

Walnut Creek Rd - 18 acres - Monroe County
39353 Walnut Camp Rd
Sardis, OH 43946

\$184,900
18± Acres
Monroe County



Walnut Creek Rd - 18 acres - Monroe County
Sardis, OH / Monroe County

SUMMARY

Address

39353 Walnut Camp Rd

City, State Zip

Sardis, OH 43946

County

Monroe County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.6593 / -81.0103

Taxes (Annually)

1278

Dwelling Square Feet

1320

Bedrooms / Bathrooms

3 / 1

Acreage

18

Price

\$184,900

Property Website

<https://www.mossyoakproperties.com/property/walnut-creek-rd-18-acres-monroe-county-monroe-ohio/53270/>



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PROPERTY DESCRIPTION

Land and home for sale in Monroe County, Ohio. So many opportunities for the next owner! If you're looking for a small hobby farm or your next deer camp don't miss out on this one! Very private and secluded location at the end of a dead-end township road. Township maintains the road to this home. Great place to raise a family or just a place for you and your family to get away from it all! Fishing, hunting, horseback riding or ATV riding all on your land! Only minutes from hundreds of acres of Wayne National Forest.

Property features include:

- 18 +/- acres pending new survey
- 6 +/- acres of open cleared ground
- Cleared land currently a hay field
- Farming & livestock opportunities
- Remaining acreage is wooded
- Hunting for deer, turkey, and small game
- 2000 +/- feet of frontage on the Little Muskingum River
- Great fishing for smallmouth bass and musky!
- Swimming, and kayaking opportunities
- Topography level to steeper topography
- 760 feet up to 900 feet
- GPS coordinates are 39.6593, -81.0103

Home features include:

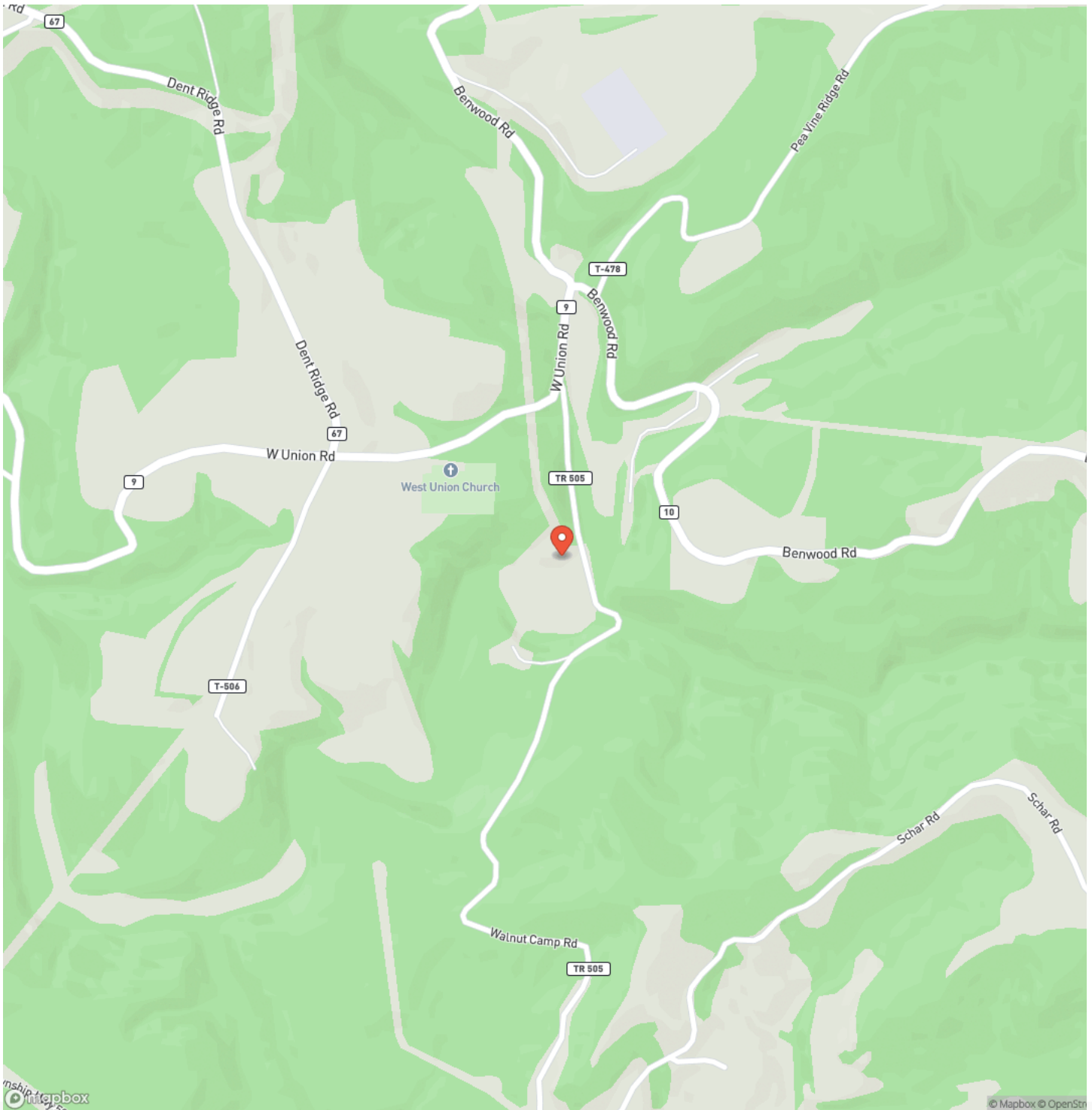
- Solid older farmhouse
- 2 story
- 3 bedroom
- 1 full bath
- 1st floor laundry
- Large open kitchen/dining room
- Stove and refrigerator stay
- Good-sized living room with a corner fireplace
- Covered front porch & rear concrete patio
- Drilled water well
- Septic tank and leach field
- Crawl space under home
- Sold barn with lots of storage space

