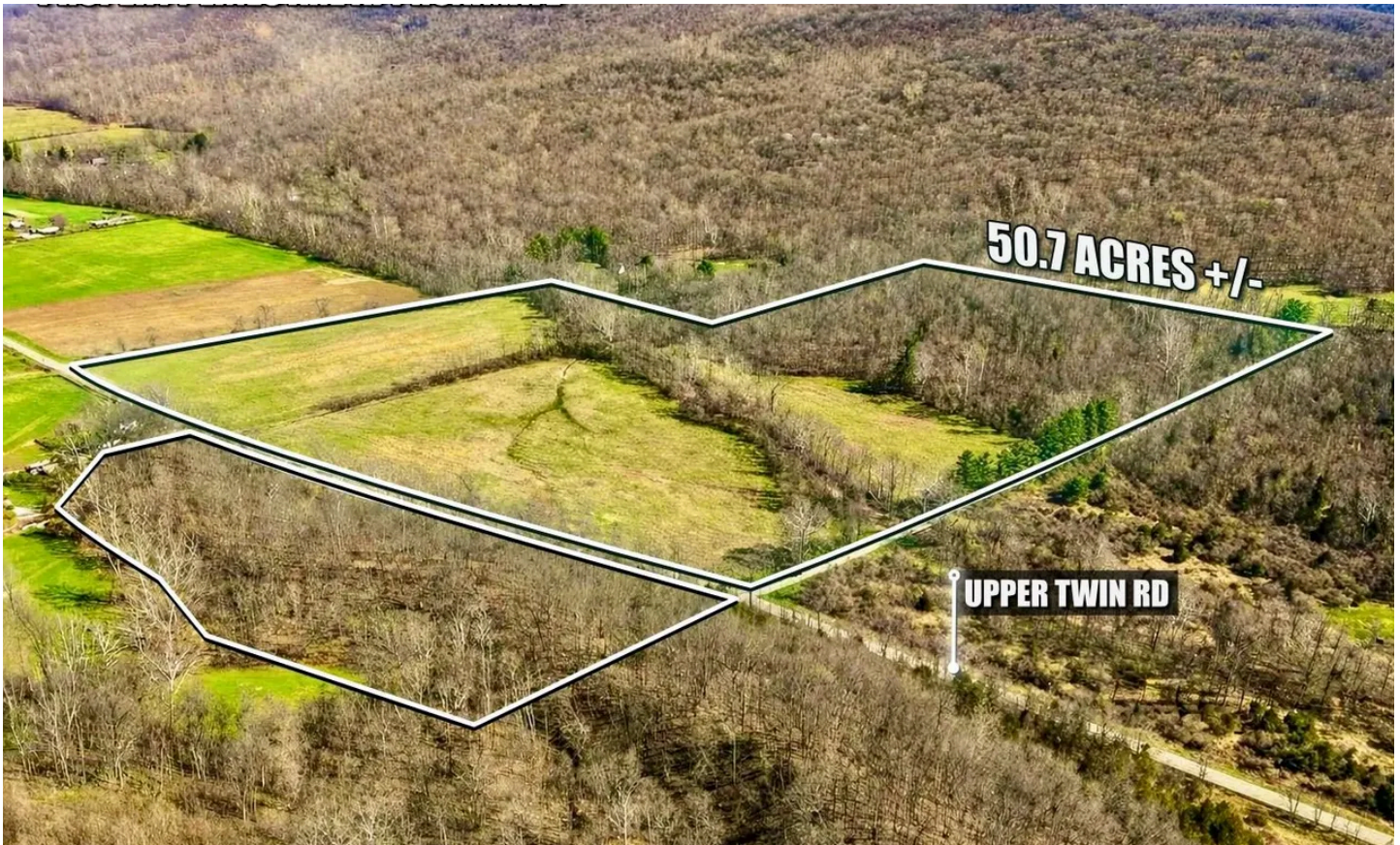


Upper Twin Rd - 50 acres  
Upper Twin Road  
South Salem, OH 45681

\$279,290  
50.78± Acres  
Ross 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

