

SR 26 - 62 acres - Washington County
3740 SR 26
Marietta, OH 45750

\$799,900
62.230± Acres
Washington County



SR 26 - 62 acres - Washington County
Marietta, OH / Washington County

SUMMARY

Address

3740 SR 26

City, State Zip

Marietta, OH 45750

County

Washington County

Type

Commercial, Undeveloped Land, Business Opportunity

Latitude / Longitude

39.422287 / -81.39149

Acreage

62.230

Price

\$799,900

Property Website

<https://www.mossyoakproperties.com/property/sr-26-62-acres-washington-county-washington-ohio/81027/>



SR 26 - 62 acres - Washington County
Marietta, OH / Washington County

PROPERTY DESCRIPTION

62.23 Acres for sale in Washington County, Ohio. Don't miss out on this property for commercial development, farming, or even residential! This is a unique property only minutes from Marietta, Ohio, and Interstate 77. Would make an incredible location for a horse farm, trucking business, landscaping business, or a secluded private residence. Several solid, older existing barns on the property.

Property features include:

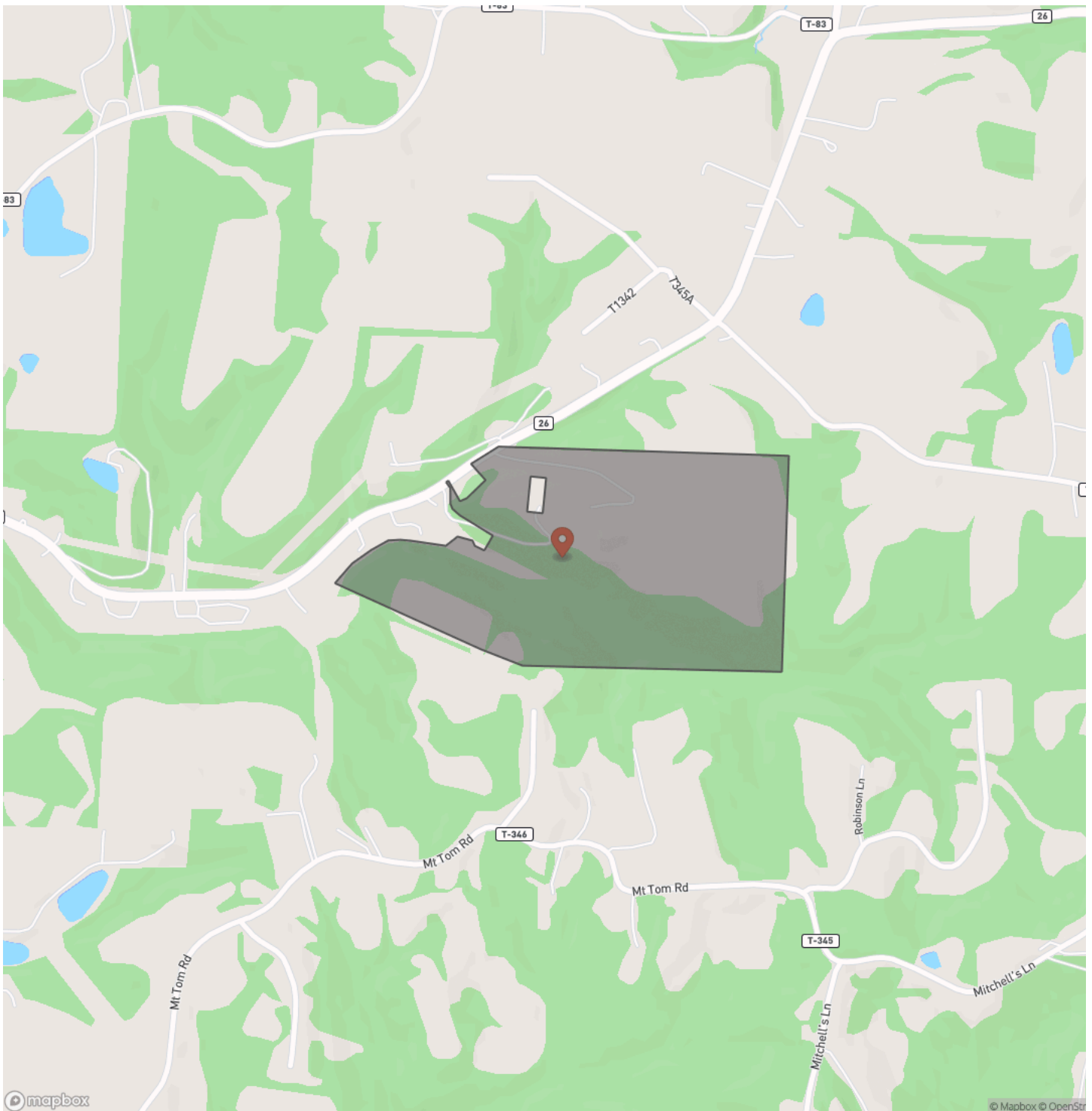
- Incredible investment opportunity!!
- 62.23 total acres
- 1 parcel
- Established entrance with wide double pipe gate
- 1055 +/- foot long gravel driveway
- Multiple build sites
- Electric service on the property
- Public water & gas are available
- Large level area at the hilltop for developing
- 27 +/- acres wooded
- Some mature timber
- Hunting for small game, deer, and wild turkey
- Small creek through the property
- 2 ponds (Unknown if stocked)
- 700 to 840 feet in elevation
- GPS Coordinates are 39.4223,-81.3912

Seller is reserving all gas & oil rights. Annual taxes are approximately \$1415.38.

