

SR 26 - 67 acres - Washington County
29607 State Route 26
New Matamoras, OH 45767

\$429,000
67.980± 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.



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New Matamoras, OH / Washington County

SUMMARY

Address

29607 State Route 26

City, State Zip

New Matamoras, OH 45767

County

Washington County

Type

Recreational Land, Residential Property, Hunting Land

Latitude / Longitude

39.57033 / -81.165764

Dwelling Square Feet

916

Bedrooms / Bathrooms

2 / 2

Acreage

67.980

Price

\$429,000

Property Website

<https://www.mossyoakproperties.com/property/sr-26-67-acres-washington-county-washington-ohio/80578/>



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PROPERTY DESCRIPTION

67.98 acres and a cabin for sale in Washington County, Ohio. Incredibly well-built cabin overlooking the Little Muskingum River! Fishing and hunting on your property! The opportunities to catch bass, muskie, multiple pan-fish, plus swimming and kayaking on the river! Wayne National Forest is on the south side of the river for additional acreage to explore! Don't miss this very unique property with so many possibilities for recreation and investment!

Property features include:

- 67.98 total acres
- 1 parcel
- Mostly wooded
- Mix of oak, maple, poplar, cherry, with some mature timber
- Great trail system throughout property
- Large rock outcroppings
- Steeper topography
- Seller states excellent hunting for deer, turkey, and small game
- Custom-built elevated box blind
- 1837 +/- feet of frontage on the Little Muskingum River
- Borders Wayne National Forest directly to the south
- GPS coordinates are 39.5689, -81.1641

Cabin Features include:

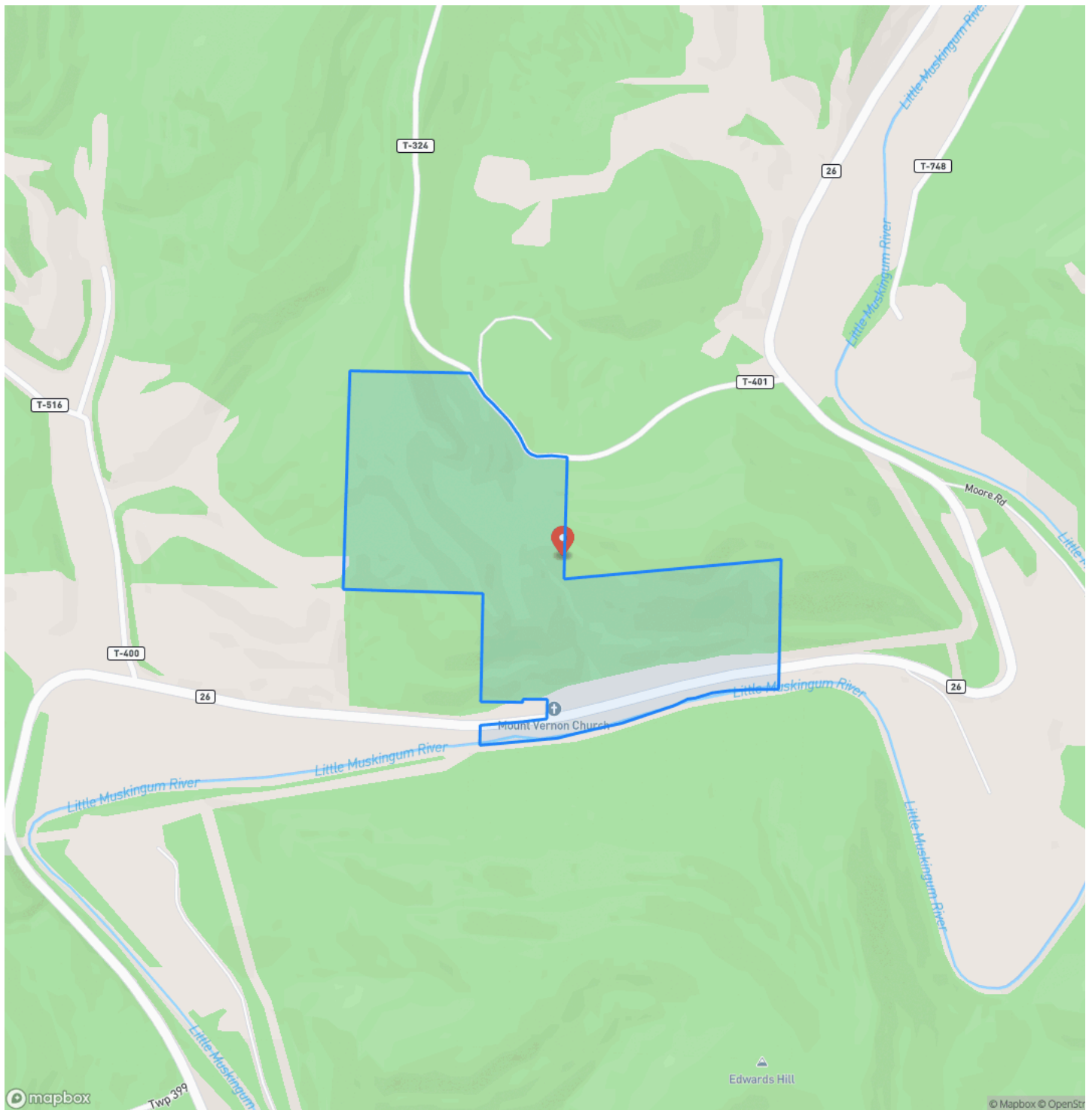
- Cabin built in 2006
- Large living room with high ceilings and electric fireplace
- Several animal mounts are available to purchase
- Kitchen area with plenty of cabinets and counter space
- 2 bedrooms
- 2 bathrooms
- Laundry room
- Large screened-in porch on front of cabin
- Propane heat with smart thermostat and new 40-gal water heater
- Septic system, drilled water well & developed spring
- Whole house generator
- Landline and Internet are available at cabin
- Block foundation with crawl space
- Additional small cabin with covered porch & propane cook stove for dining
- Large 20 x 63 barn with gravel floor for storing equipment