**Upper Twin Rd - 50 acres**  
**South Salem, OH / Ross County**

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**SUMMARY**

**Address**

Upper Twin Road

**City, State Zip**

South Salem, OH 45681

**County**

Ross County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

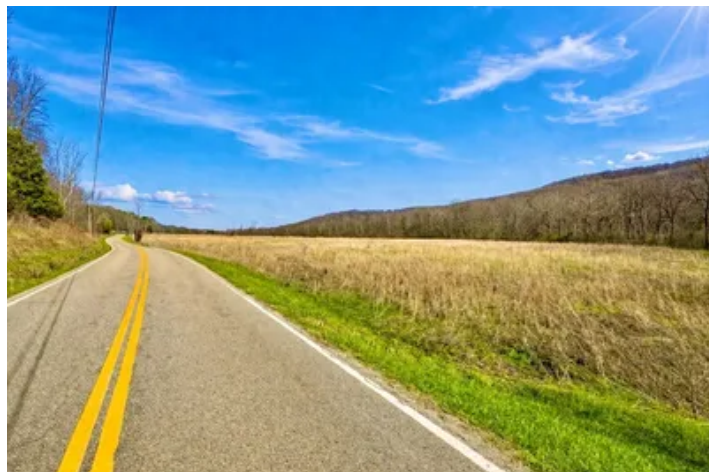
39.2754 / -83.2339

**Acreage**

50.78

**Price**

\$279,290



**Upper Twin Rd - 50 acres**  
**South Salem, OH / Ross County**

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**PROPERTY DESCRIPTION**

50.874 acres for sale in Ross County, Ohio. If your looking for an incredible hunting property with the opportunity at a giant Ohio whitetail buck don't miss out on this one! Located in an area known for great deer & turkey hunting! This property is a major travel corridor for deer feeding in the nearby crop fields. A secluded field hidden off the road by a tree line could be planted to attract and hold wildlife. Multiple stands and blinds on property not owned by seller.

Property features include:

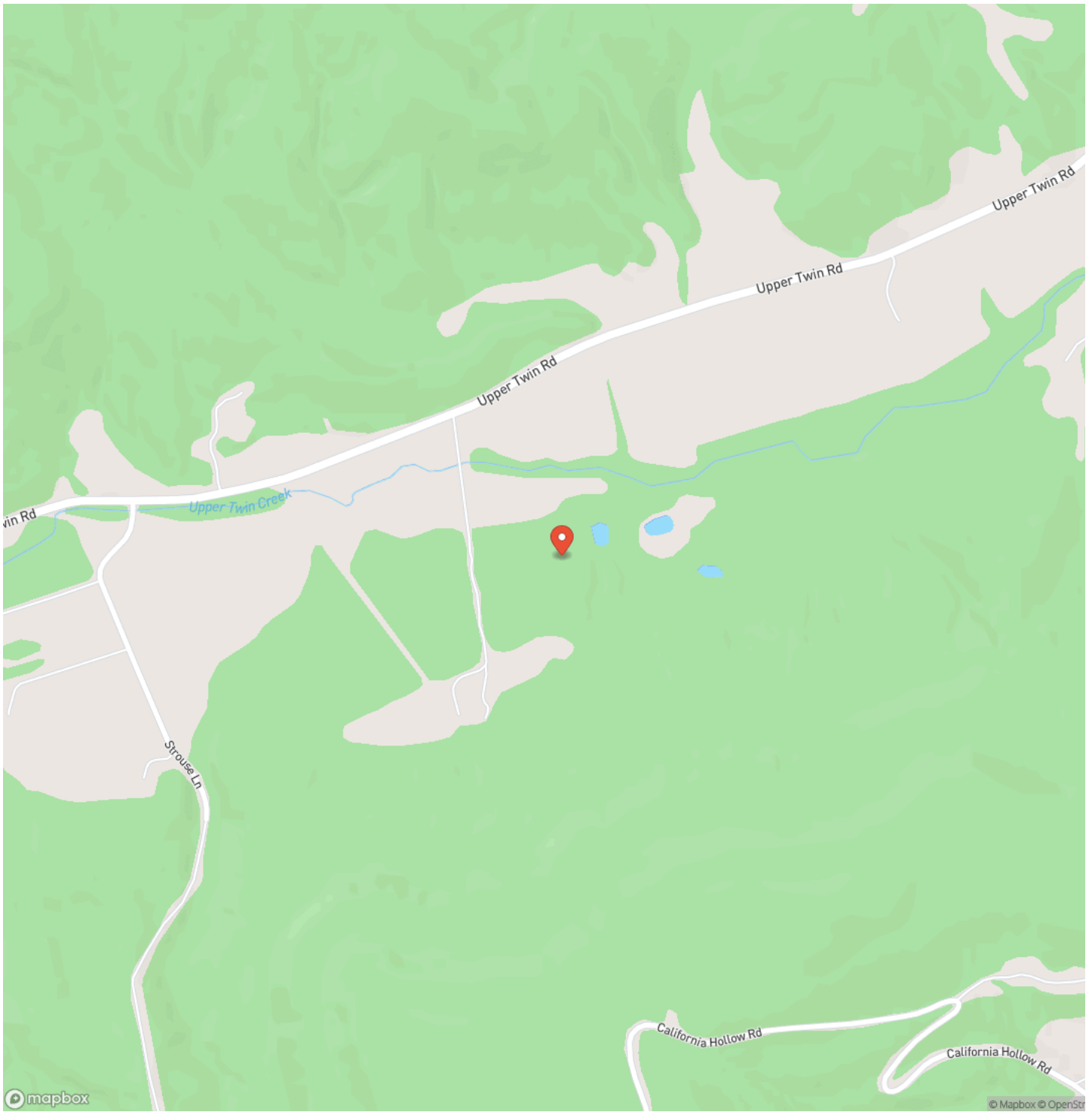
- Four total parcels
- 50.874 total acres
- Good mix of woods and field
- Small secluded clearing for possible food plot
- 1510 +/- feet of road frontage on Upper Twin Road
- Frontage on Upper Twin Creek
- Small pond
- Excellent wildlife habitat
- Should be great deer, turkey, and small game hunting
- Trophy buck history
- Plenty of thicker cover to hold deer
- Good access to property
- Multiple cabin or home sites
- Electric at the road
- Option to purchase smaller tracts
- GPS coordinates are 39.2754, -83.2339

