

SR 800 - 34 acres - Monroe County
45096 SR 800
Woodsfield, OH 43793

\$139,900
34.074± Acres
Monroe County



SR 800 - 34 acres - Monroe County
Woodsfield, OH / Monroe County

SUMMARY

Address

45096 SR 800

City, State Zip

Woodsfield, OH 43793

County

Monroe County

Type

Recreational Land

Latitude / Longitude

39.7462 / -81.1189

Taxes (Annually)

1048

Acreage

34.074

Price

\$139,900

Property Website

<https://www.mossyoakproperties.com/property/sr-800-34-acres-monroe-county-monroe-ohio/50483/>



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PROPERTY DESCRIPTION

Land for sale in Monroe County, Ohio. Here is a smaller affordable hunting tract close to Woodsfield Ohio. The property has some thicker areas, and the recent timber harvest should only improve the wildlife habitat. The small, cleared area on the north end could make a great place for a feeder or food plot to hold deer on this property. Property currently has an older home, garage, and shed in need of tear-down and removal. Property is selling as is. The current house location would make an excellent new build site for small home or cabin.

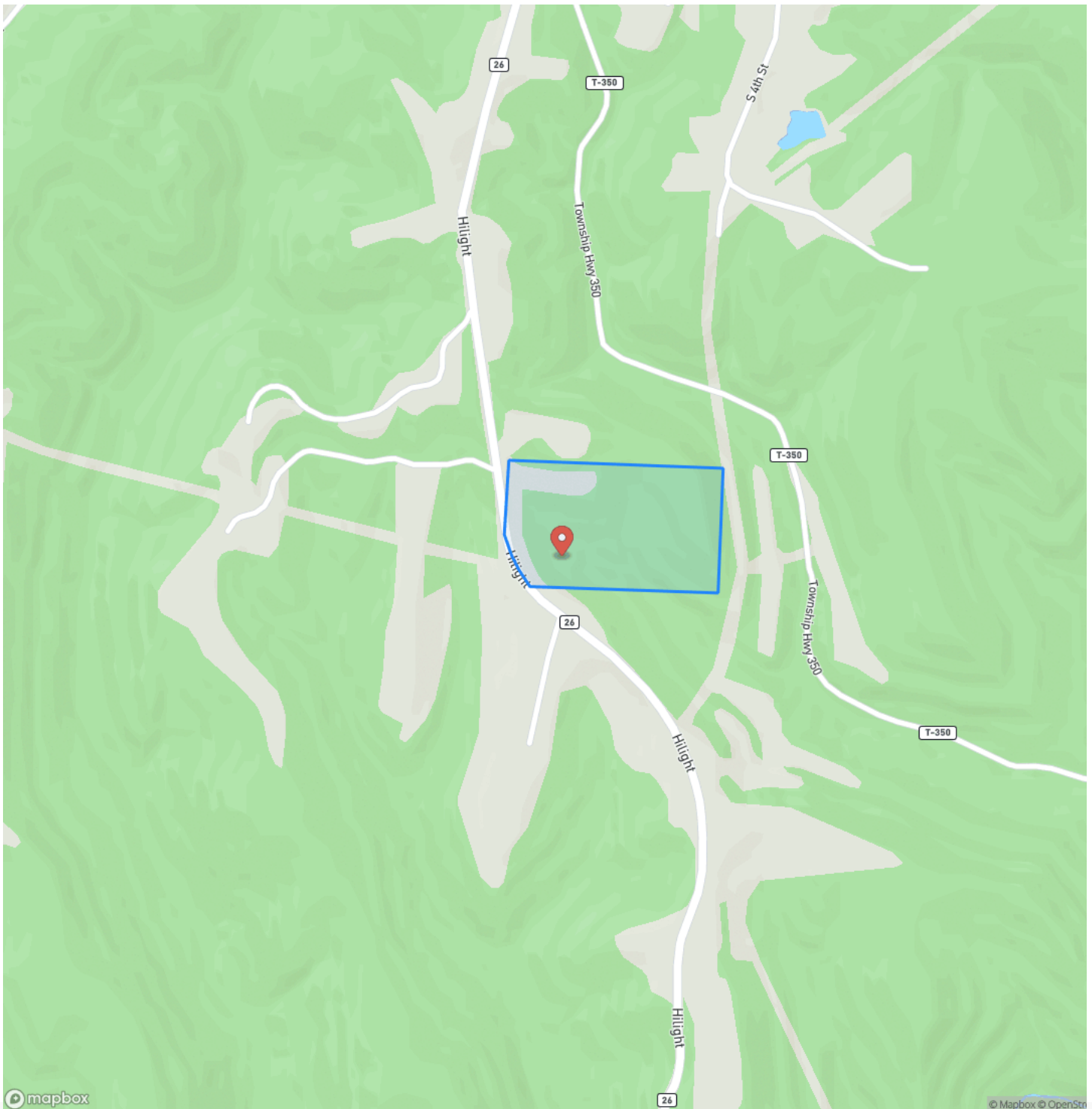
Property features include:

