

Zion Ridge Rd Tract 19 - 49 acres
Tract 19 Zion Ridge Rd
Marietta, OH 45750

\$220,900
49± Acres
Washington County



Scott Bare Jr.
OH & WV AGENT

Scott has 40 years of outdoor experience in land sales and management with Mossy Oak Properties, rooted in childhood adventures with his father. A lifelong Ohio resident, he is knowledgeable about land prices in central, eastern, and southeastern Ohio. Living on a farm in Muskingum County, Scott is dedicated to providing excellent client service, aiming to secure the best deals for sellers and assisting buyers and sellers in Ohio.



MOSSY OAK
PROPERTIES
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Zion Ridge Rd Tract 19 - 49 acres
Marietta, OH / Washington County

SUMMARY

Address

Tract 19 Zion Ridge Rd

City, State Zip

Marietta, OH 45750

County

Washington County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

39.442005 / -81.311439

Acreage

49

Price

\$220,900



Zion Ridge Rd Tract 19 - 49 acres
Marietta, OH / Washington County

PROPERTY DESCRIPTION

49 +/- acres for sale in Washington County, Ohio. If you're looking for a build site for your new cabin, look no further! Excellent cabin site on top with great views of the high ridges and deep ravines below. Zion Ridge Road is a good paved road to this parcel. Borders Wayne National Forest directly on the east side.

Property features include:

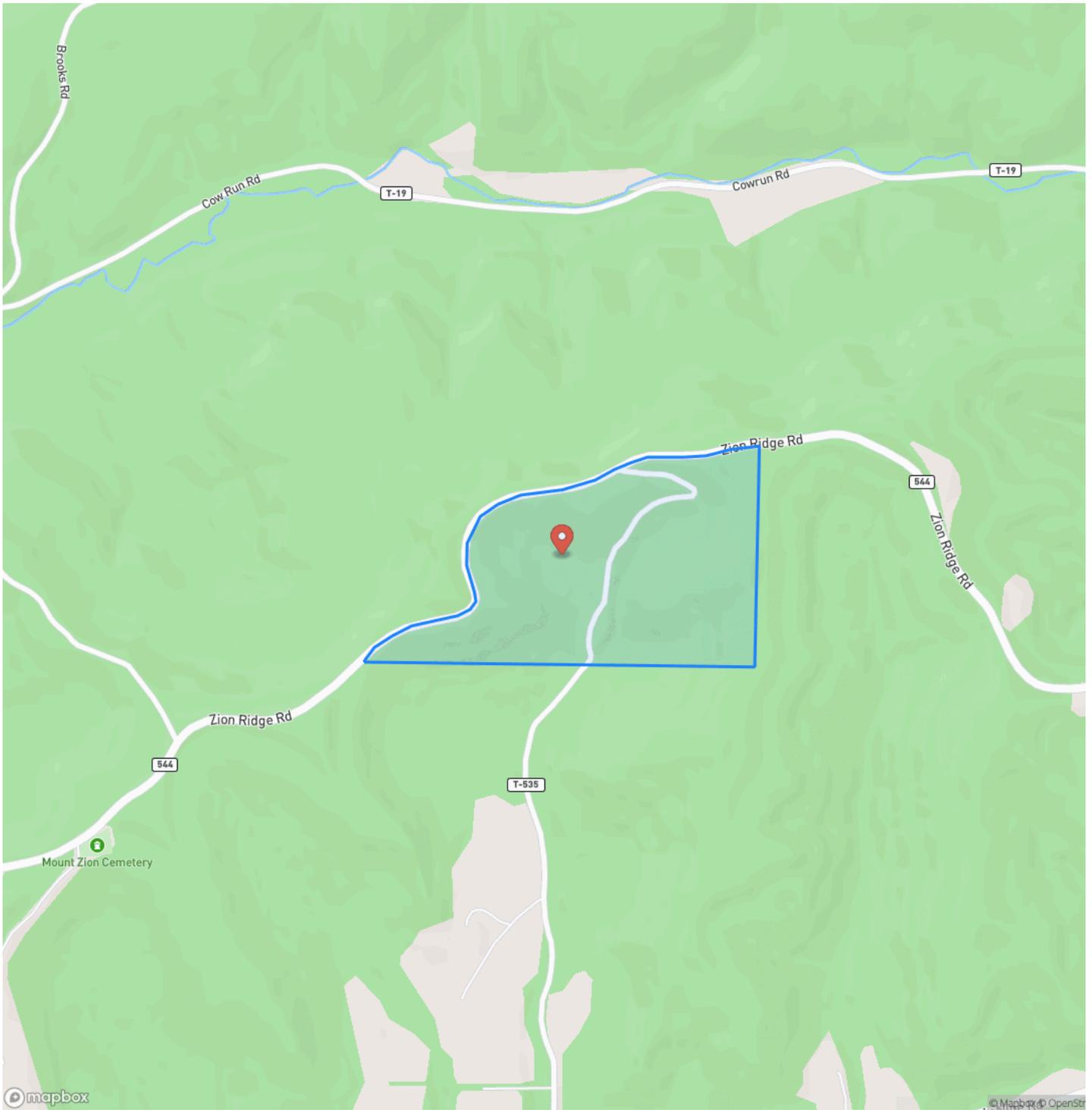
- Tract 19
- New survey to be completed
- Projected to be 49 +/- total acres
- Mostly wooded parcel
- Some older timber
- Big woods habitat
- Hunting for deer, turkey, and small game
- Good trails throughout property
- 3144 +/- feet of frontage on Zion Ridge Road
- 880 to 1060 feet in elevation
- GPS coordinates are 39.4418, -81.3106
- Additional tracts available to purchase!!

