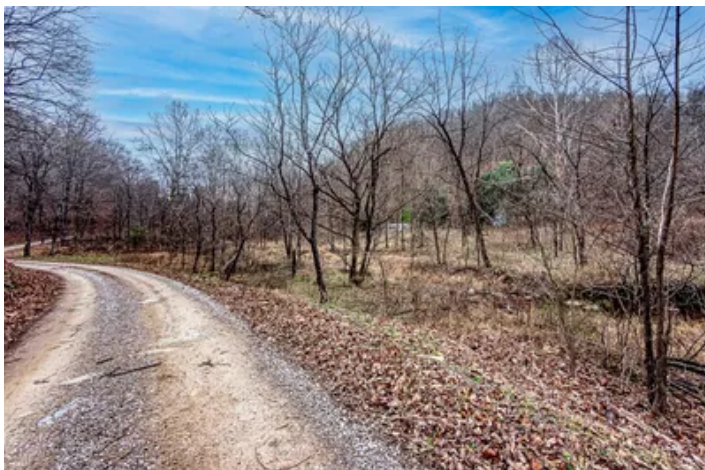
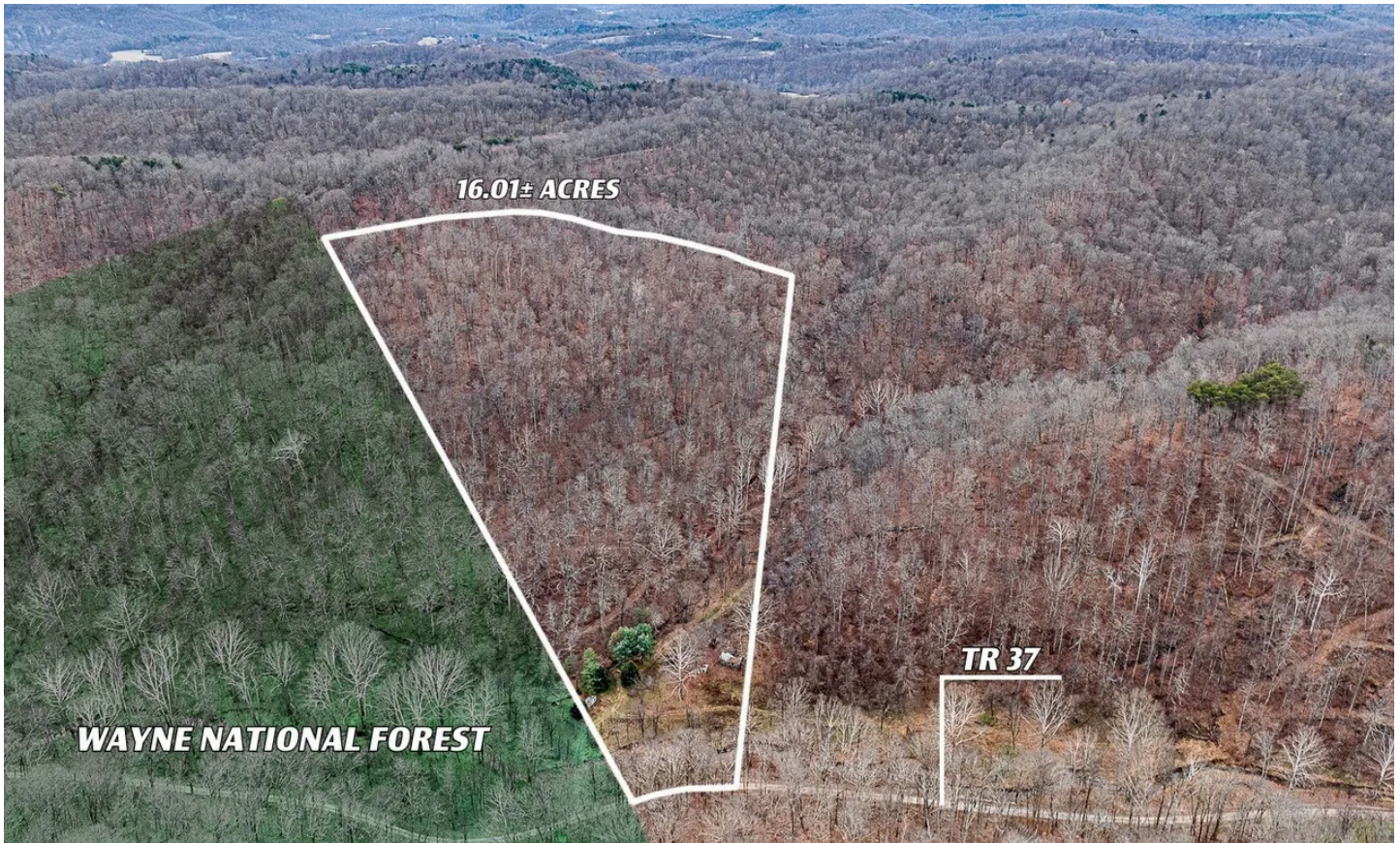


