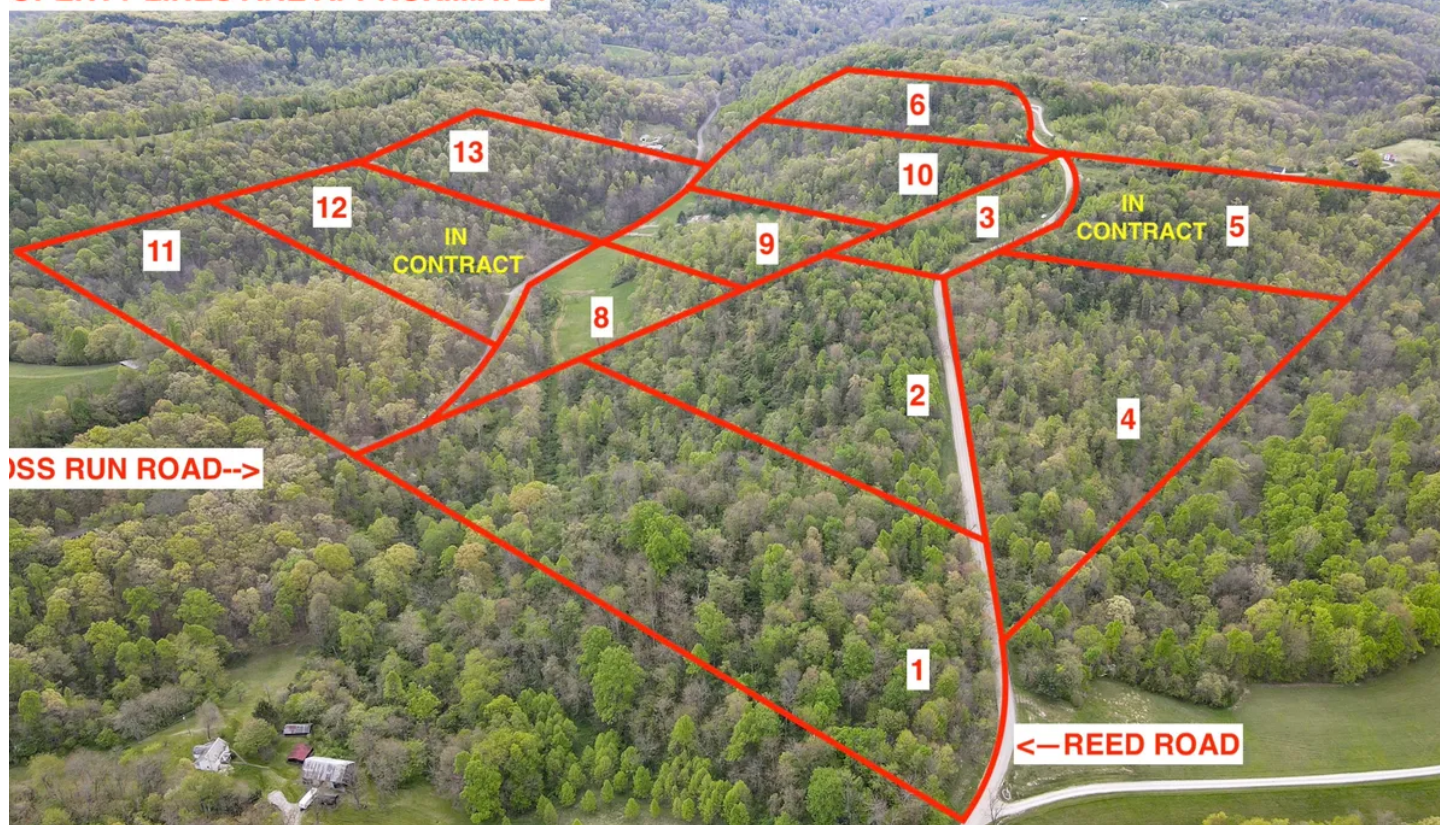


Moss Run Rd Lot 1 - 21 acres - Washington County
Moss Run Road
Marietta, OH 43123

\$115,500
21± Acres
Washington County

PROPERTY LINES ARE APPROXIMATE!



Moss Run Rd Lot 1 - 21 acres - Washington County
Marietta, OH / Washington County

SUMMARY

Address

Moss Run Road

City, State Zip

Marietta, OH 43123

County

Washington County

Type

Recreational Land

Latitude / Longitude

39.4908 / -81.3269

Acreage

21

Price

\$115,500

Property Website

<https://www.mossy oakproperties.com/property/moss-run-rd-lot-1-21-acres-washington-county-washington-ohio/55166/>



Moss Run Rd Lot 1 - 21 acres - Washington County Marietta, OH / Washington County

PROPERTY DESCRIPTION

Land 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. Property is located in Frontier Local School District. Seller is reserving any and all mineral, gas, and oil rights.

