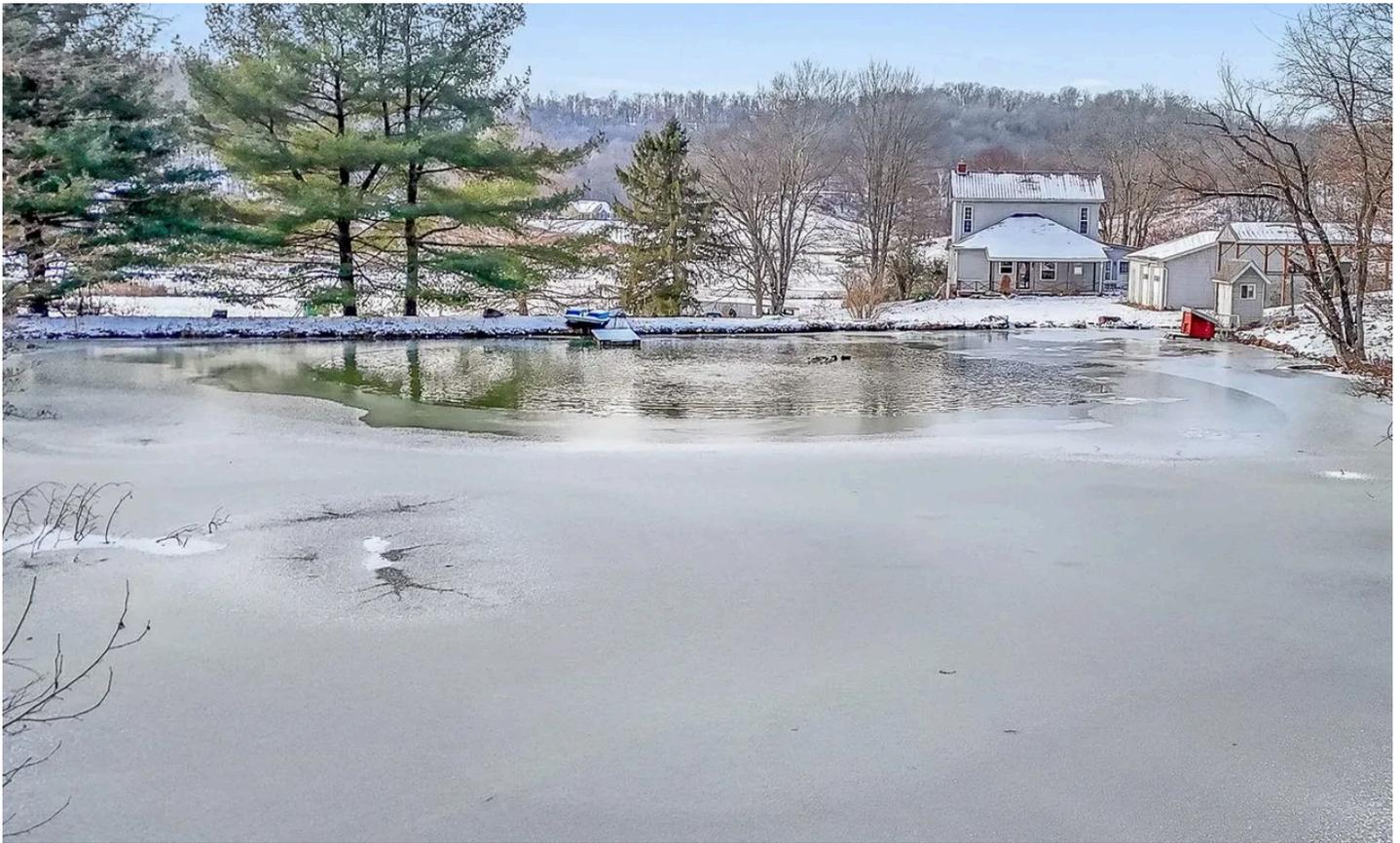


Yoker Valley Rd - 77 acres
77 acres Yoker Valley Rd
Quaker City, OH 43773

\$599,900
77.35± Acres
Guernsey 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.



sbare@mossyoakproperties.com | 740-404-8915

Yoker Valley Rd - 77 acres
Quaker City, OH / Guernsey County

SUMMARY

Address

77 acres Yoker Valley Rd 59674 Yoker Valley Rd

City, State Zip

Quaker City, OH 43773

County

Guernsey County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

39.9621 / -81.3112

Dwelling Square Feet

1,650

Bedrooms / Bathrooms

5 / 1

Acreage

77.35

Price

\$599,900



Yoker Valley Rd - 77 acres Quaker City, OH / Guernsey County

PROPERTY DESCRIPTION

77.35 acres and a home for sale in Guernsey County, Ohio. Don't miss this home with large acreage in a great area! Incredible opportunity for the outdoor lover or a family looking to move to the country! Home can handle a large family, and the yard is big enough for all your activities. Looking for a place to hunt or just enjoy nature, the options here are endless! Seller states great hunting for whitetail deer with trophy buck potential. Property can be split with roughly 5 acres with a home and 72 acres of vacant land.

