

**Vanhorn Rd Tract 3 - 55 acres - Perry
County**
Vanhorn Road
Bremen, OH 43107

\$249,900
55 +/- acres
Perry County



Vanhorn Rd Tract 3 - 55 acres - Perry County
Bremen, OH / Perry County

SUMMARY

Address

Vanhorn Road

City, State Zip

Bremen, OH 43107

County

Perry County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.6635 / -82.3684

Acreage

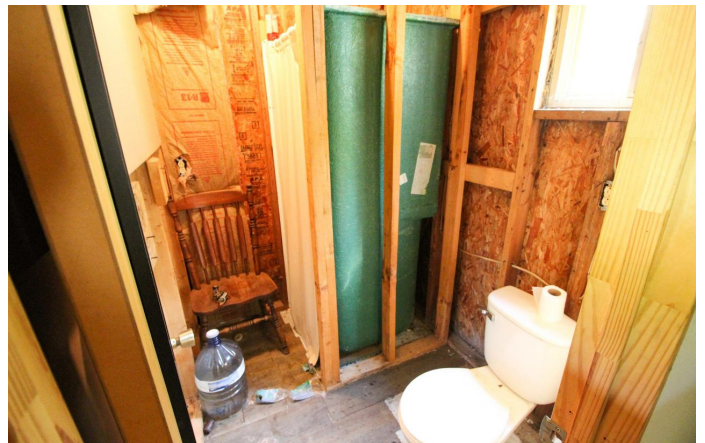
55

Price

\$249,900

Property Website

<https://ohiolandforsale.com/property/vanhorn-rd-tract-3-55-acres-perry-county-perry-ohio/19329/>



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PROPERTY DESCRIPTION

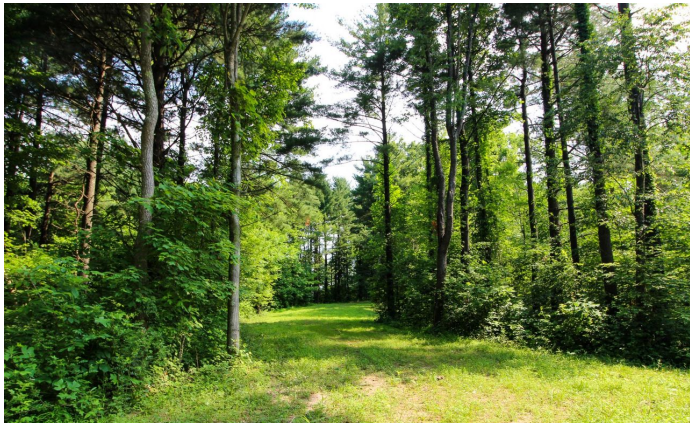
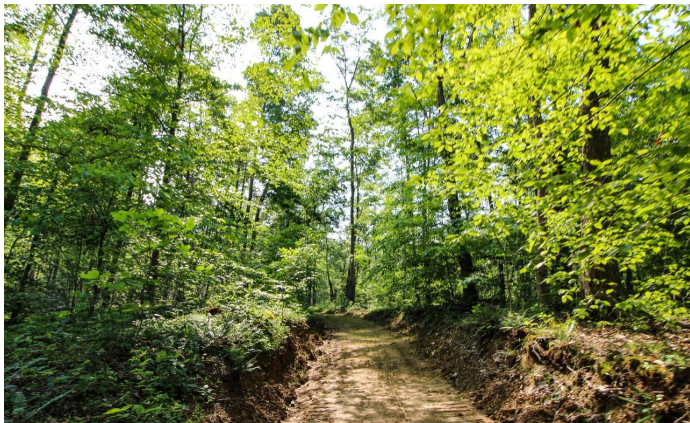
55+/- acres for sale in Perry County, Ohio. Don't miss out on this one! A real bonus here is a small 1 room cabin with electric that could be your next hunting camp, a little clean up and its ready to go! Also included is a 32 x 34 barn with dirt floor that could be used for storing your toys or equipment in.

Property features include:

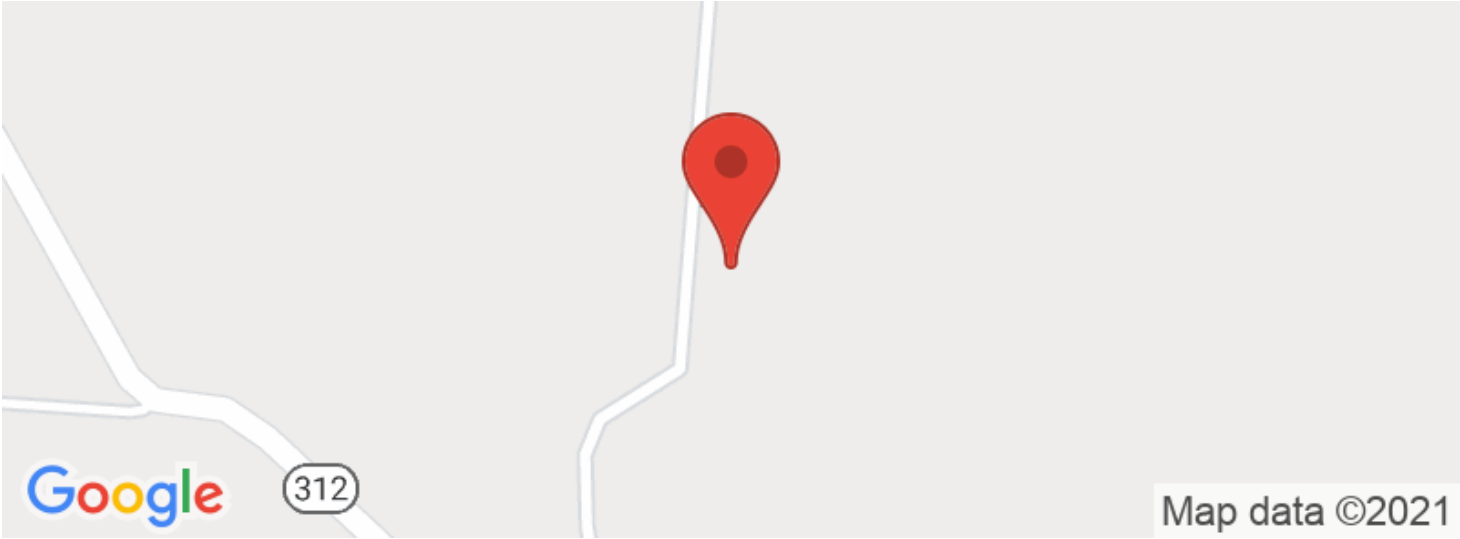
- Mostly wooded property
- Some beautiful mature pine groves
- Select timber harvest completed in 2020
- Good road system through property
- Open cleared areas for food plots
- Small creek through property
- Should be excellent hunting for deer, turkey and small game
- Rolling to steeper topography
- Several ridges and ravines
- Camper or camping locations
- Pond sites
- Building sites
- New gravel driveway in place
- GPS Coordinates are 39.6635, -82.3684

Located in a quiet country location but only 20 minutes from Lancaster or 1 hour to Columbus Ohio! Any mineral rights owned by seller to transfer and annual taxes are to be determined due to new split. Final acreage total to be verified by new survey prior to closing. Additional acreage available to purchase.

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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare

Mobile

(740) 404-8915

Email

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Address

PO Box 896

City / State / Zip

Pickerington, OH 43147

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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