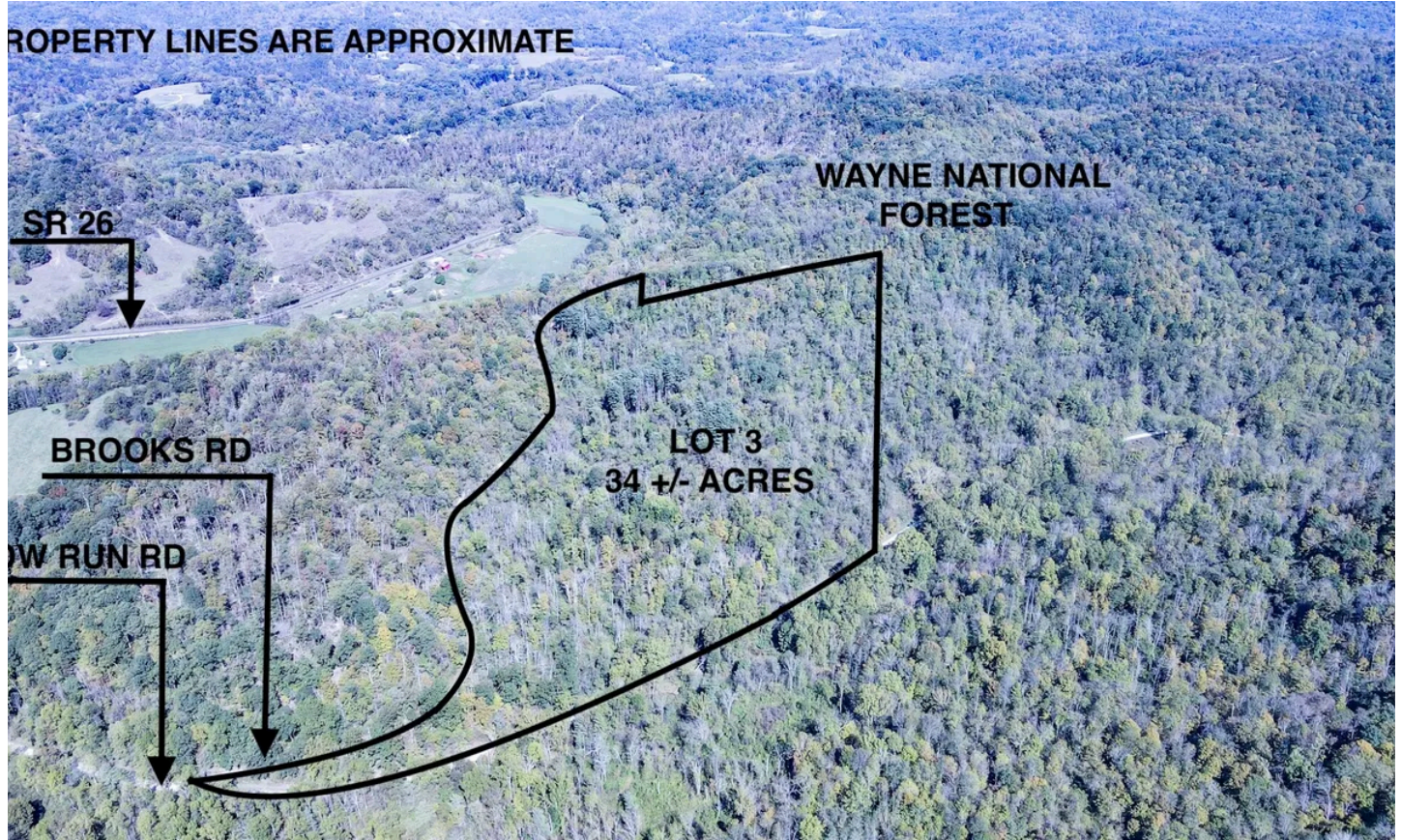


Brooks Rd Lot 3 - 34 acres - Washington County
Lot 3 Brooks Rd
Reno, OH 45773

\$135,900
34± 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
Bauer Realty & Auctions

sbare@mossyoakproperties.com | 740-404-8915

**Brooks Rd Lot 3 - 34 acres - Washington County
Reno, OH / Washington County**

SUMMARY

Address

Lot 3 Brooks Rd

City, State Zip

Reno, OH 45773

County

Washington County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

39.450902 / -81.32065

Acreage

34

Price

\$135,900



Brooks Rd Lot 3 - 34 acres - Washington County Reno, OH / Washington County

PROPERTY DESCRIPTION

34 +/- acres for sale in Washington County, Ohio. If you're looking to get away, look no further! This property is in a very remote location off a small gravel road! Very little road traffic and a great cabin or campsite location. Hunting on your property with the chance to access 100s of acres of Wayne National Forest. Truly an outdoorsman or woman's paradise!

Property features include:

- Lot 3
- 34 +/- acres pending new survey
- Mostly wooded acreage
- Select timber harvest has been completed
- Great trail/road system throughout property
- Hunting opportunities for deer, turkey, and small game
- Borders Wayne National Forest directly
- Close to North Country Trail Head
- 254+/- feet of road frontage on Brooks Rd
- 1685+/- feet of road frontage on Cow Run Road
- Camping and hiking
- Cabin sites
- Scenic views of the surrounding farms and countryside
- GPS Coordinates are 39.4476, -81.3203

Seller to reserve all mineral rights and annual taxes to be determined due to new survey to complete property split.

**Brooks Rd Lot 3 - 34 acres - Washington County
Reno, OH / Washington County**



Locator Map



Locator Map



Satellite Map



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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