- 34.024 total acres
- 3+/- acres open
- Remaining acreage is wooded
- Recent select timber harvest
- Great trail system
- Rolling to steep topography
- Elevation drops from 1120 feet to 960 feet
- Should be good hunting for small game and whitetail deer
- Deer tracks and deer sign throughout property
- Small drainage through property
- GPS coordinates are 39.7462, -81.1189
- Electric at road
- New home or cabin locations

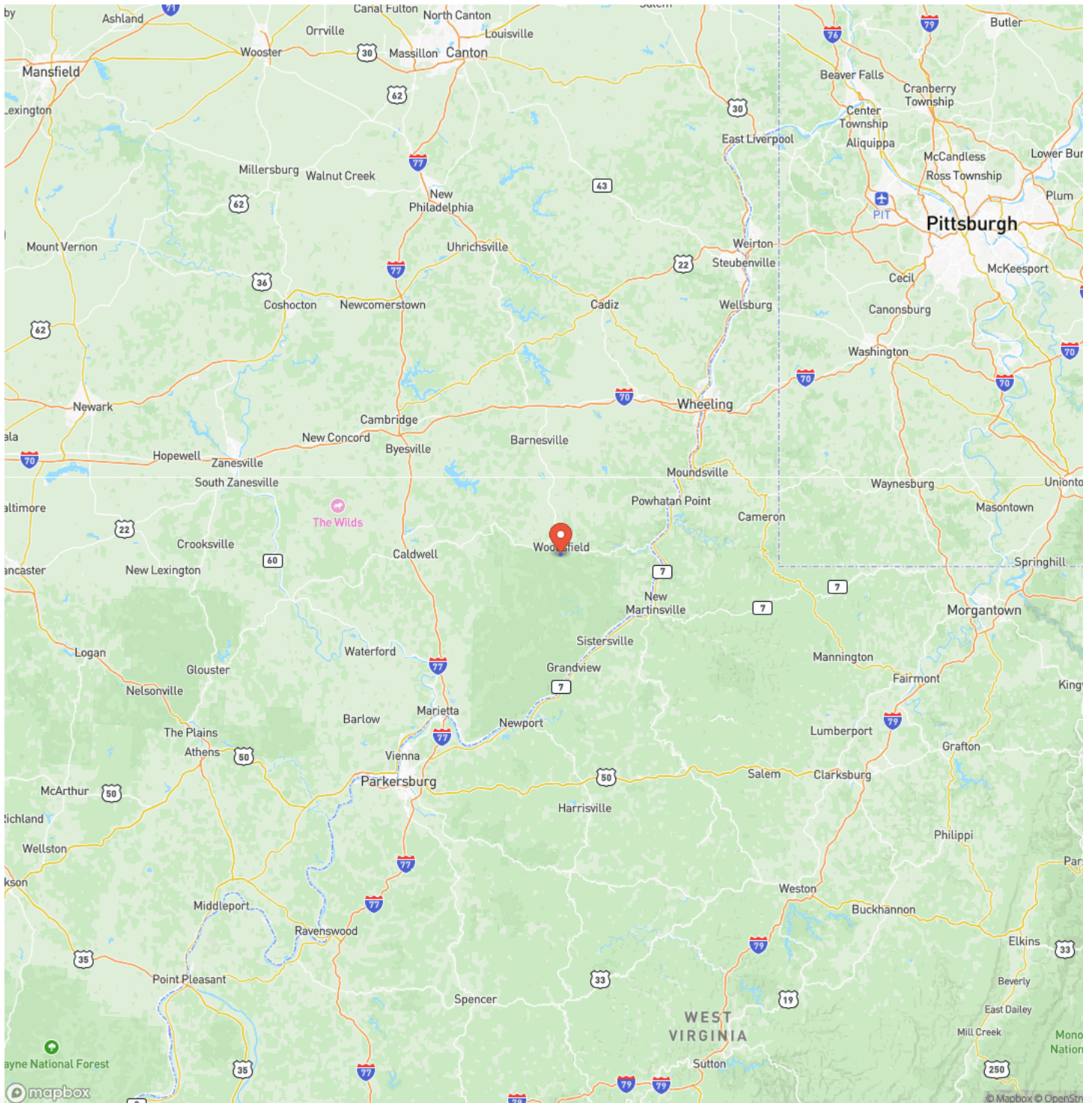
Mineral rights have been previously reserved and annual taxes are approximately \$1,048.10.



