

Moss Run Rd Lot 11 - 17 acres - Washington County
0 Moss Run Road
Marietta, OH 43123

\$69,900
17± 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

**Moss Run Rd Lot 11 - 17 acres - Washington County
Marietta, OH / Washington County**

SUMMARY

Address

0 Moss Run Road

City, State Zip

Marietta, OH 43123

County

Washington County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

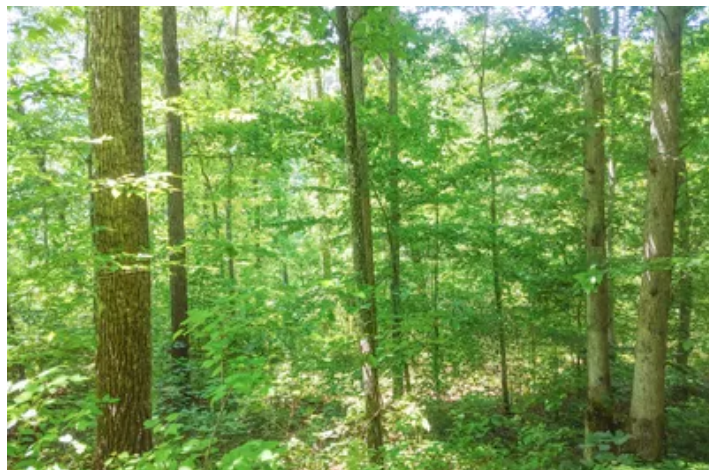
39.4908 / -81.3269

Acreage

17

Price

\$69,900



Moss Run Rd Lot 11 - 17 acres - Washington County Marietta, OH / Washington County

PROPERTY DESCRIPTION

Land for sale in Washington County, Ohio. If you have been looking for a new home site, cabin site, or recreational property, there is a lot for you! Call now while there are several to choose from! Lots are close to Marietta, the Ohio River, and I-77. The property is located in the Frontier Local School District. The seller is reserving any mineral, gas, and oil rights.

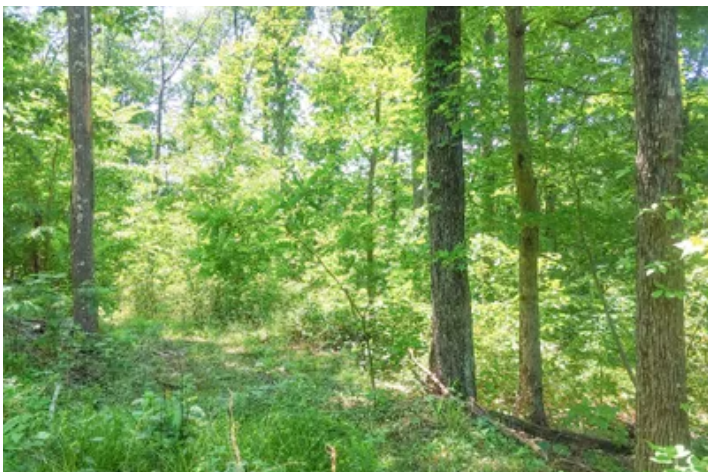
Property features include:

- 17 total acres
- The new survey is now completed
- Mostly wooded tract
- Hunting opportunities and lots of wildlife
- Good trail into the property
- Hunting for deer, turkey, and small game
- Rolling to steeper topography
- Moss Run Road is a paved
- Electric at the road
- Access to public water
- Access to natural gas on the Reed Road Tracts
- GPS coordinates are 39.4947, -81.3276

