

Shinn Rd Lot 2 - 9 acres  
Lot 2 Shinn Rd  
Stockport, OH 45786

**\$79,900**  
9± 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.



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**Stockport, OH / Washington County**

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**SUMMARY**

**Address**

Lot 2 Shinn Rd

**City, State Zip**

Stockport, OH 45786

**County**

Washington County

**Type**

Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

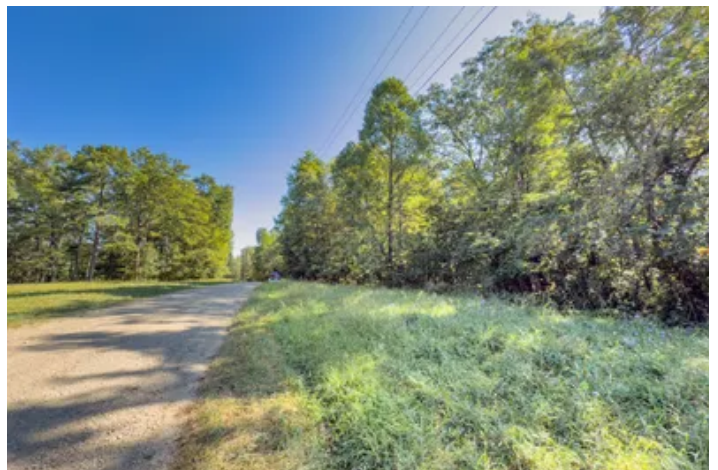
39.454909 / -81.753764

**Acreage**

9

**Price**

\$79,900



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**PROPERTY DESCRIPTION**

9 +/- acres for sale in Washington County, Ohio. Incredible investment opportunity for recreation or building! If you're looking for an amazing build site for your new home or cabin, look no further! Excellent build site secluded in the woods on a quiet township road. Electric is located at the road.

Property features include:

- Lot 2
- New survey to be completed
- 9 +/- projected acres
- All wooded parcel
- Some mature timber
- Hunting for deer, turkey, and small game
- Nice sloping lot
- 840' to 920 feet in elevation
- GPS coordinates are 39.4558, -81.7514
- Lot 1 is projected to be 8 acres and is also available at \$79,900

Located in the Wolf Creek Local School District. The seller is reserving the mineral rights and will determine the annual taxes due to the new split. Don't miss out on this nice build site! The surveyor is scheduled and should be on site soon.

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## Locator Map

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## Locator Map

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## Satellite Map

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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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