Property features include:

- Property is being sold in 13 new parcels
- New survey being completed to determine exact acreage per lot
- Mix of woods and open fields
- Hunting opportunities and lots of wildlife
- Small stream along Moss Run Road
- Excellent building sites
- Good views from parcels
- Rolling to steeper topography
- Reed Road is a dirt road
- Moss Run Road is a paved
- Electric at road
- Access to public water
- Access to natural gas on the Reed Road Tracts
- GPS coordinates are 39.4908, -81.3269

Tract 1 is 21 acres \$115,500
Tract 2 is 9 acres \$49,500
Tract 3 is 9 acres \$49,500
Tract 4 is 20 acres \$110,000
Tract 5 is 15 acres ****Under Contract****
Tract 6 is 12 acres \$66,000
Tract 7 is 13 acres ****Under Contract****
Tract 8 is 9 acres \$49,500
Tract 9 is 12 acres \$66,000
Tract 10 is 19 acres \$104,500
Tract 11 is 17 acres \$93,500
Tract 12 is 10 acres ****Under Contract****
Tract 13 is 12 acres \$66,000

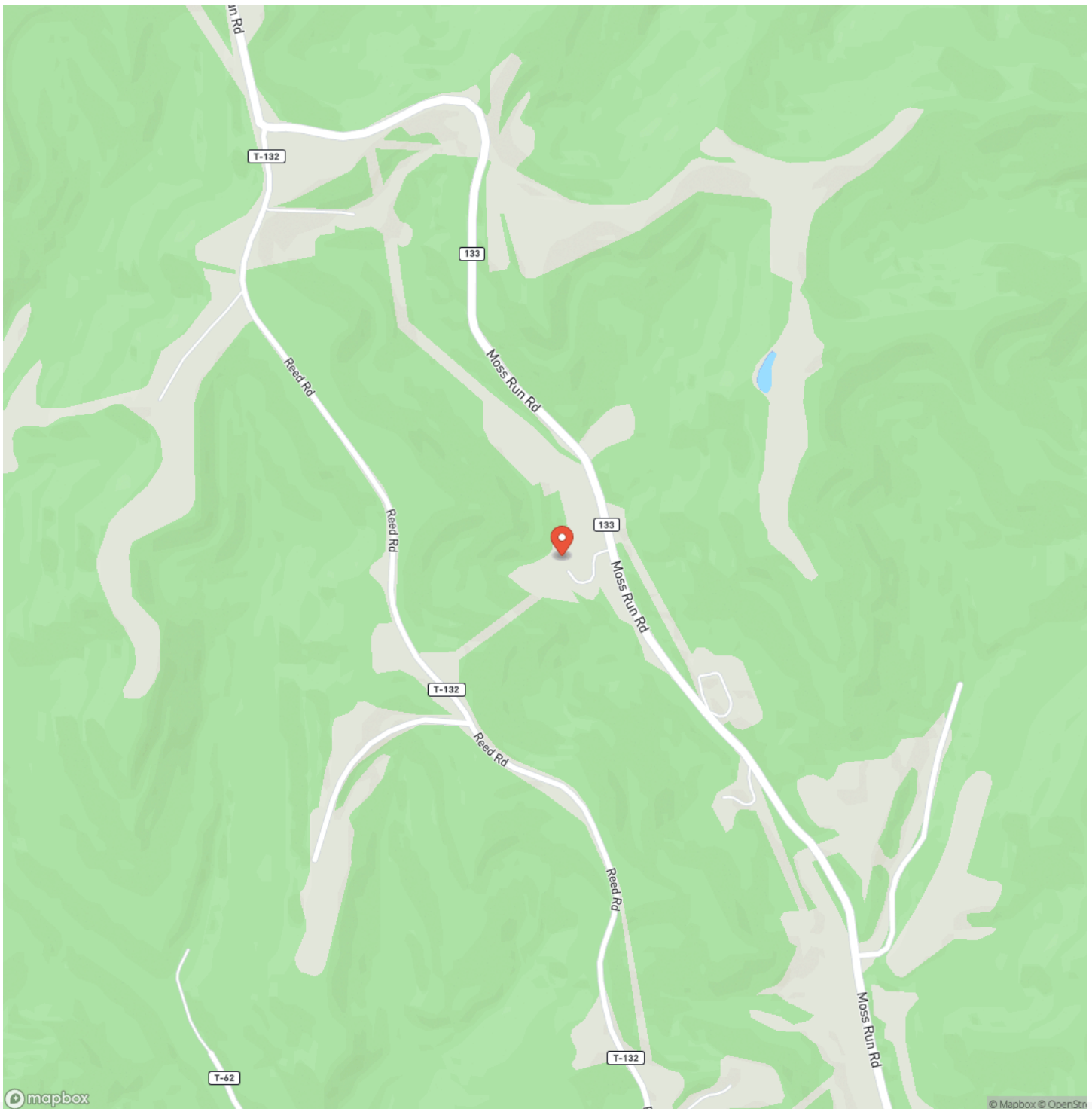
Lot acreages are approximate until final survey is completed!! Price is \$5,500 per acre, price per lot determined with final survey. Annual taxes to be determined due to new splits.