Twp Rd 37 - 16 acres
16 acres Twp Rd 37
Marietta, OH 45750

\$69,900
16.010± 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

Twp Rd 37 - 16 acres
Marietta, OH / Washington County

SUMMARY

Address

16 acres Twp Rd 37

City, State Zip

Marietta, OH 45750

County

Washington County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.49622 / -81.31205

Acreage

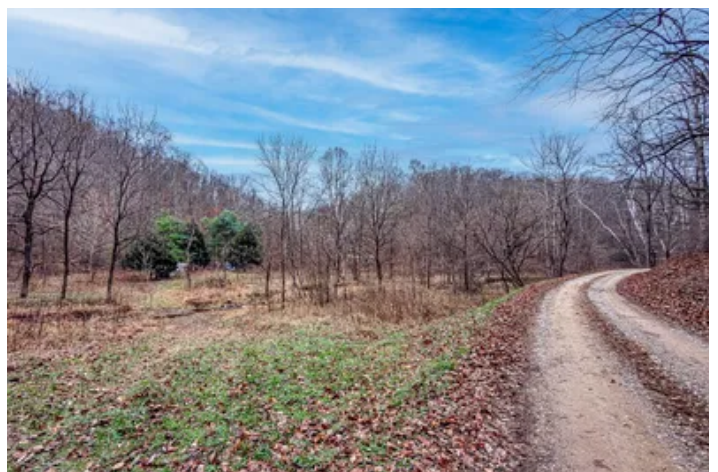
16.010

Price

\$69,900

Property Website

<https://www.mossyoakproperties.com/property/twp-rd-37-16-acres-washington-ohio/95248/>



Twp Rd 37 - 16 acres
Marietta, OH / Washington County

PROPERTY DESCRIPTION

16.01 acres for sale in Washington County, Ohio. If you're looking for a small, affordable property with direct access to public land, don't miss out on this one! Quick access to hundreds of acres of public land for additional hunting and recreational opportunities! Also located not far from the Little Muskingum River for kayaking and great fishing for smallmouth bass and muskie!

Property features include:

