

**Miltonsburg Calais Rd - 8 acres - Monroe  
County**  
31643 Miltonsburg Calais Road  
Woodsfield, OH 43793

**\$184,900**  
8.825± Acres  
Monroe County





**Miltonsburg Calais Rd - 8 acres - Monroe County**  
**Woodsfield, OH / Monroe County**

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**SUMMARY**

**Address**

31643 Miltonsburg Calais Road

**City, State Zip**

Woodsfield, OH 43793

**County**

Monroe County

**Type**

Residential Property, Recreational Land

**Latitude / Longitude**

39.8465 / -81.2438

**HOA (Annually)**

1536

**Dwelling Square Feet**

2240

**Bedrooms / Bathrooms**

5 / --

**Acreage**

8.825

**Price**

\$184,900

**Property Website**

<https://ohiolandforsale.com/property/miltonsburg-calais-rd-8-acres-monroe-county-monroe-ohio/32245/>



## **Miltonsburg Calais Rd - 8 acres - Monroe County Woodsfield, OH / Monroe County**

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### **PROPERTY DESCRIPTION**

Land and home for sale in Monroe County, Ohio. Amish built home in the country with a ton of potential! Property will need electric (No wiring installed), plumbing, and heating/cooling systems installed. Home has a drilled water well. Interior of house is in need of finishing. Long driveway back to this secluded location! Hunting for deer, turkey, and small game!

Property features include:

- 8.8251 total acres
- Mix of thicker cover and open hardwoods
- Some fenced pasture field
- Hunting and recreational opportunities
- 1073+ feet long driveway
- Very private secluded location
- GPS Coordinates are 39.8464, -81.2439

Home features include:

- 2 story home built in 2000
- 2240 square feet
- 5 bedrooms
- Large open kitchen
- Full walk out basement
- 2 wood burners
- Large, covered walk around porch
- No indoor plumbing
- No electric to house
- 24x40 pole barn
- 24x32 horse barn
- 2 stalls and water to horse barn
- 2 sheds
- Out house

50% of the mineral rights transfer, and annual taxes are approximately \$1535.90.



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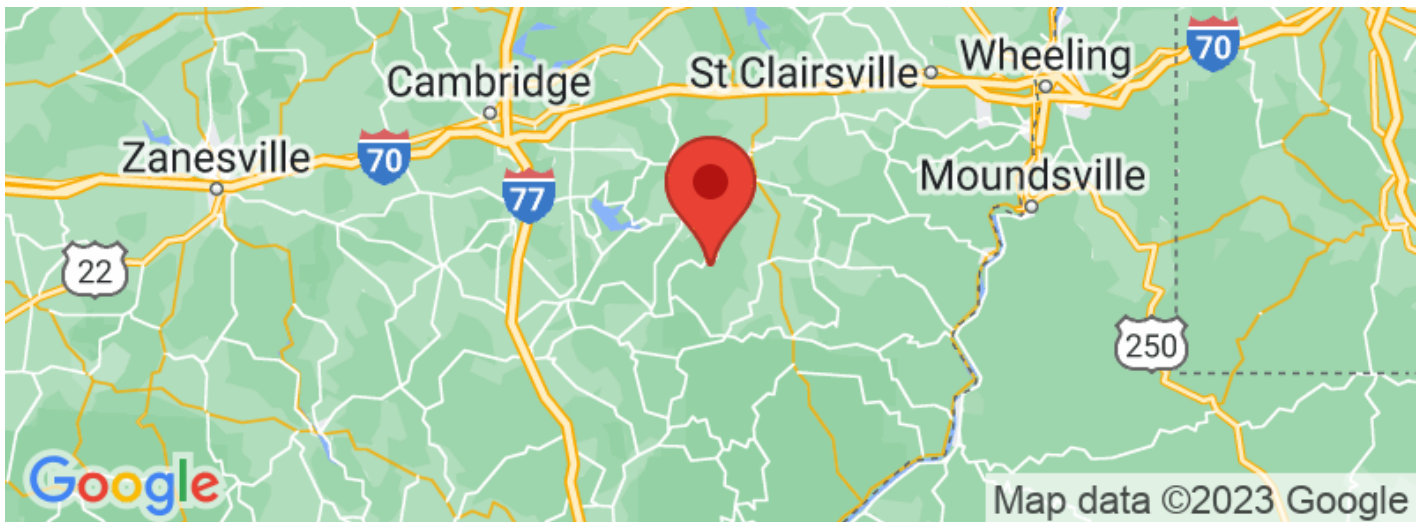
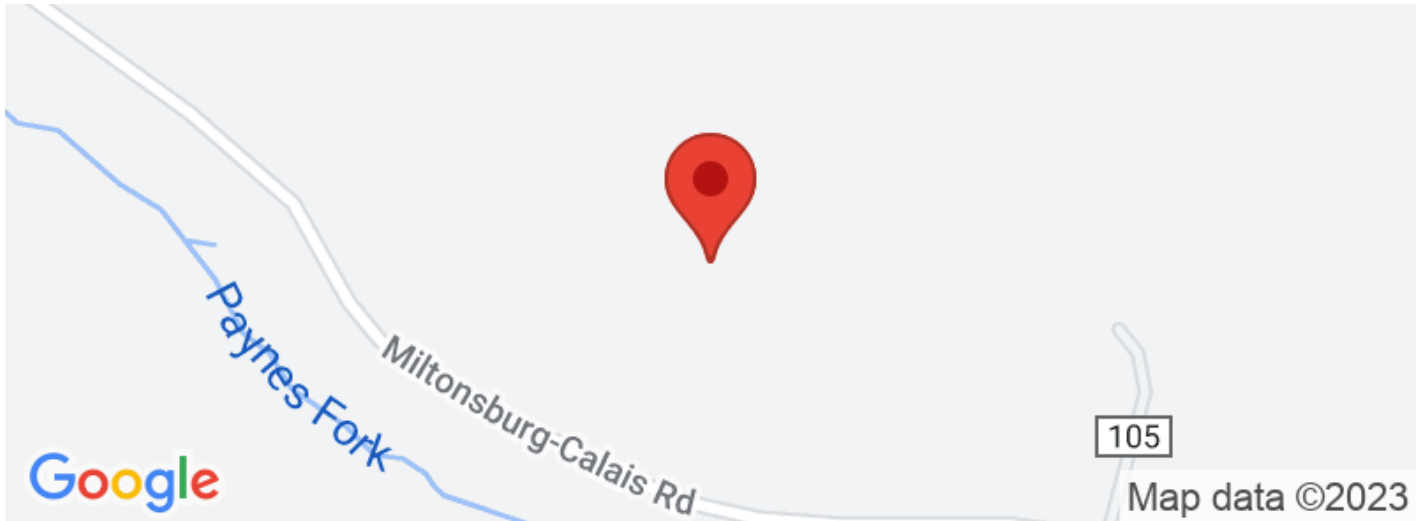
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## Locator Maps





Miltonsburg Calais Rd - 8 acres - Monroe County  
Woodsfield, OH / Monroe County

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## Aerial Maps



**Miltonsburg Calais Rd - 8 acres - Monroe County**  
**Woodsfield, OH / Monroe County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Scott Bare

**Mobile**

(740) 404-8915

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**Address**

PO Box 896

**City / State / Zip**

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**NOTES**

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# NOTES

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## **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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