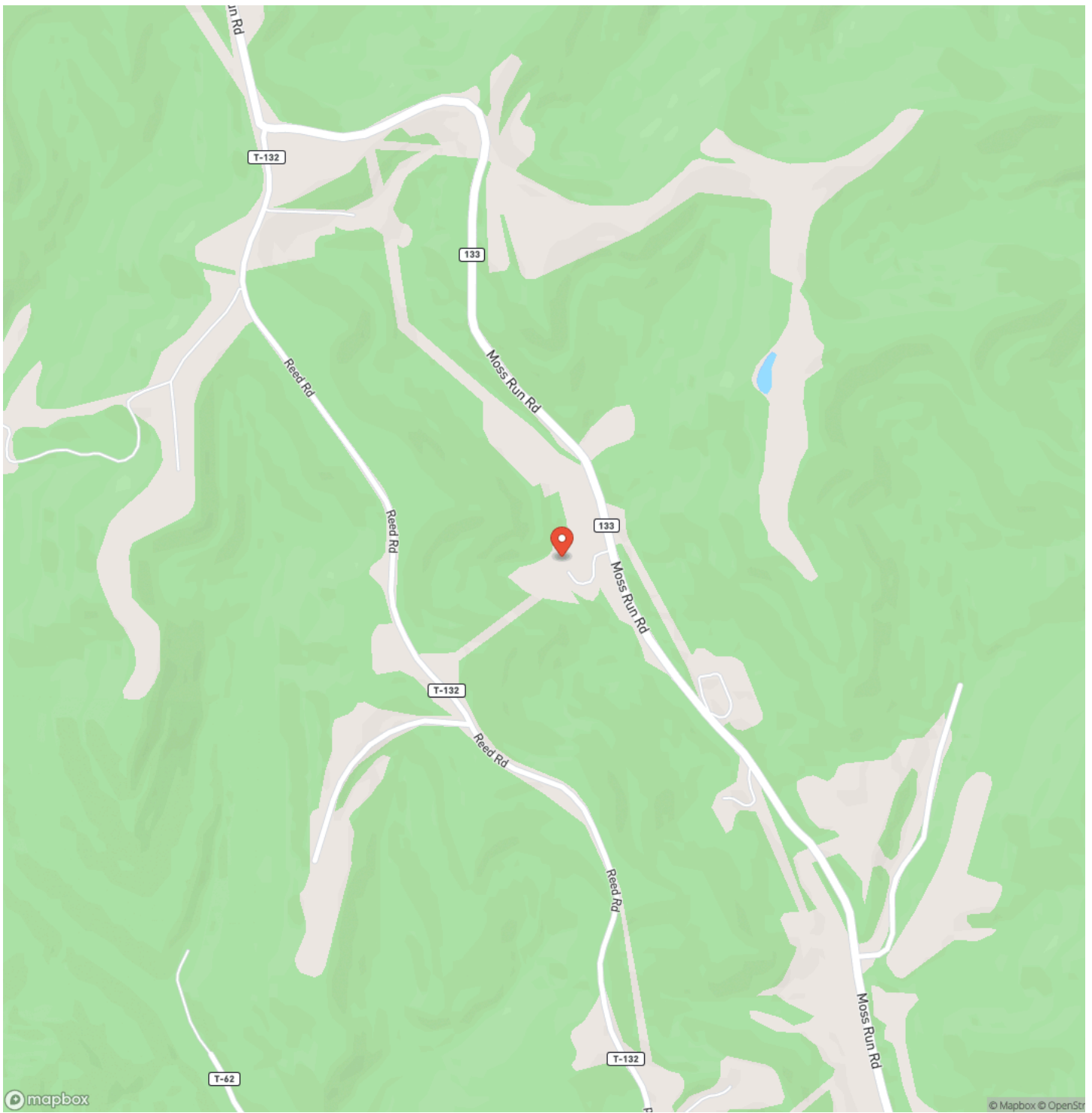
1. Lot 1 is 26.687 acres
2. Lot 2 is 9.003 acres SOLD
3. Lot 3 is 8.970 acres
4. Lot 4 is 19.868 acres
5. Lot 5 is 15 acres
6. Lot 6 is 16.466 acres Under Contract
7. Lot 7 is 13 acres SOLD
8. Lot 8 is 7.579 acres SOLD
9. Lot 9 is 12 acres
10. Lot 10 is 19 acres
11. Lot 11 is 17 acres
12. Lot 12 is 14.367 acres SOLD
13. Lot 13 is 14.995 acres UNDER CONTRACT

Lot acreages are approximate until the final survey is completed!! The price per lot is determined by the final survey. Annual taxes are to be determined due to new splits.