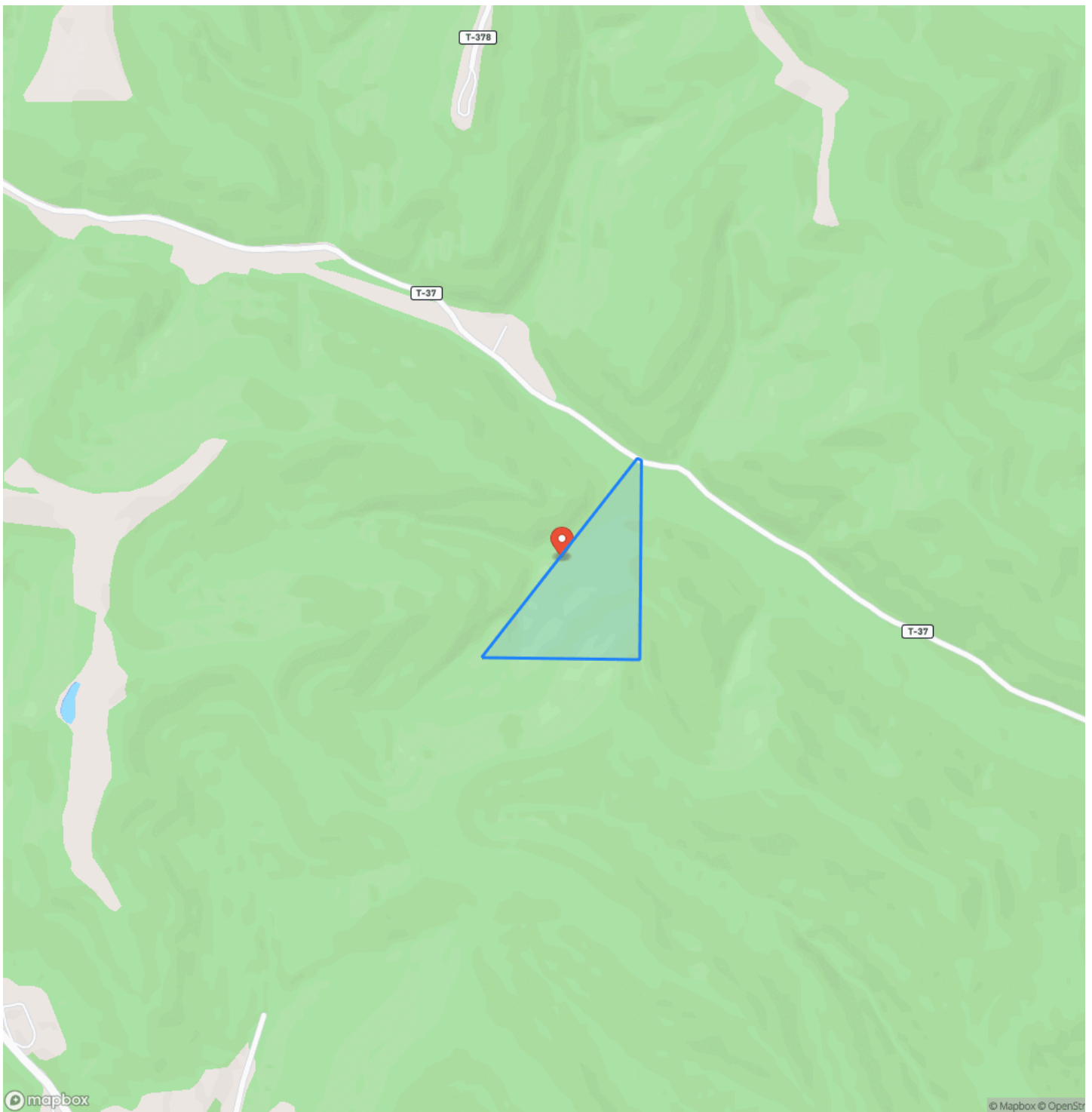
- 16.01 total acres
- 1 parcel
- All wooded parcel
- A mix of young and older timber
- Some trails through the property for access
- Should be good deer, turkey, and small game hunting
- Mill Fork stream flows through the property, providing water to wildlife
- Cabin and camping sites
- Directly borders Wayne National Forest
- GPS coordinates are 39.49619, -81.31125

Any mineral rights seller owns will transfer, and annual taxes are approximately \$76.66.

