

Rubrake Rd - 69 acres  
870 Rubrake Road  
Fleming, OH 45729

**\$465,400**  
69.33± 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.



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**Rubrake Rd - 69 acres**  
**Fleming, OH / Washington County**

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**SUMMARY**

**Address**

870 Rubrake Road

**City, State Zip**

Fleming, OH 45729

**County**

Washington County

**Type**

Residential Property, Recreational Land, Hunting Land

**Latitude / Longitude**

39.3838 / -81.6503

**Dwelling Square Feet**

1,144

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

69.33

**Price**

\$465,400

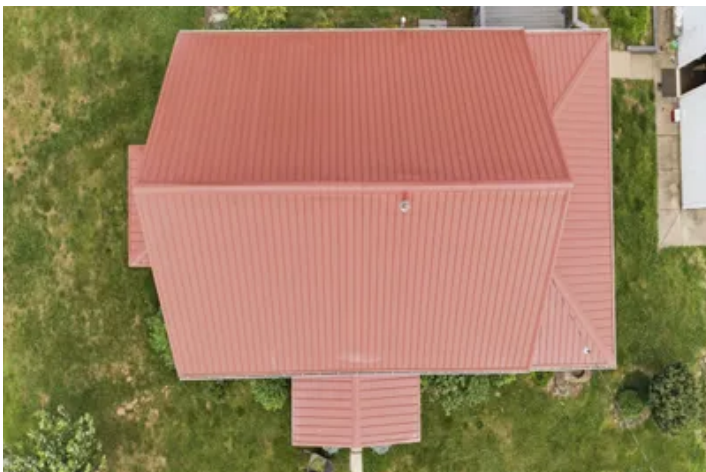


**PROPERTY DESCRIPTION**

Here is your next hunting camp! Beautiful recreational property for sale in western Washington County, Ohio! There are 69.329 acres with a home and several outbuildings. The 1 1/2 story home was originally built in 1863 and is approximately 1144 square feet. Completely remodeled kitchen with new cabinets, countertops, and new stainless steel appliances that all stay. Good-sized living room with a gas heater. Total of 2 bedrooms and an updated full bathroom with tub/shower combo. Gas heater in the home for heat and a window air conditioning unit for cooling. There is a large unfinished attic space that could be finished for additional bedrooms on the second floor. Newer metal roof on the home and vinyl siding. Public water to the home and a septic tank for sewage. Free gas to the home, greenhouse, and garage while it lasts. Additional structures include a 32x40 pole barn with a concrete floor, water, electric, and gas. Large 2-car block garage and a second detached 2-car garage with electric. A small greenhouse is attached to the rear of the garage.

The 69.329 acres have a great mix of woods, pasture, and hay field. This land is made up of some excellent wildlife habitat that holds whitetail deer, wild turkey, and small game. There are areas of larger timber, but plenty of thicker cover and some open areas for planting food plots. Approximately 15 + acres of fenced pasture field for livestock. Tucked in the woods is a half-acre stocked pond for fishing and shooting ducks! The existing road and trail system gives you great access to most areas of this property. The seller is reserving the mineral rights, but buyers will have access to free gas. Property is enrolled in CAUV, and the annual taxes are to be determined due to the recent split. A new survey has been completed. Located in Warren LSD.