The property is selling AS IS! The seller does not own the mineral rights and annual taxes are approximately \$1,278.06.

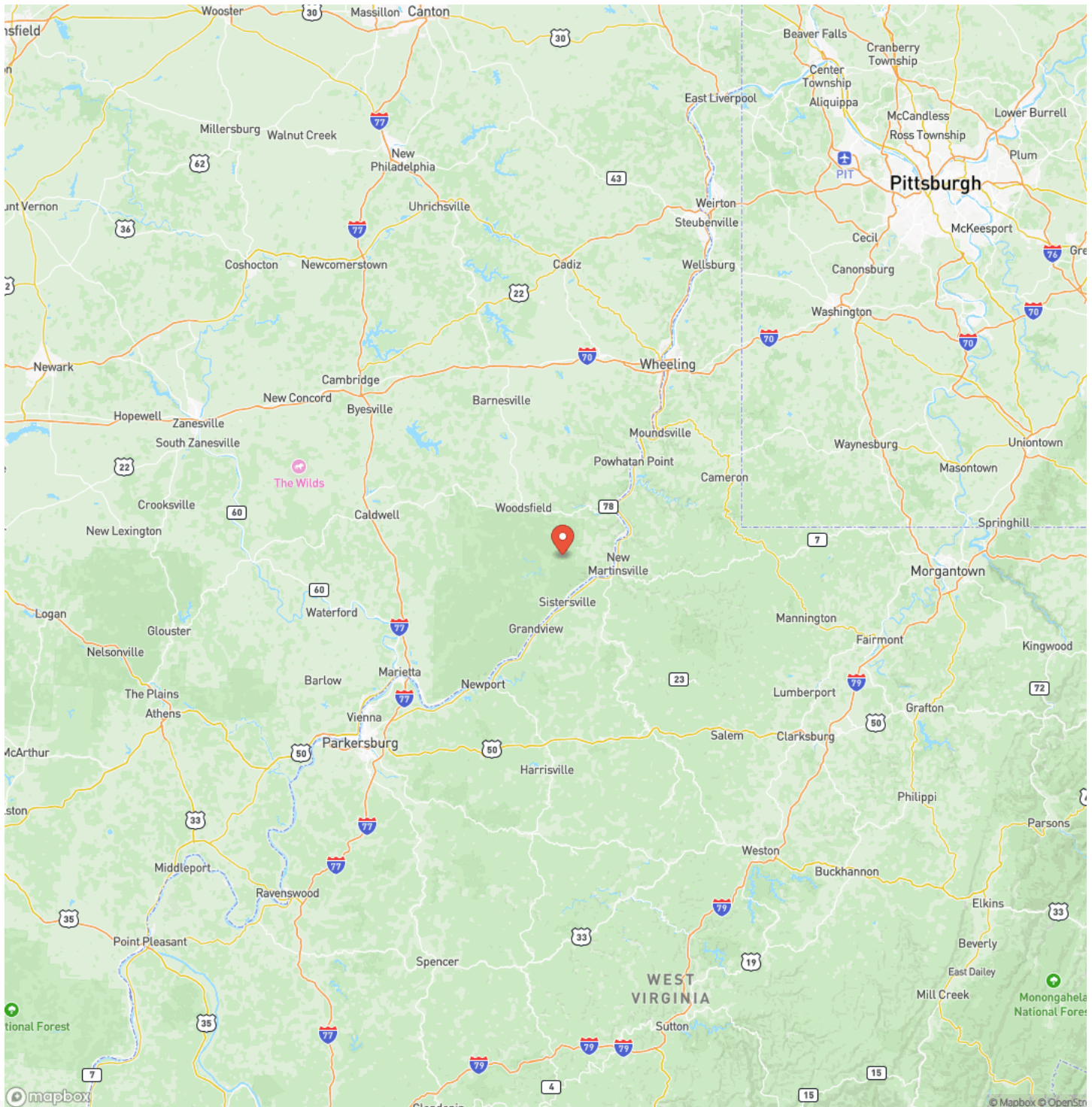
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare Jr.

Mobile

(740) 404-8915

Email

sbare@mossyoakproperties.com

Address

City / State / Zip

Zanesville, OH 43701

NOTES



MORE INFO ONLINE:

www.mossyoakproperties.com/land-for-sale/ohio/

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www.mossoakproperties.com/land-for-sale/ohio/

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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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