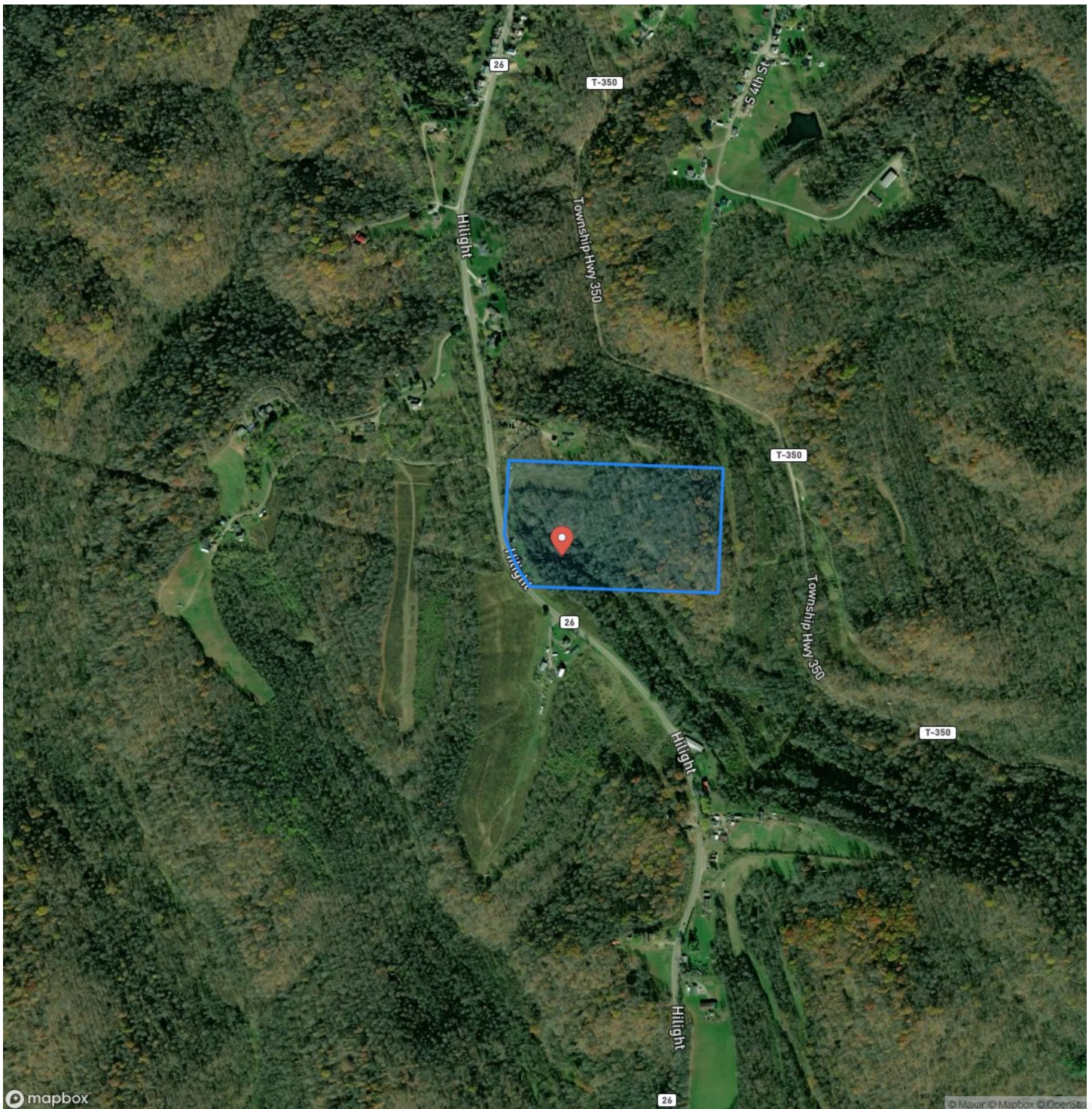
Locator Map



Locator Map



Satellite Map



SR 800 - 34 acres - Monroe County
Woodsfield, OH / Monroe County

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/

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.



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.

Mossy Oak Properties Bauer Real Estate
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
www.mossyOakproperties.com/land-for-sale/ohio/