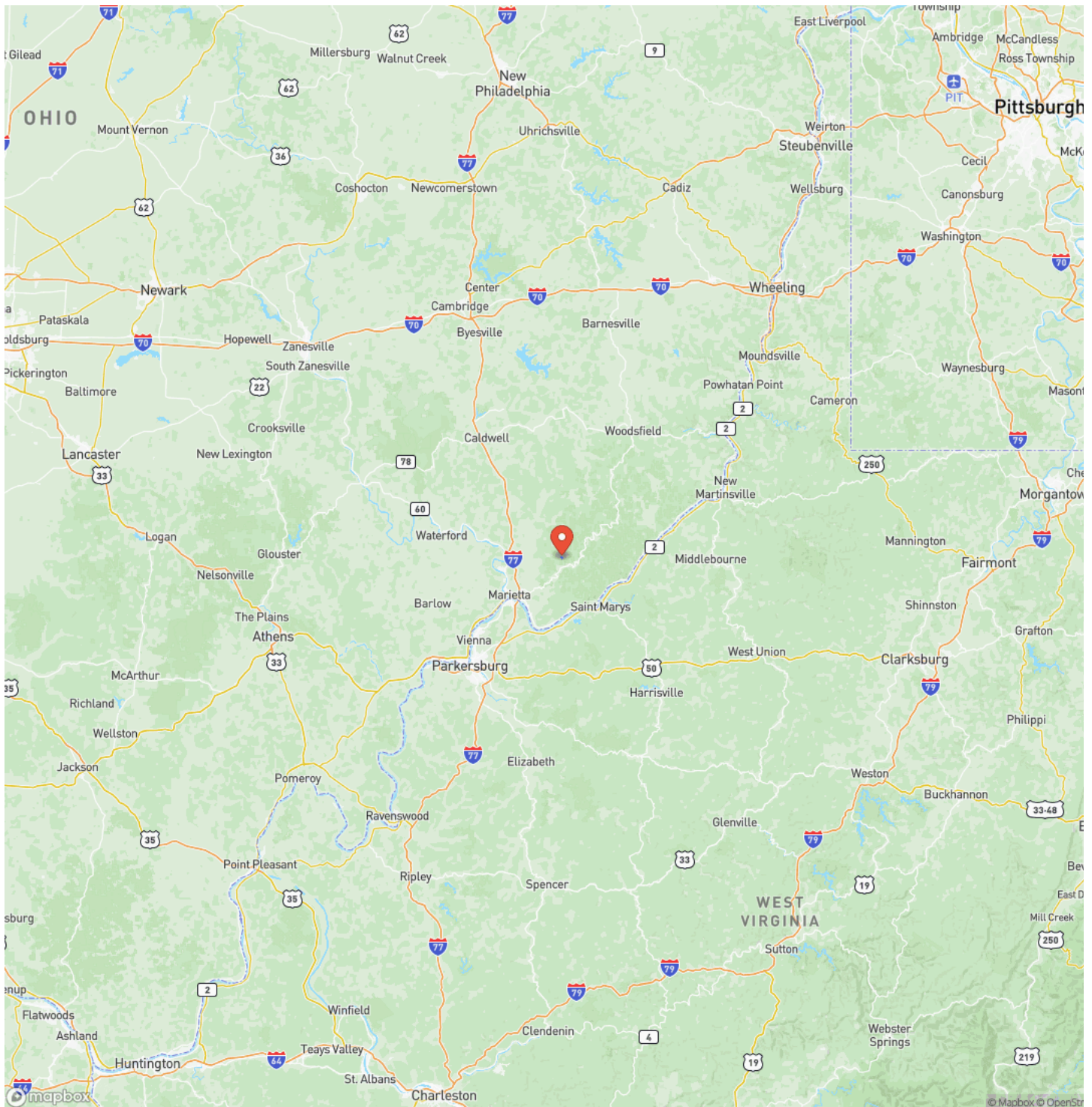
TwP Rd 37 - 16 acres
Marietta, OH / Washington County