Located in Frontier Local School District. Seller is reserving the mineral rights. Annual taxes are to be determined due to new split.

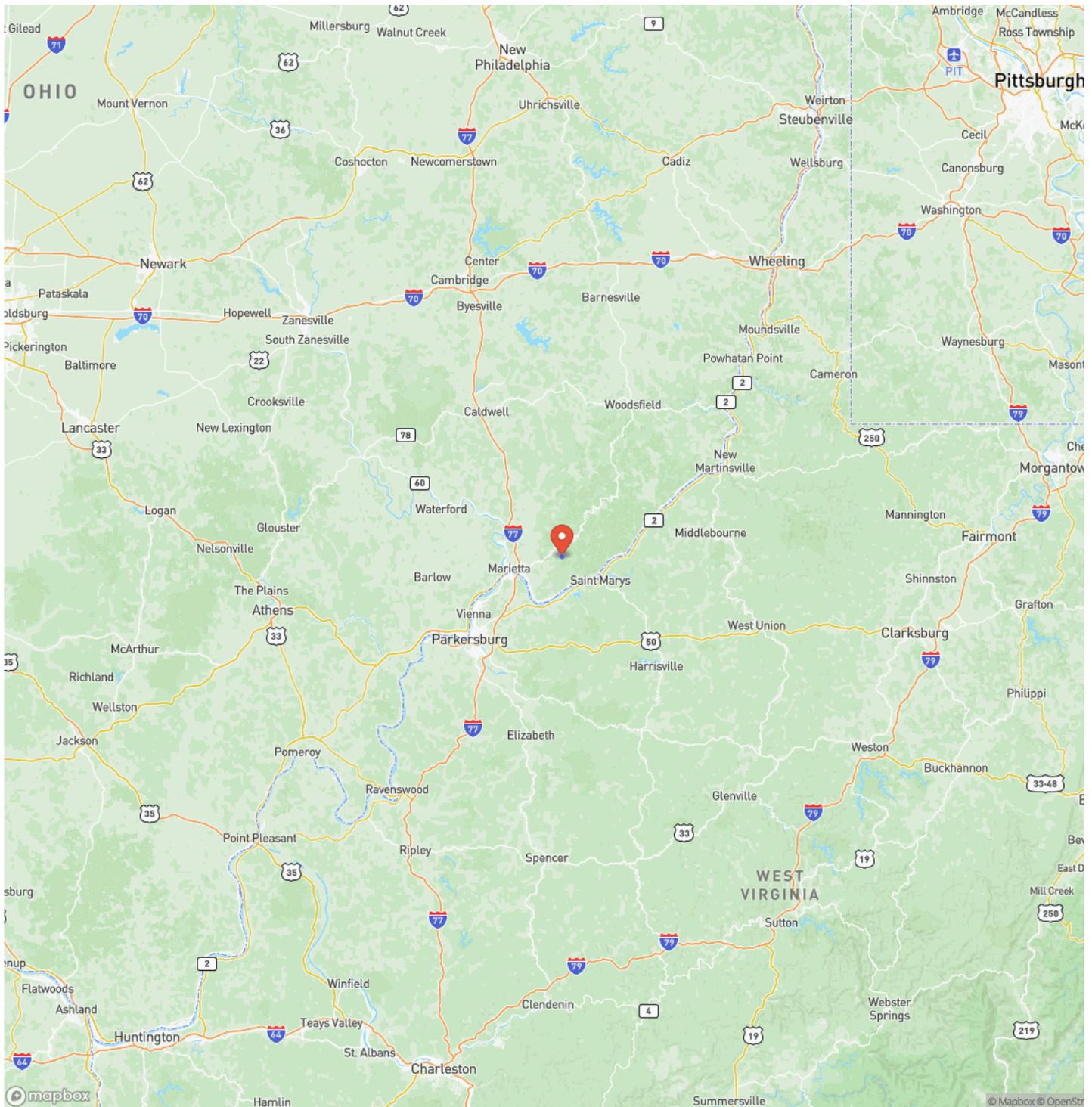
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