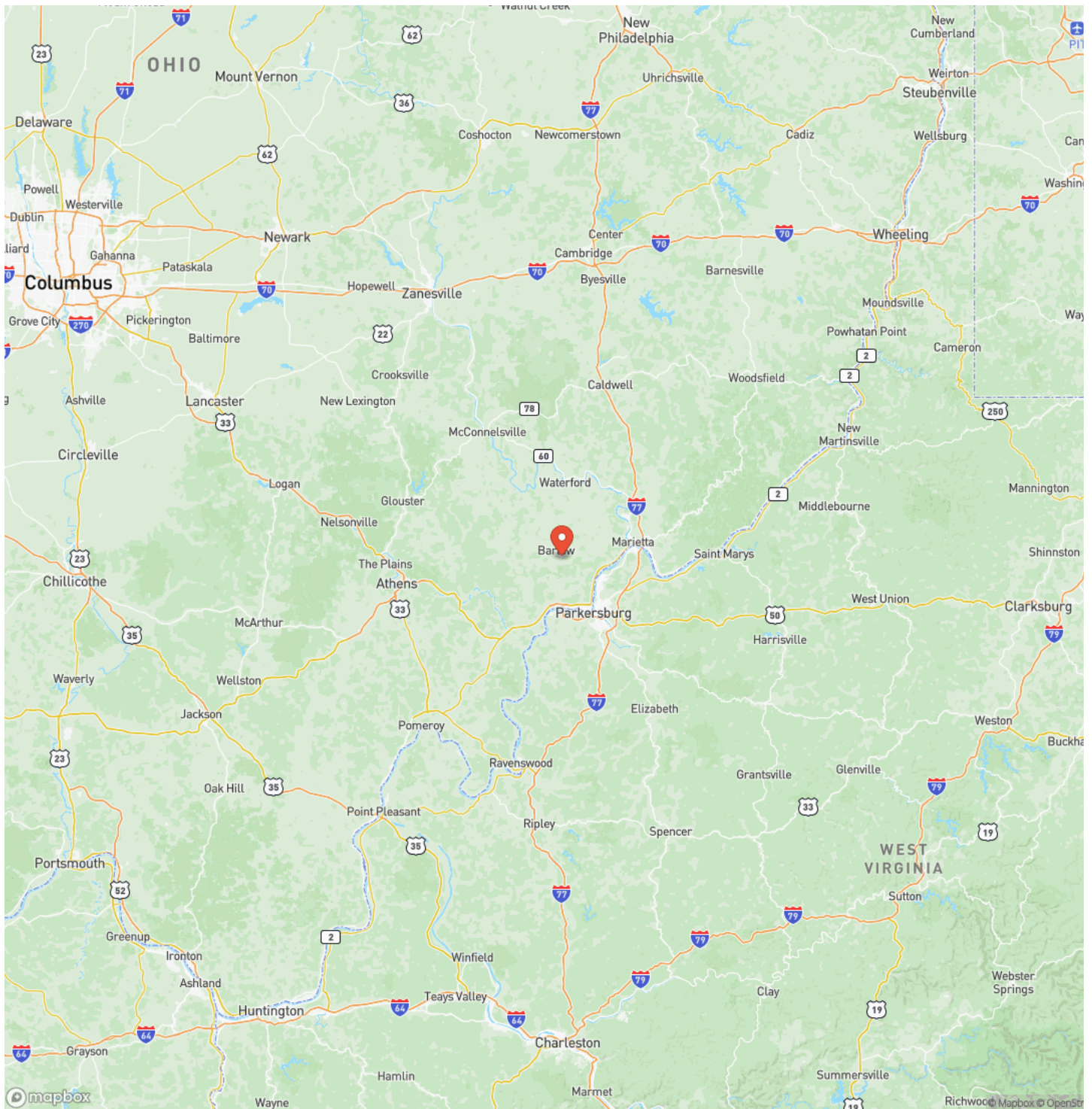
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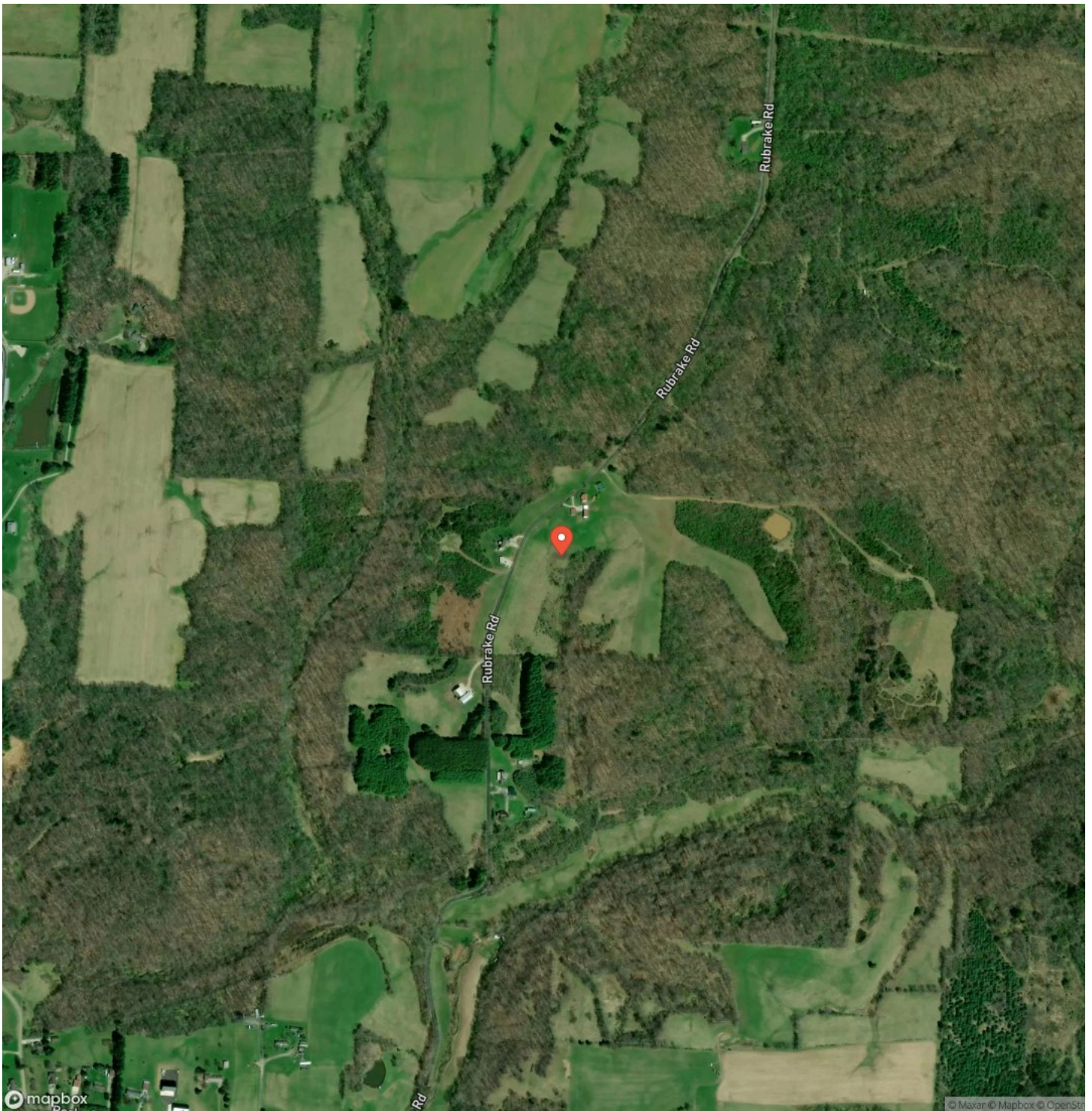
## Locator Map



# 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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