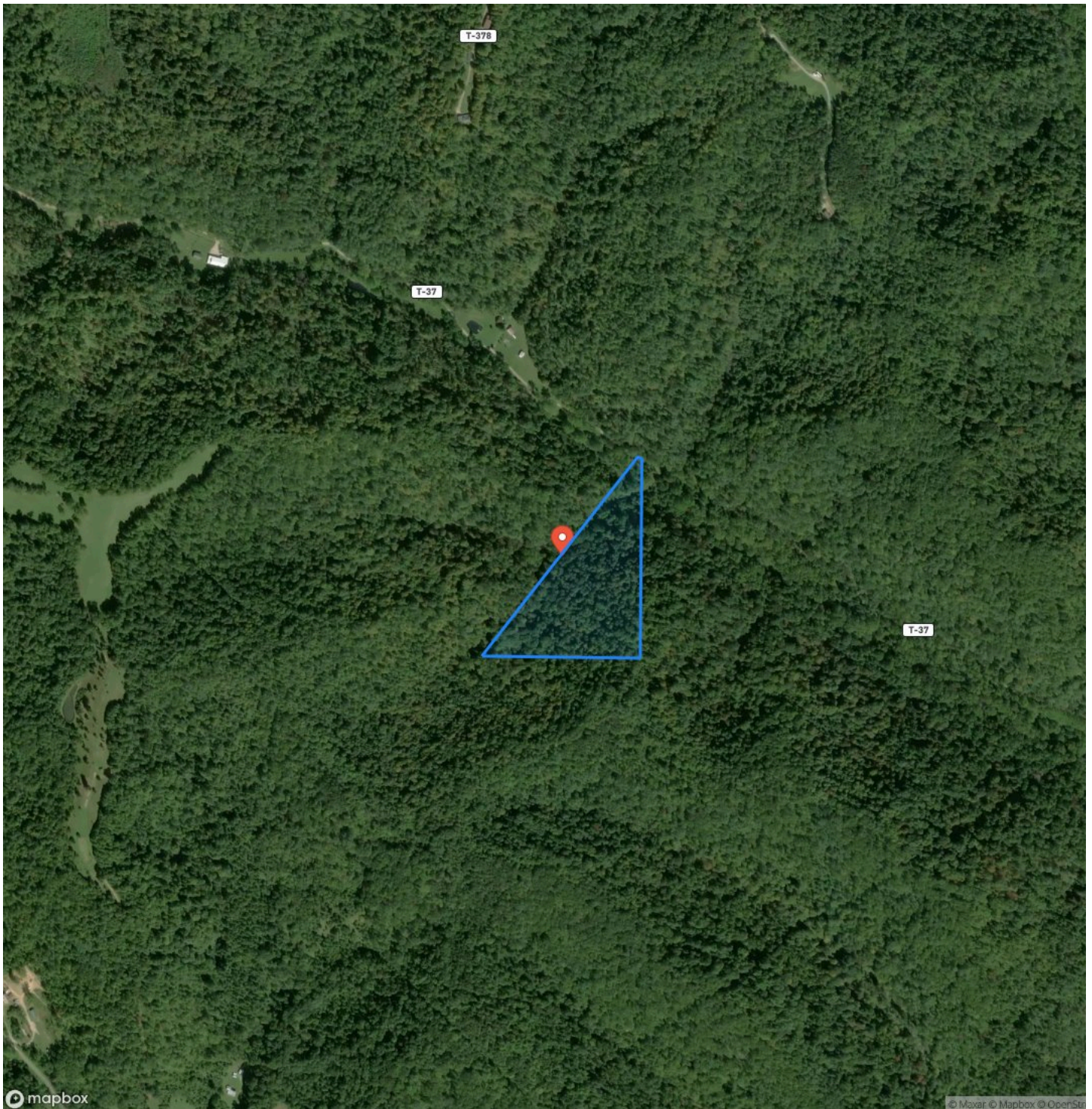
Locator Map



Locator Map



Satellite Map



Twp Rd 37 - 16 acres
Marietta, OH / Washington County

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare Jr.

Mobile

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Email

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Address

City / State / Zip

NOTES



MORE INFO ONLINE:

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

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DISCLAIMERS

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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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