

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

sbare@mossyoakproperties.com | 740-404-8915

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

SUMMARY

Address

Lot 4 Moss Run Road null

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

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

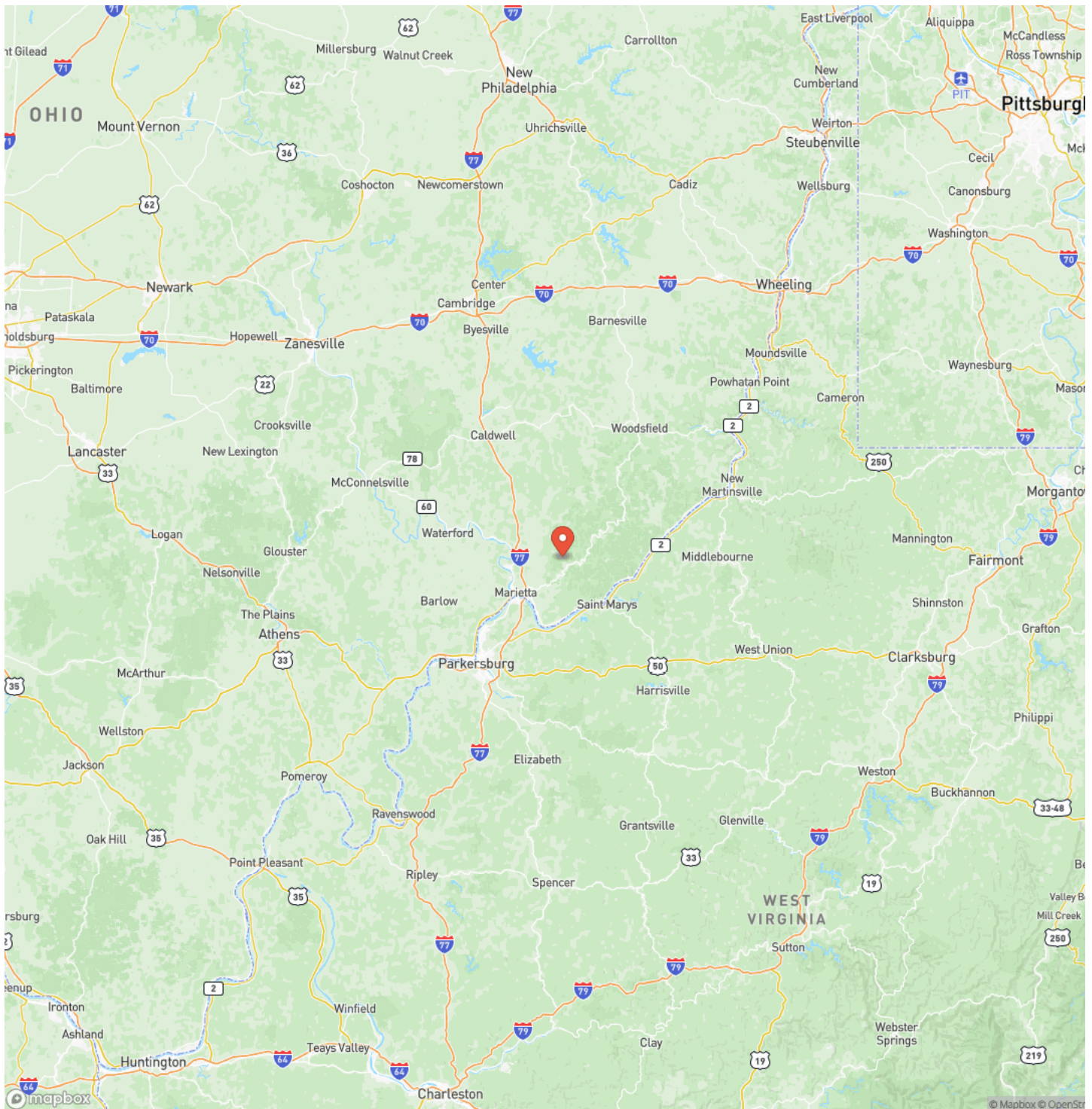
Moss Run Rd Lot 4 - 19 acres - Washington County
Marietta, OH / Washington County