Seller is reserving all mineral rights, and annual taxes are approximately \$1338.76.

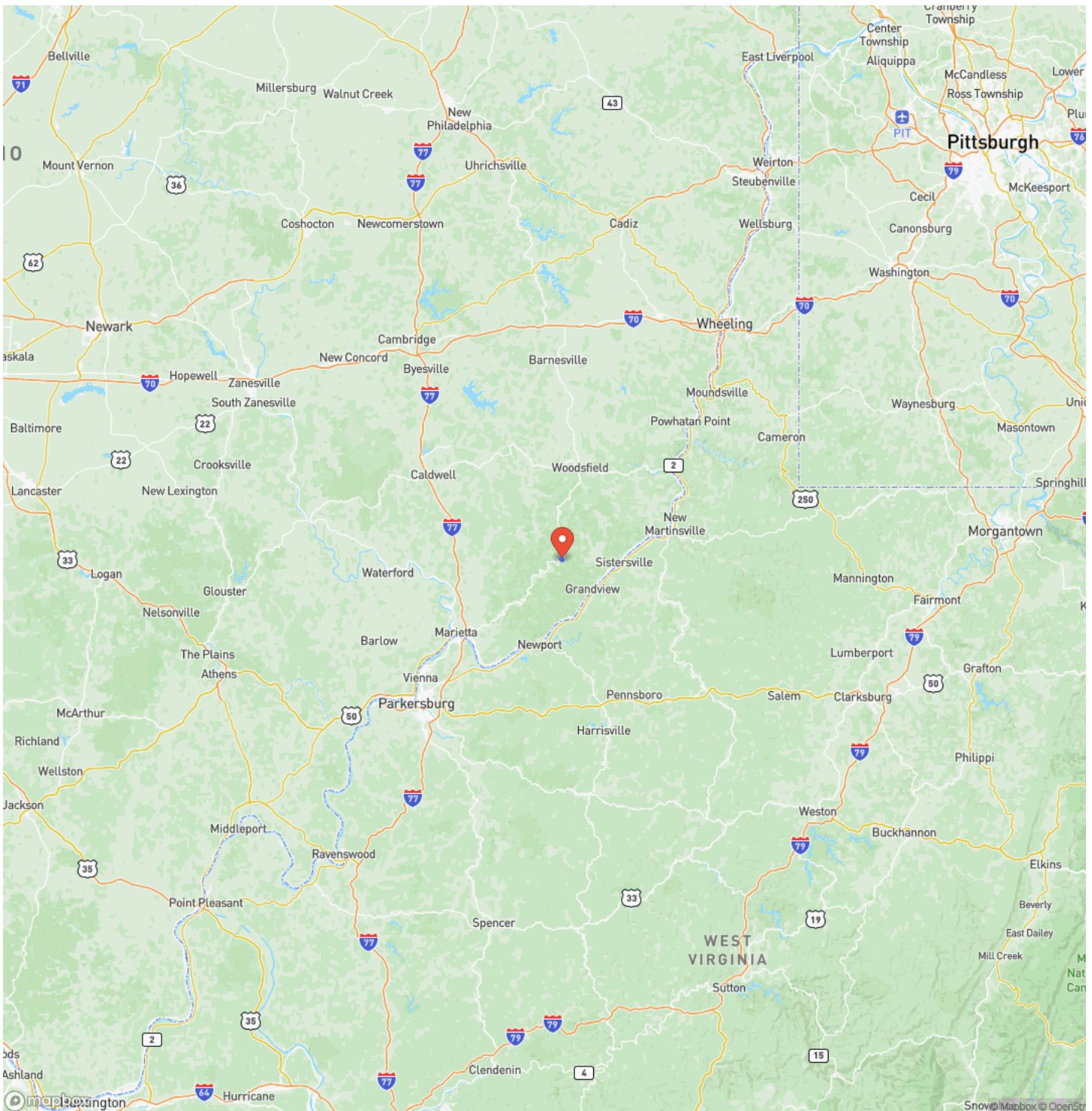
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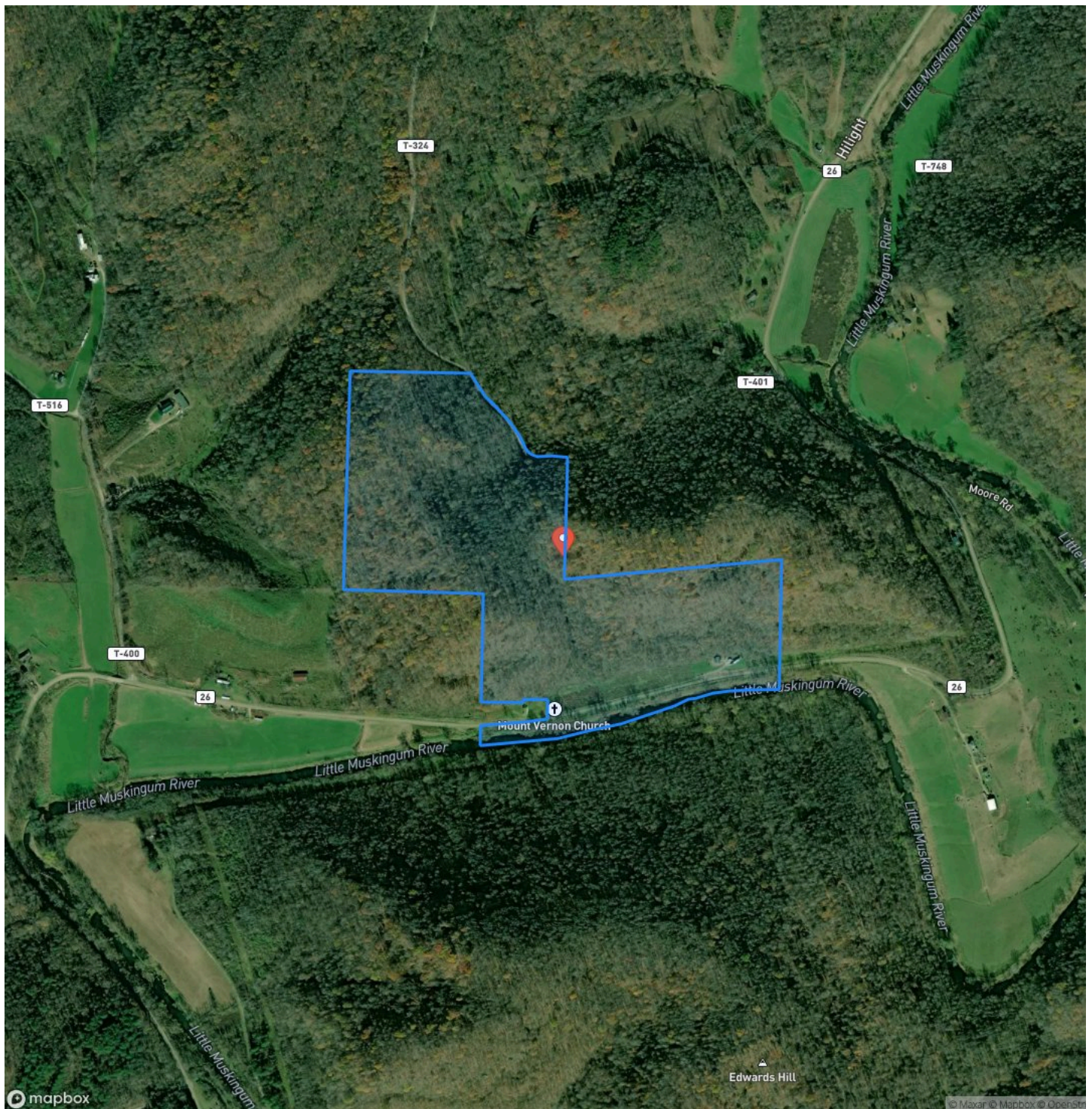
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare Jr.

Mobile

(740) 404-8915

Email

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Address

City / State / Zip

NOTES



MORE INFO ONLINE:

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

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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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