guernsey County**  
2200 McCarty Lane  
New Concord, OH 43762

**\$149,900**  
32.287 +/- acres  
Guernsey County





# McCarty Lane Tract 2 - 32 acres - Guernsey County

## New Concord, OH / Guernsey County

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### **SUMMARY**

**Address**

2200 McCarty Lane

**City, State Zip**

New Concord, OH 43762

**County**

Guernsey County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

39.9499 / -81.6993

**Taxes (Annually)**

889

**Acreage**

32.287

**Price**

\$149,900

**Property Website**

<https://ohiolandforsale.com/property/mccarty-lane-tract-2-32-acres-guernsey-ohio/12798>



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### **PROPERTY DESCRIPTION**

32.287 acres for sale in Guernsey County Ohio. Here is a nice sized parcel with quick access to I-70 and short drive to Zanesville or Cambridge Ohio. Property is located on a dead-end township road for seclusion and peace and quiet. Older barn on this parcel. New owner can build a cabin or home or just enjoy the property as it is! Great mix of open ground and woods for hunting and recreational use.

Property features include:

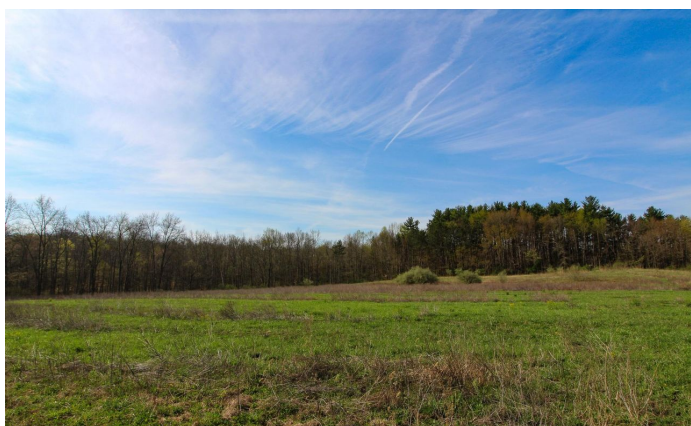
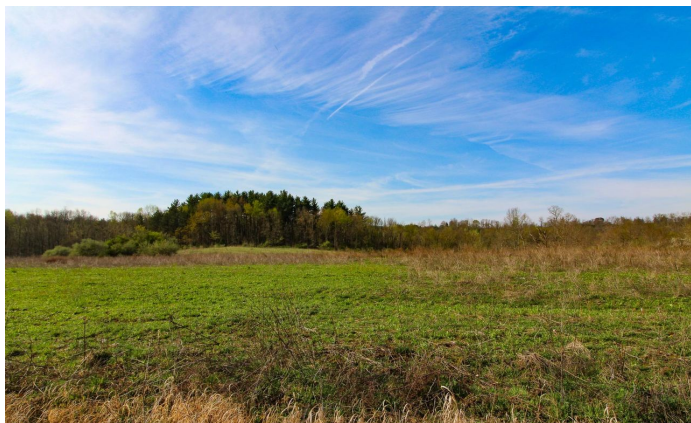
- Good mix of open field and woods
- Cleared areas for food plots
- 9+/- acres of open field
- Nice hardwood ridges
- Large pine grove
- Brushy creek bottom
- Year around creek through property
- Pond sites
- Should be good hunting for deer, turkey and small game
- Plenty of deer and turkey on this property
- Deer trails and sign all over this parcel
- 2 box blinds on property
- Some access trails into property
- 765+ feet of road frontage
- Rolling topography
- Nice building sites
- Electric at road
- GPS Coordinates are 39.9499, -81.6993

Sellers have property set up for hunting success! Current owners have enjoyed some great family hunts on this property! Call today this one will not last long!! Any mineral rights owned by seller to transfer and annual taxes are approximately \$888.66. private showing!

