

Moss Run Rd Lot 4 - 19 acres - Washington County  
Lot 4 Moss Run Road  
Marietta, OH 43123

**\$94,900**  
19.86± 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

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**Moss Run Rd Lot 4 - 19 acres - Washington County  
Marietta, OH / Washington County**

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**SUMMARY**

**Address**

Lot 4 Moss Run Road

**City, State Zip**

Marietta, OH 43123

**County**

Washington County

**Type**

Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

39.488928 / -81.327509

**Acreage**

19.86

**Price**

\$94,900



## Moss Run Rd Lot 4 - 19 acres - Washington County Marietta, OH / Washington County

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### **PROPERTY DESCRIPTION**

19.868 acres for sale in Washington County, Ohio. If you have been looking for a new home site, cabin site, or recreational property, there is a tract for you! Call now while there are several to choose from! Tracts are close to Marietta, the Ohio River, and I-77. The property is located in the Frontier Local School District. The seller is reserving any mineral, gas, and oil rights. Annual taxes are to be determined due to new splits. A new survey has been completed.

Property features include:

- 19.868 total acres being sold
- The new survey is completed
- Mix of woods and open fields
- Hunting opportunities and lots of wildlife
- Excellent building sites
- Good views from the property
- Rolling to steeper topography
- Reed Road is a dirt road
- Moss Run Road is a paved
- 1886 +/- feet of road frontage on Reed Road
- Electric at the road
- Access to future public water
- Access to natural gas on the Reed Road Tracts
- GPS coordinates are 39.4908 -81.3313

Lots:

- Lot 1 is 26.687 acres
- Lot 2 is 9.003 acres SOLD
- Lot 3 is 8.970 acres
- Lot 4 is 19.868 acres
- Lot 5 is 15 acres
- Lot 6 is 16.466 acres UNDER CONTRACT
- Lot 7 is 13 acres SOLD
- Lot 8 is 7.579 acres SOLD
- Lot 9 is 12 acres
- Lot 10 is 19 acres
- Lot 11 is 17 acres
- Lot 12 is 14.367 acres SOLD
- Lot 13 is 14.995 acres UNDER CONTRACT

\*\*List price is \$5500 per acre

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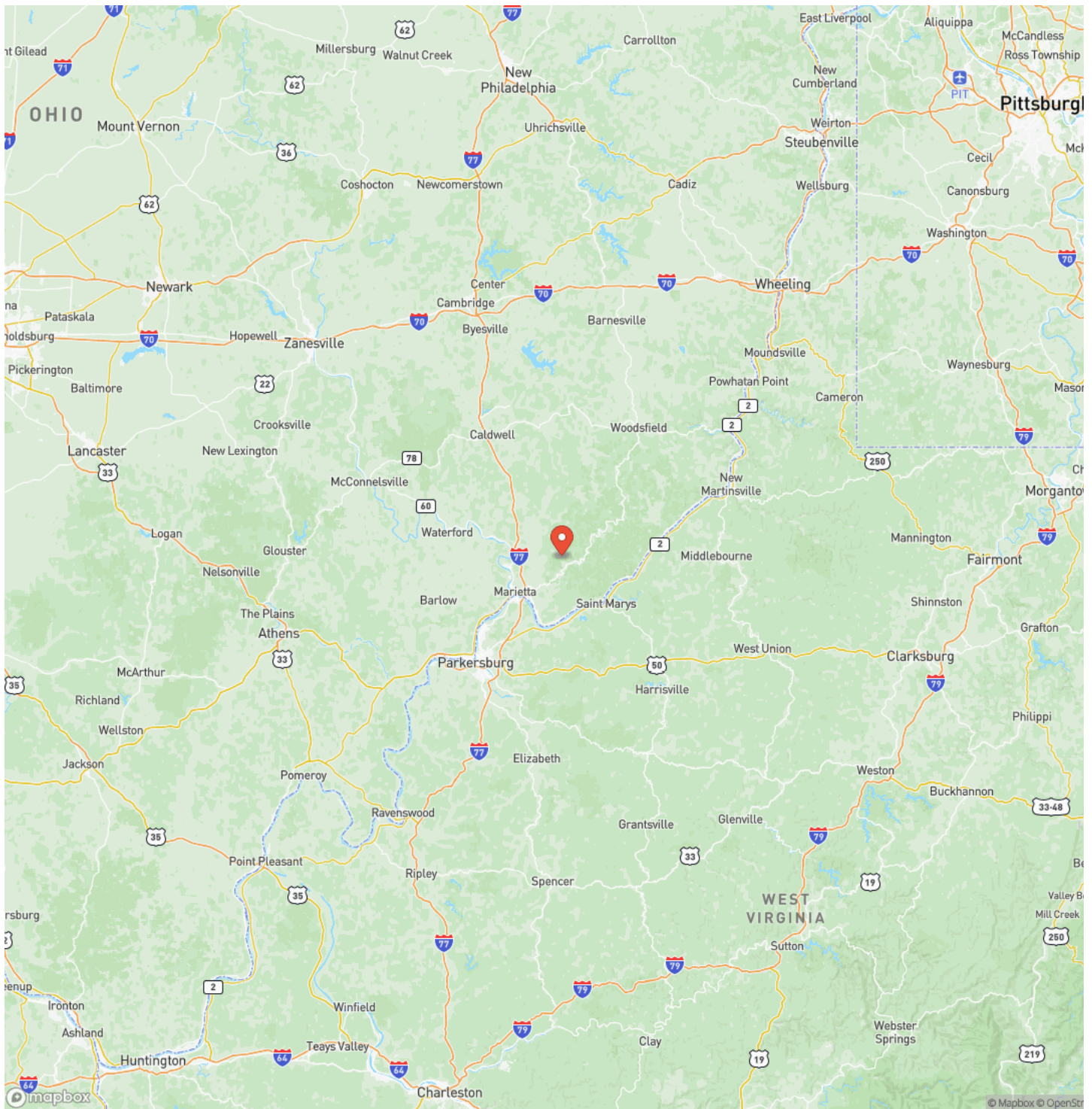
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## Locator Map



## Locator Map



## Satellite Map







## **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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