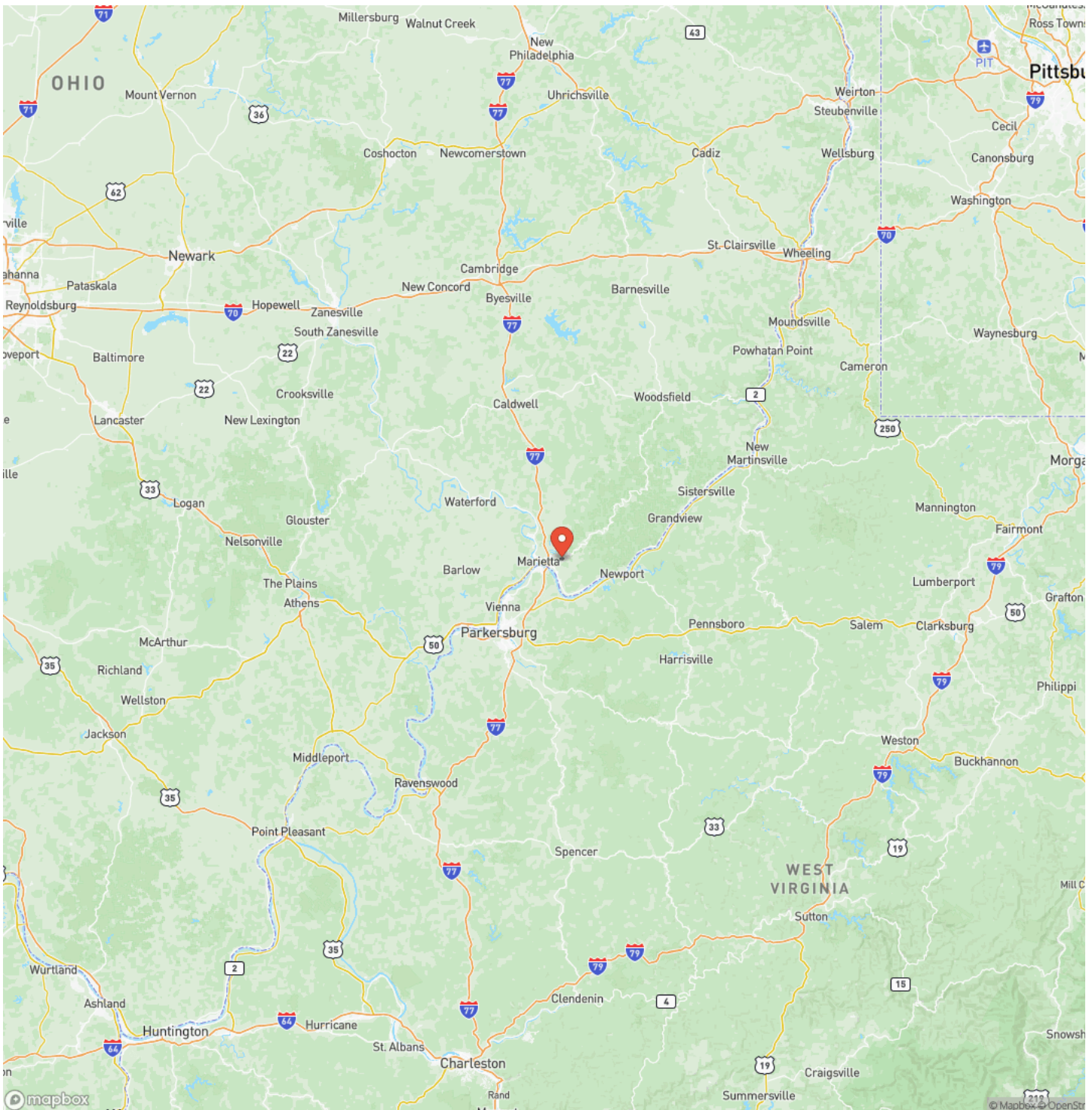
SR 26 - 62 acres - Washington County
Marietta, OH / Washington County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare Jr.

Mobile

(740) 404-8915

Email

sbare@mossyoakproperties.com

Address

City / State / Zip

NOTES

This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There is no handwriting or other markings on the paper.

[illegible]

www.mossyoakproperties.com/land-for-sale/ohio/

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) 949-6764
www.mossyoakproperties.com/land-for-sale/ohio/