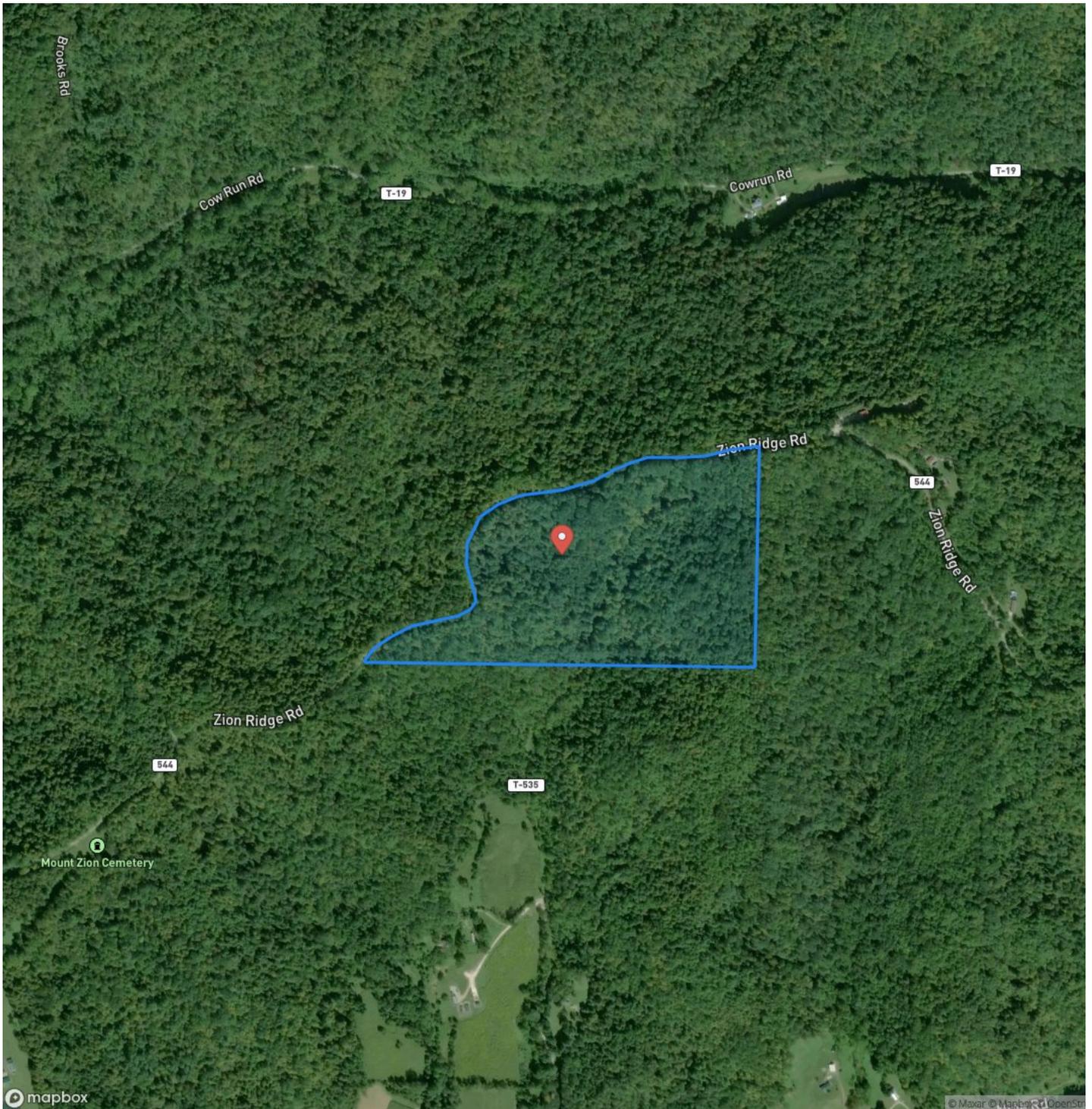
Locator Map



Locator Map



Satellite Map



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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