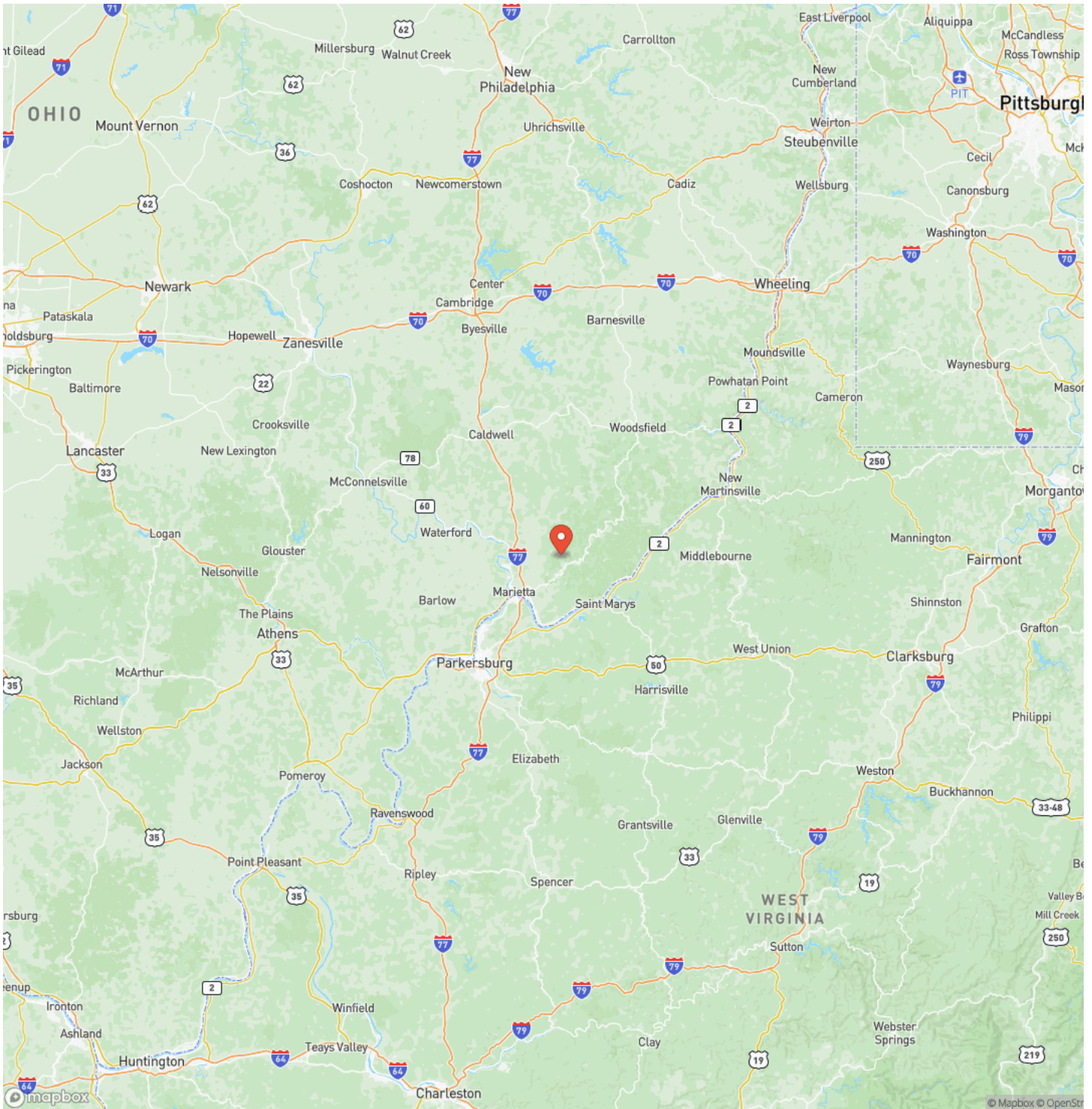
Moss Run Rd Lot 11 - 17 acres - Washington County
Marietta, OH / Washington County



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.

Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 829-7070
<https://www.mossoakproperties.com/>

