St Rt 595 - 41 acres
St Rt 595
Logan, OH 43138

$425,000
41.05± Acres
Hocking County







SUMMARY

Address
St Rt 595

City, State Zip
Logan, OH 43138

County
Hocking County

Type
Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude
39.531118 / -82.279864

Acreage
41.05

Price
$425,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Don't miss this opportunity to purchase your own place in the Hocking Hills! So many uses for this property. Hunting, fishing, swimming, camping, and most importantly, a relaxing place to get away from it all! Whatever you enjoy, you can do it here. Room for horses and to raise some livestock as well! Nice year-round stream through property. Good access from 2 roads. Investment property with potential to create cash flow.

Property features include:

- 41.05 total acres
- Mix of woods and open ground
- 18 +/- acres of woods
- Should be great hunting for deer, turkey, and small game
- Areas of thick bedding cover and open woods
- Clearings for future food plots
- Great trail system
- Kitchen Run Creek runs through property
- 964+/- feet of road frontage on SR 595
- 419+/- feet of frontage on Maysville Greendale Road
- 1 +/- acre pond, 16 feet deep, with dock and island
- Tiki hut and party deck
- Stocked with bass, bluegill, and catfish
- Camper site with 30 AMP electric
- 3 additional campsites
- ATV riding
- GPS Coordinates are 39.5308, -82.2805

Log cabin features include:

- 12 feet wide by 20 feet long
- One loft bedroom
- One full bathroom with shower, toilet, and sink
- 120 AMP tankless water heater
- Public water hooked up
- French door opens to kitchen area
- 12 x 20 covered deck
- Hot & Cold water hose bib
- Window air conditioner
- 3 baseboard heaters

Any mineral rights owned by the seller are to be transferred to the buyer, and annual taxes are approximately $2904.





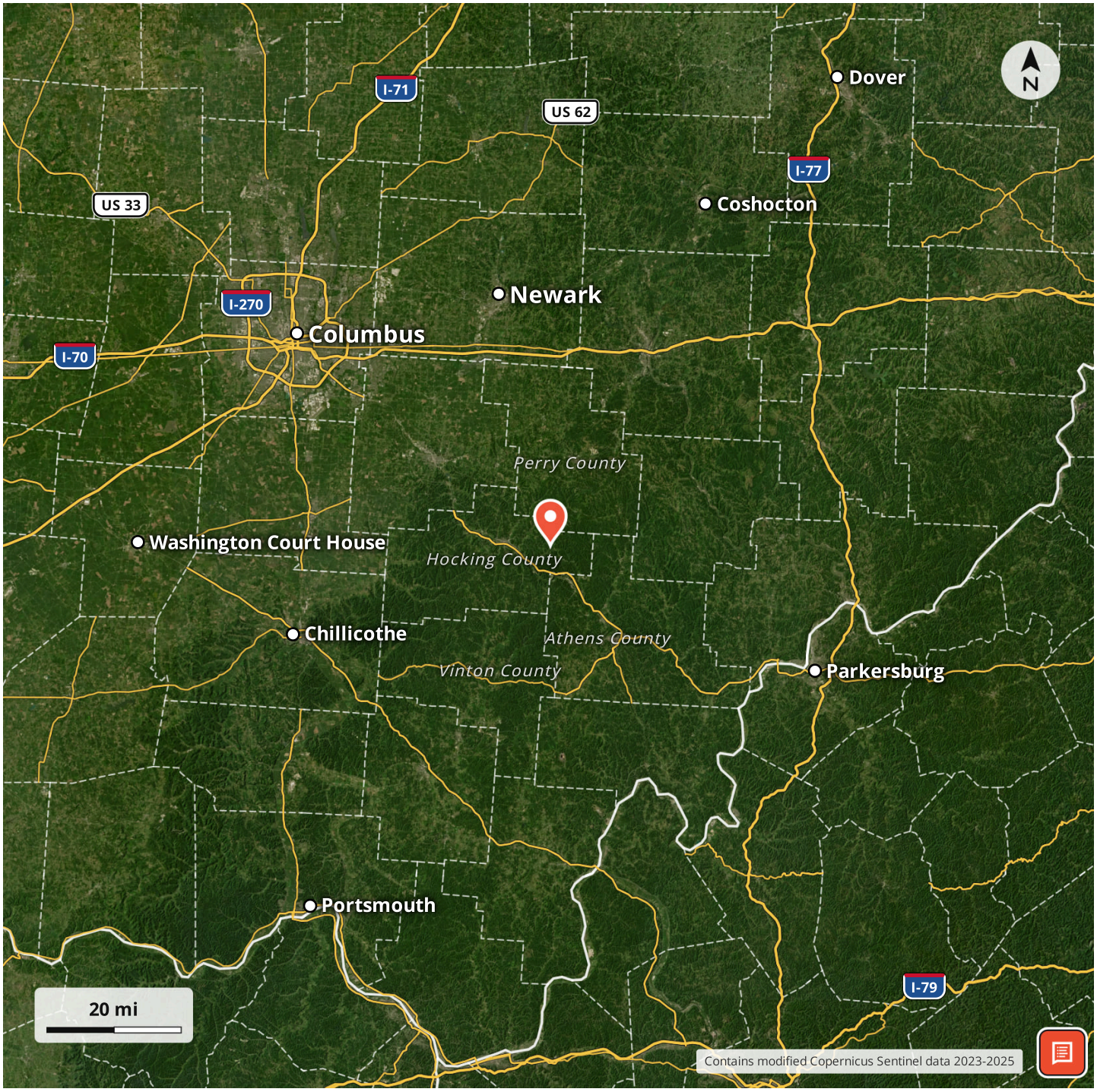








Regional Map



Locator Map


N
Dawley Rd
Photo Point
Photo Point
Photo Point
Photo Point
Photo Point
Photo Point
1000 ft

Aerial Map


N
Photo Point
Photo Point
Photo Point
Photo Point
Photo Point
Photo Point
Photo Point
500 ft

LISTING REPRESENTATIVE

For more information contact:



Representative
Scott Bare Jr.

Mobile
(740) 404-8915

Email
sbare@mossyoakproperties.com

City / State / Zip
Zanesville, OH 43701

NOTES

NOTES

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) 829-7070
https://www.mossyoakproperties.com/