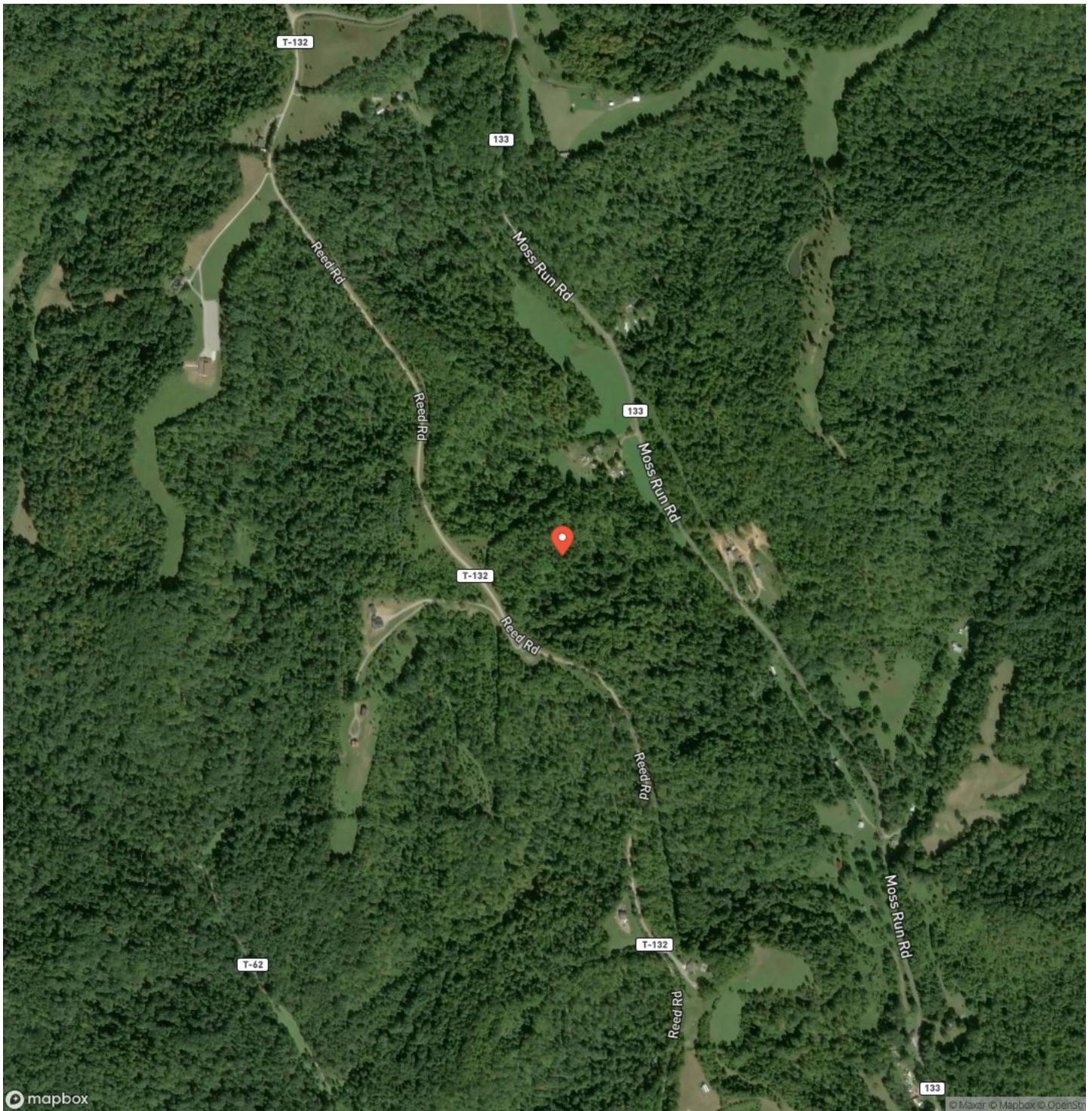
Locator Map



Locator Map



Satellite Map



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

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This image shows a single sheet of white paper with horizontal blue 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.



<https://www.mossyoakproperties.com/>

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.

Mossy Oak Properties Bauer Realty & Auctions

PO BOX 896

Pickerington, OH 43147

(614) 829-7070

<https://www.mossyOakproperties.com/>