Property features include:

- 2 wooded parcels totaling 77.35 acres
- Select timber harvest in 2025
- Property enrolled in CAUV for future timber harvest
- Excellent deer, turkey, and small game hunting
- 3 plus acres secluded field for food plots
- Great habitat for wildlife
- Good trails through out property
- Gas line through property
- Stocked pond with bass, bluegill, catfish, and duck shed
- Additional home or cabin sites
- 1021+/- feet of road frontage on Yoker Valley Road
- Elevation ranges from 880 feet to 1140 feet
- GPS coordinates are 39.9621, -81.3112

Home features include:

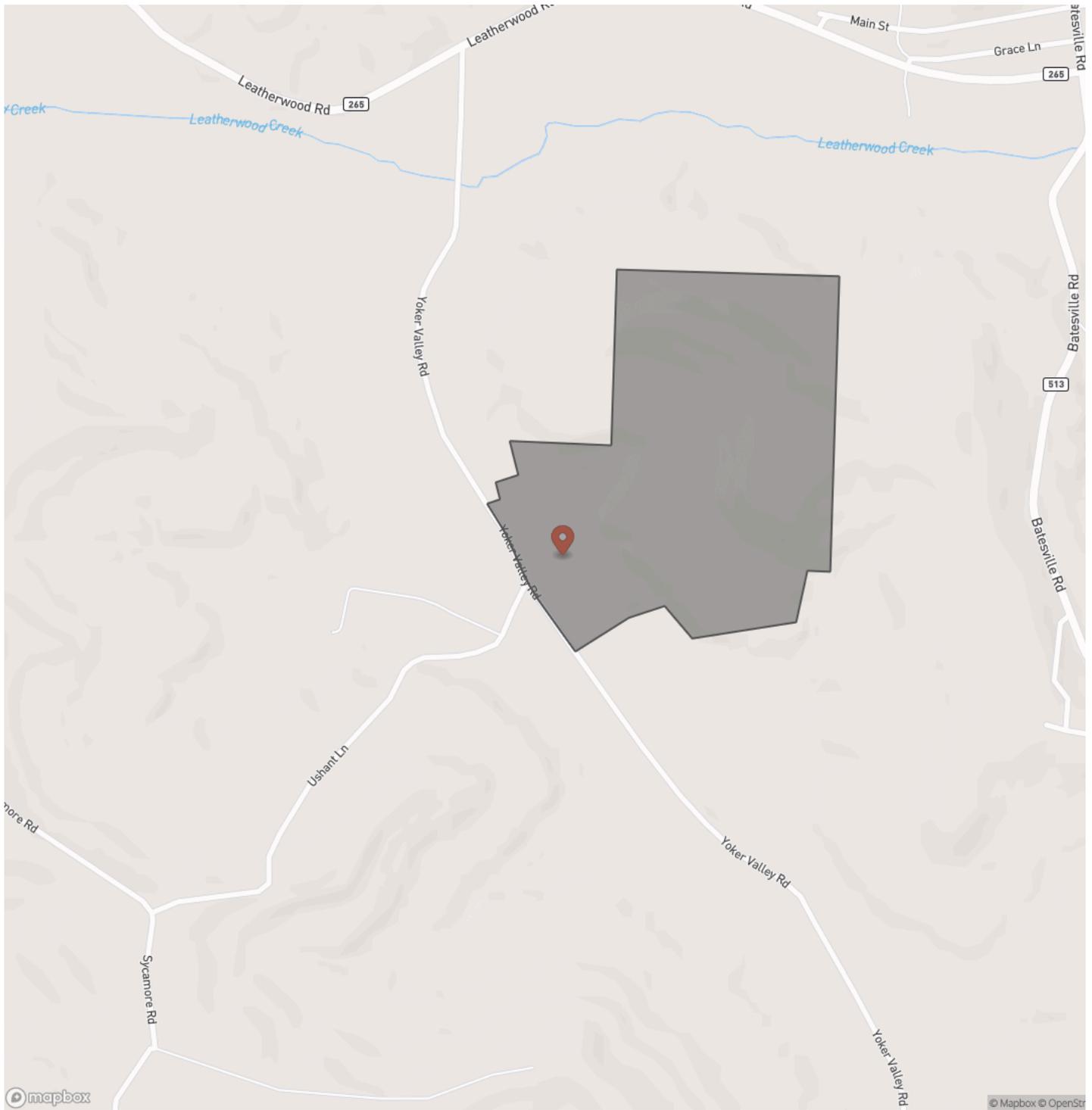
- 2-story farmhouse built in 1878
- 5 bedrooms (2 second floor)
- 1 full bathroom
- New family room addition with wood stove
- Large kitchen with oak cabinets and plenty of countertop space
- Kitchen has a dishwasher, refrigerator, stove, and a SS farm sink
- Good sized eat in dining room
- Basement under part of the home
- Gas furnace and central air
- Drilled water well and septic tank
- Large covered porch on the back of the home

Additional 28x36 garage with electric, 2 large overhead doors, and 1 man door. Enrolled in CAUV, and annual taxes are approximately \$1750.22. Seller does not own the mineral rights.

