

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

\$479,900
67.980± Acres
Washington County



SR 26 - 67 acres - Washington County
New Matamoras, OH / Washington County

SUMMARY

Address

29607 SR 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

\$479,900

Property Website

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



SR 26 - 67 acres - Washington County
New Matamoras, OH / Washington County

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:

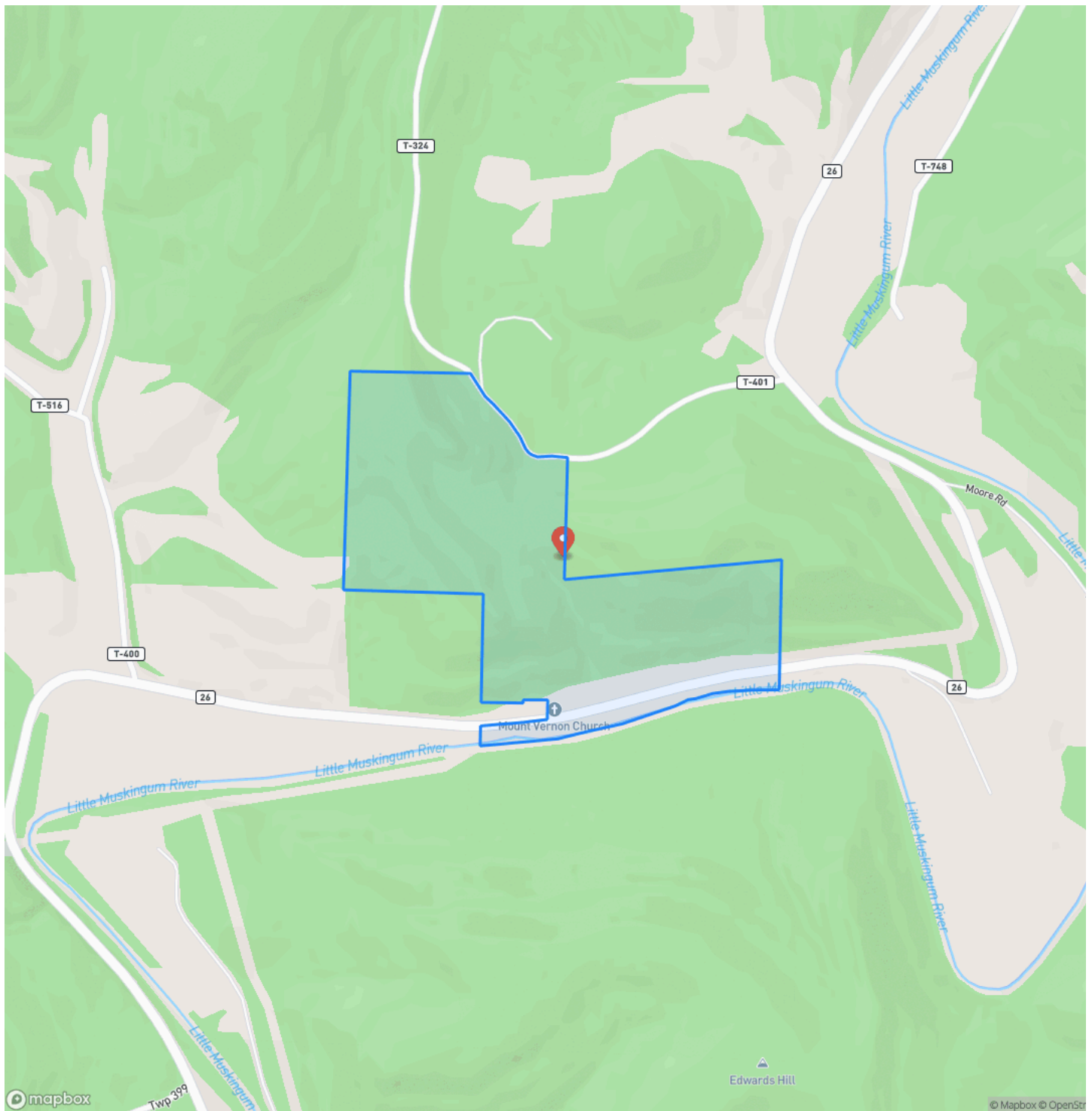
- Cabin built in 2006
- Large living room with high ceilings and electric fireplace
- Several animal mounts are available to purchase
- Kitchen area with plenty of cabinets and counter space
- 2 bedrooms
- 2 bathrooms
- Laundry room
- Large screened-in porch on front of cabin
- Propane heat with smart 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.