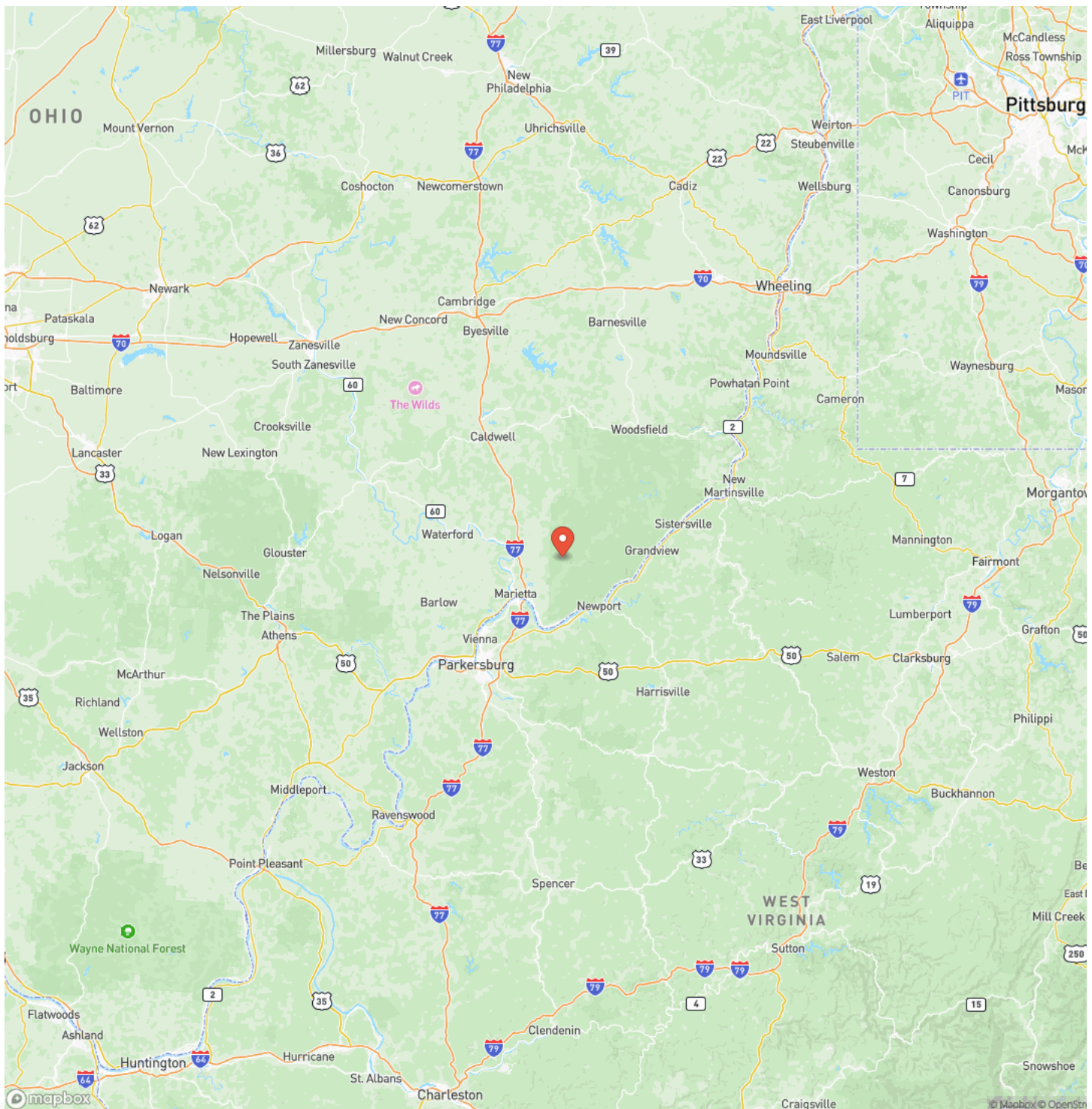
Moss Run Rd Lot 1 - 21 acres - Washington County
Marietta, OH / Washington County



Locator Map



Locator Map



Satellite Map



**Moss Run Rd Lot 1 - 21 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



MORE INFO ONLINE:

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

[illegible]

www.mossoakproperties.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.

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