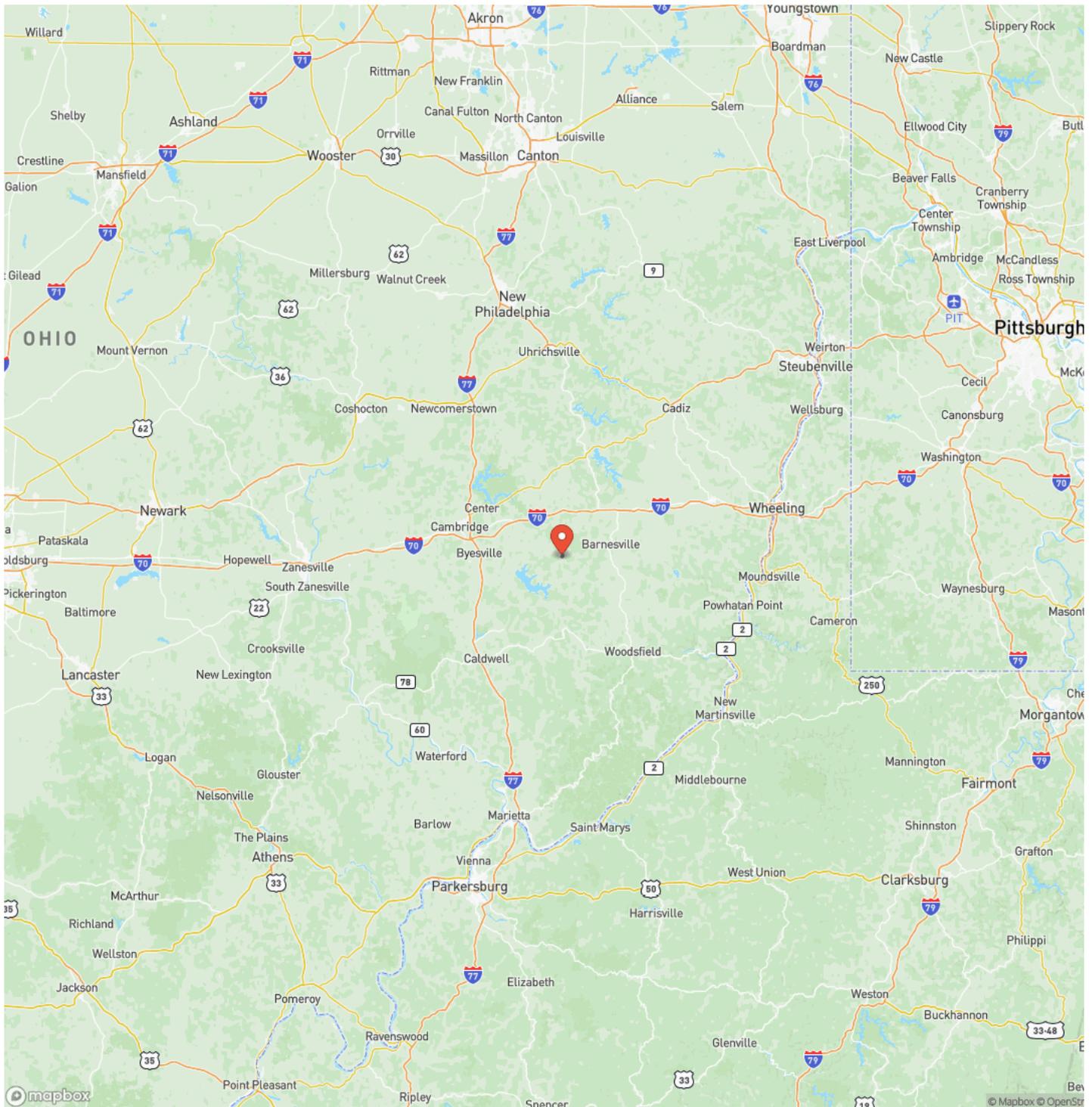
Yoker Valley Rd - 77 acres
Quaker City, OH / Guernsey County



Locator Map



Locator Map



Yoker Valley Rd - 77 acres
Quaker City, OH / Guernsey County

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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