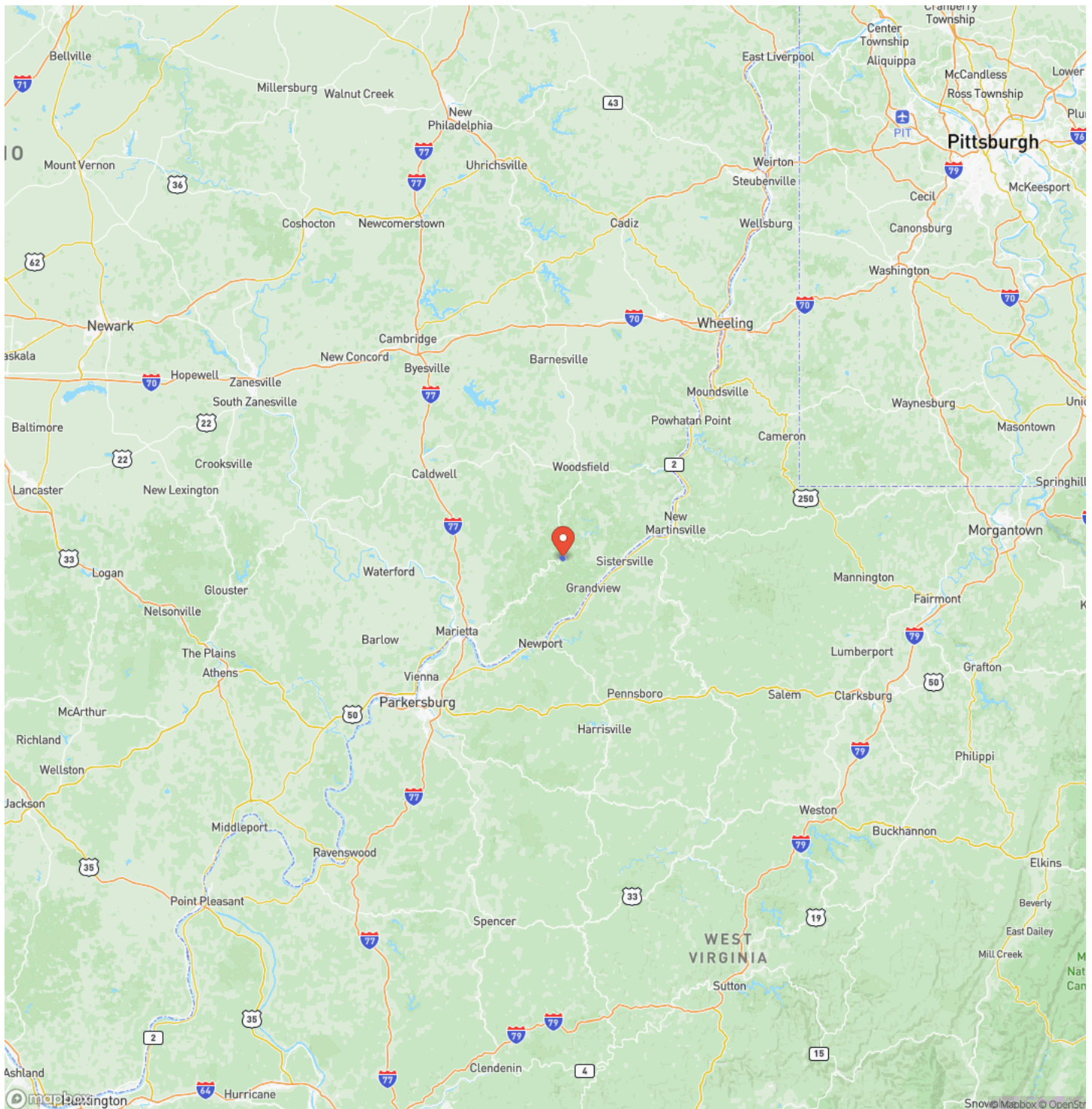
SR 26 - 67 acres - Washington County
New Matamoras, OH / Washington County