Any mineral rights owned by the seller to transfer and annual taxes are approximately \$2311.26. Property can be purchased in 3 separate tracts or purchased all together as one. Call listing agent for pricing and optional acreage and pricing details.

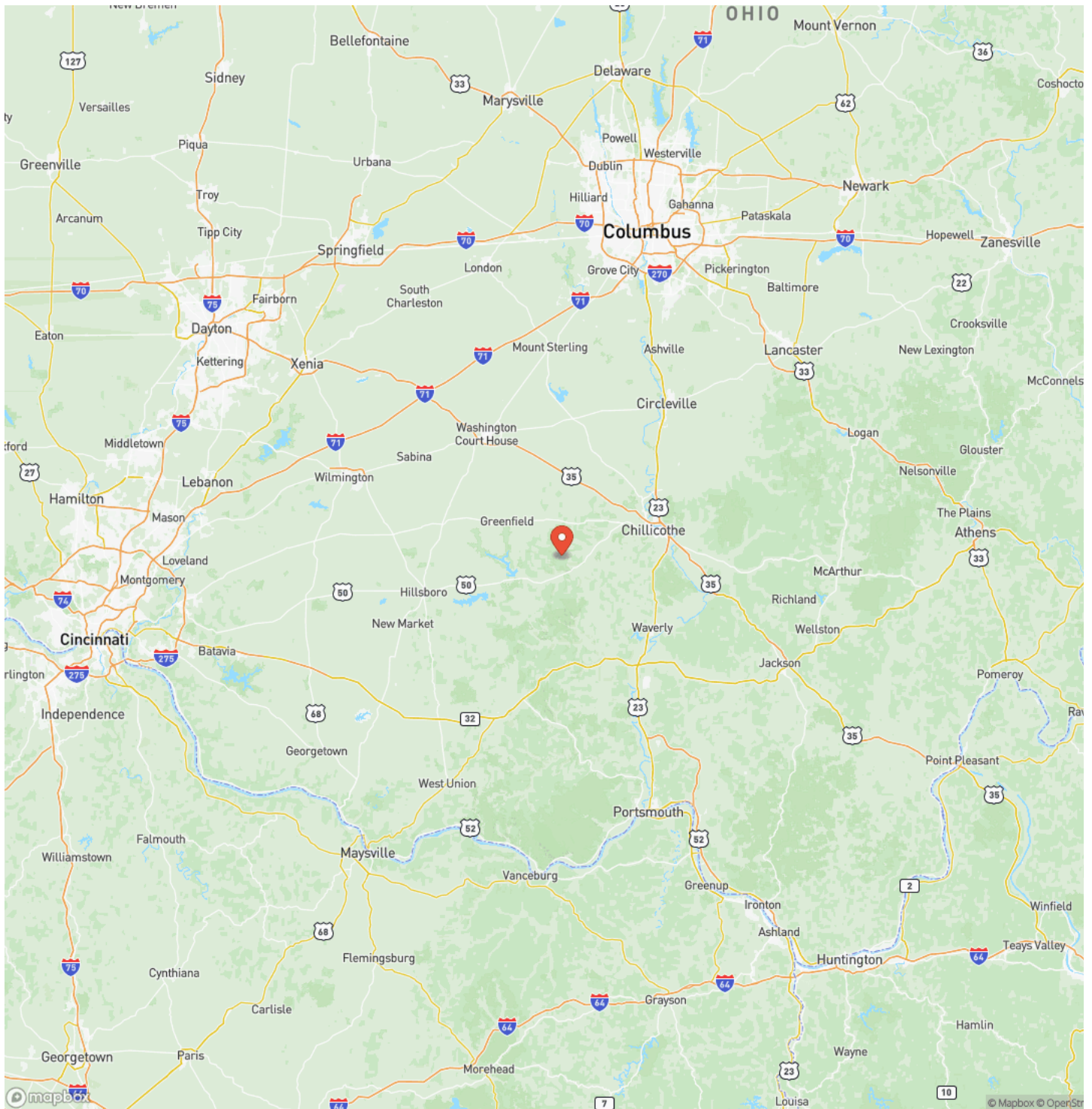
Upper Twin Rd - 50 acres  
South Salem, OH / Ross County