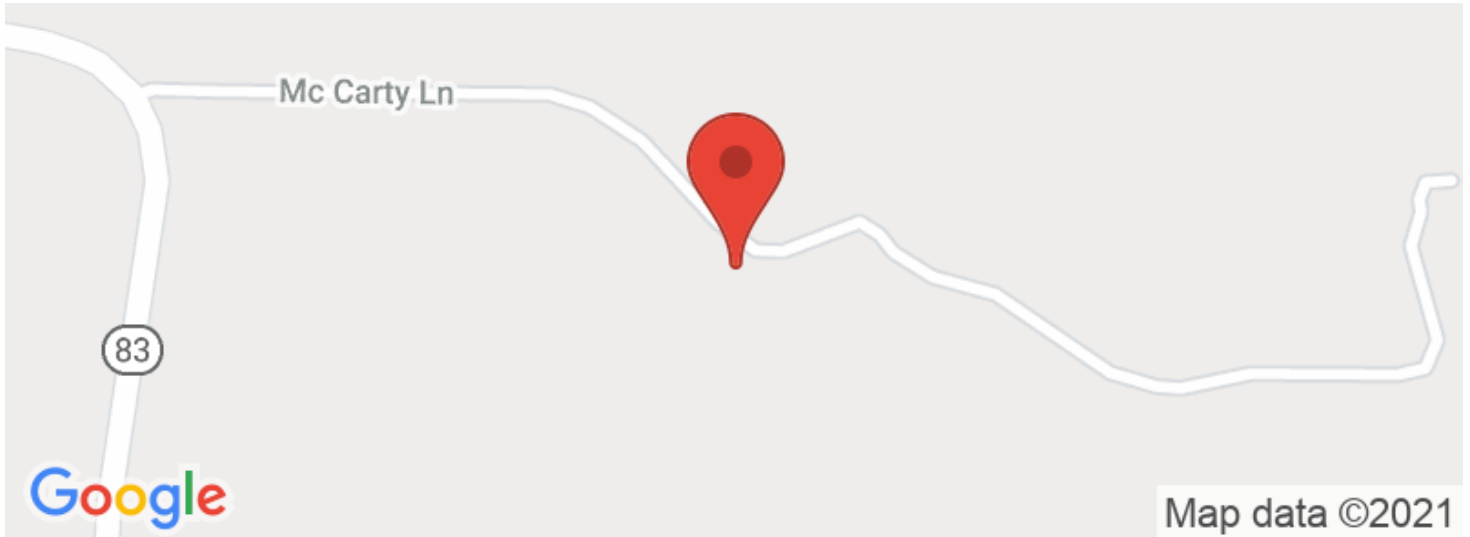


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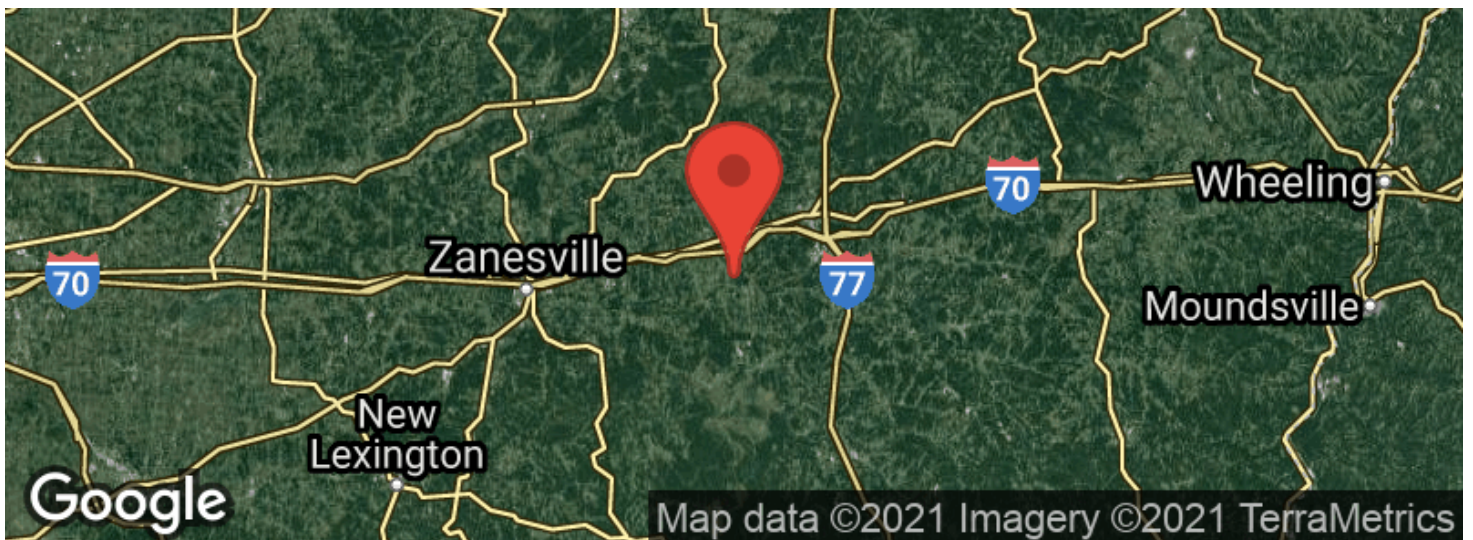
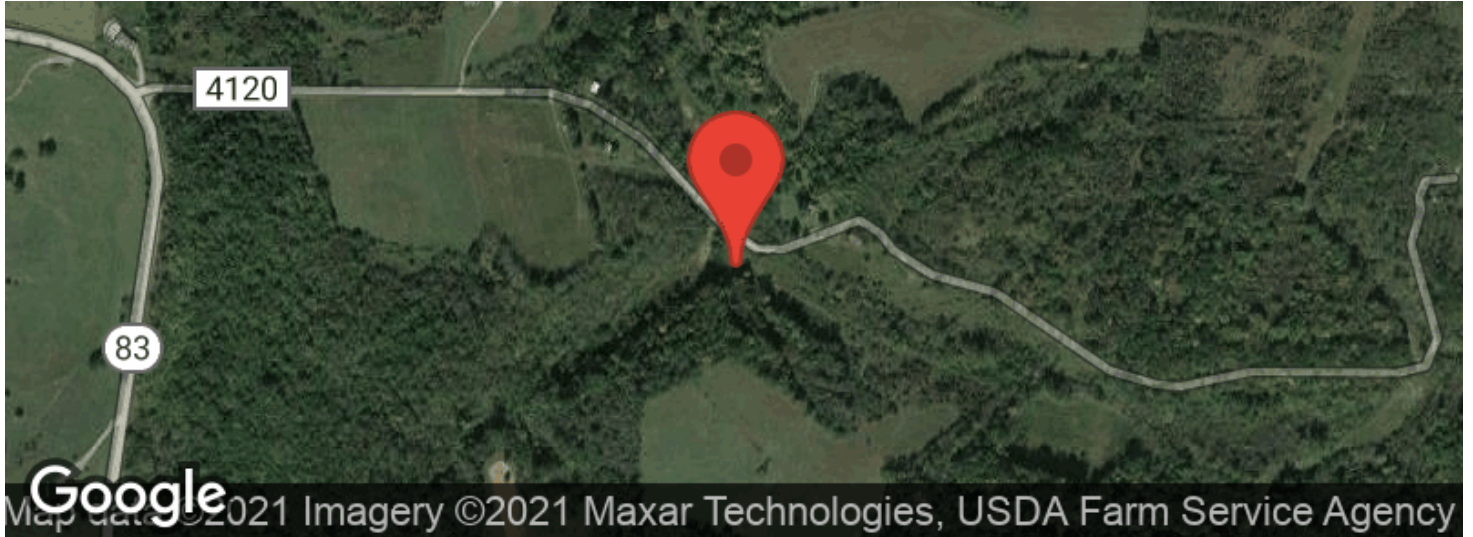


## Locator Maps





## Aerial Maps



**McCarty Lane Tract 2 - 32 acres - Guernsey County**  
**New Concord, OH / Guernsey County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Scott Bare

**Mobile**

(740) 404-8915

**Email**

sbare@mossyoakproperties.com

**Address**

PO Box 896

**City / State / Zip**

Pickerington, OH, 43147

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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