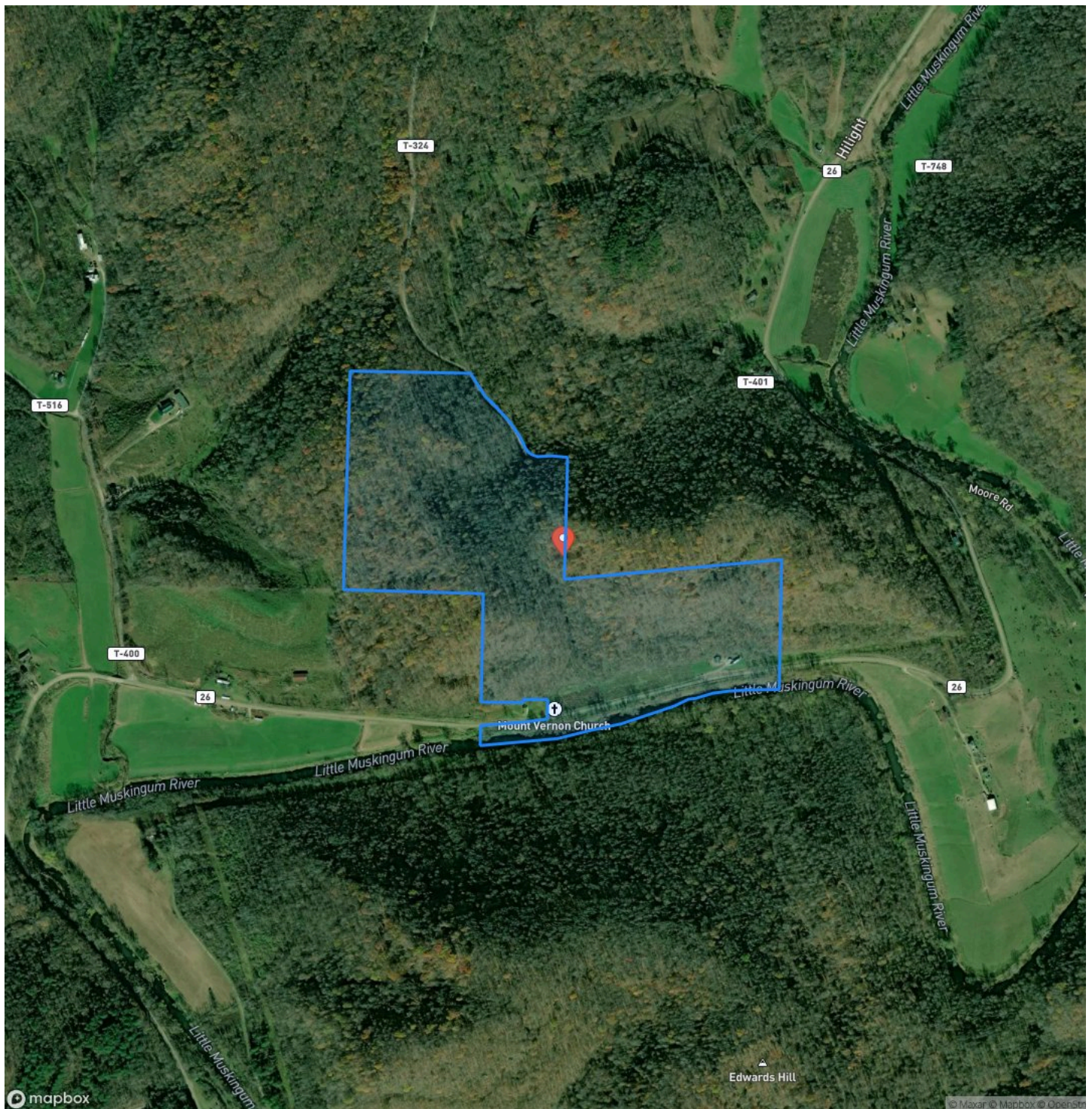
Locator Map



Locator Map



Satellite Map



SR 26 - 67 acres - Washington County
New Matamoras, 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

NOTES

[illegible]

[illegible]

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/