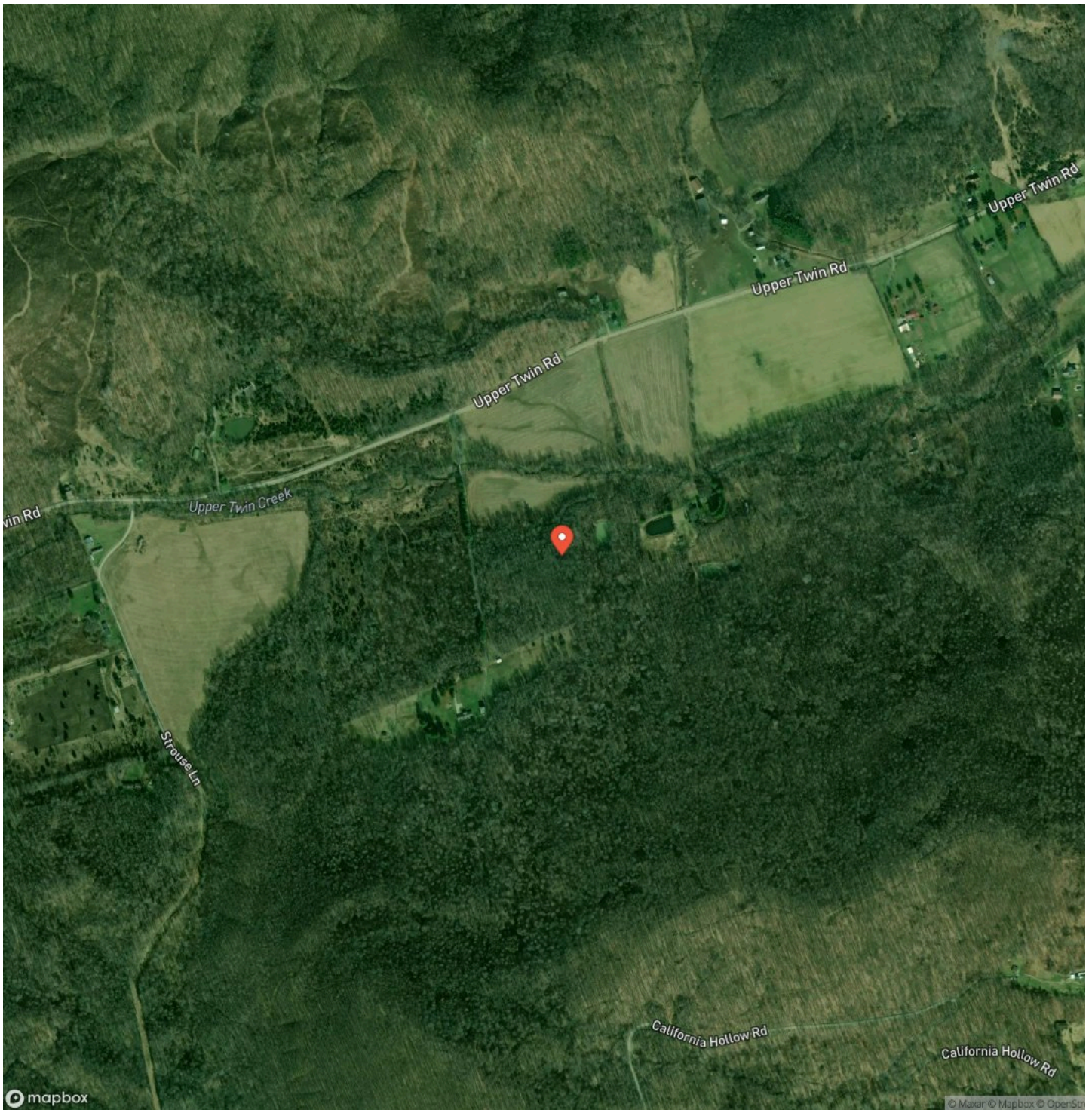
## Locator Map



# Locator Map



## Satellite Map







## **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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**Mossy Oak Properties Bauer Realty & Auctions**  
PO BOX 896  
Pickerington, OH 43147  
(614) 829-7070  
<https://www.mossoakproperties.com/>

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