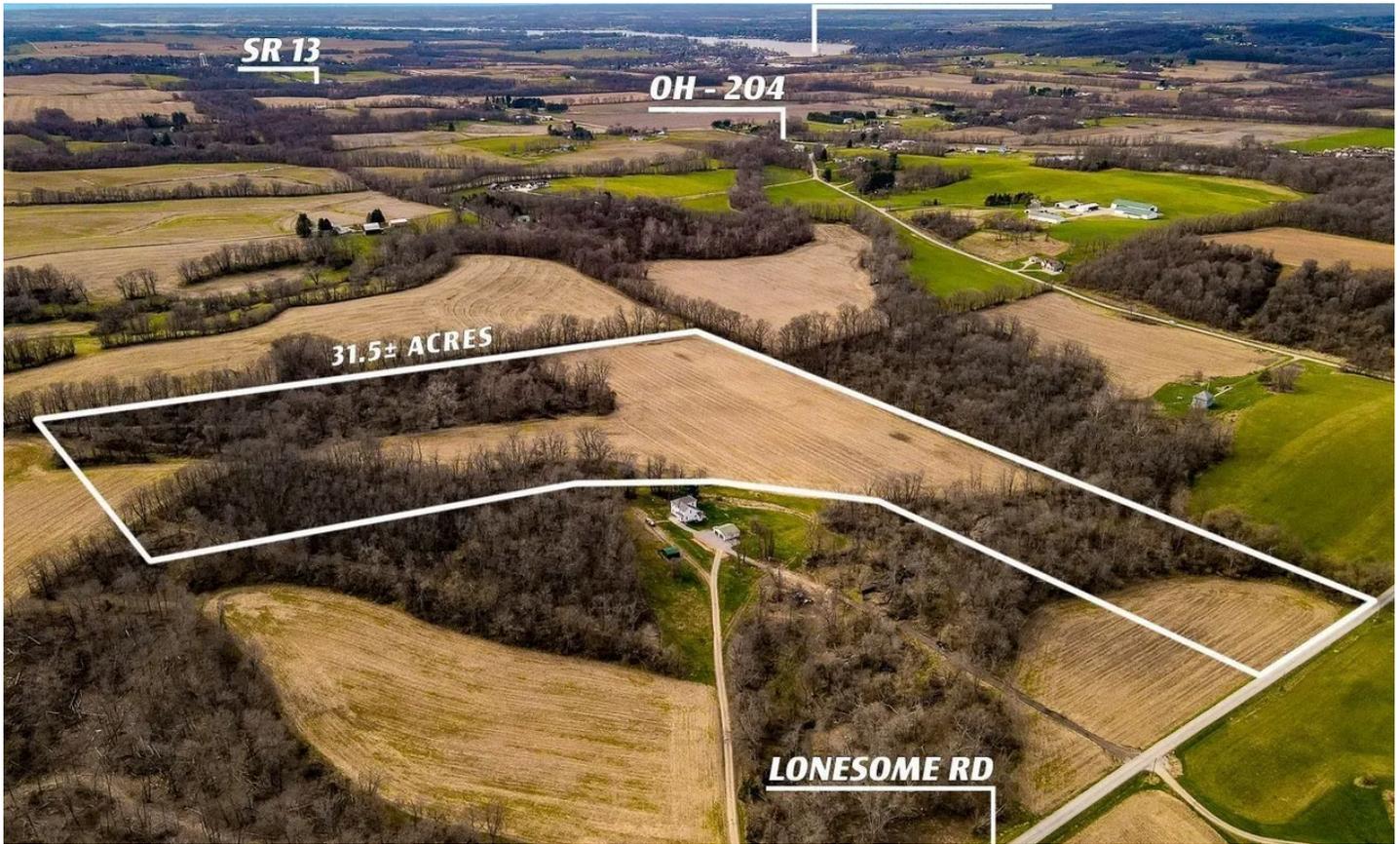


Lonesome Rd - 31 acres
Lonesome Road
Thornville, OH 43076

\$542,500
31.510± Acres
Perry 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.



MOSSY OAK PROPERTIES
Bauer Realty & Auctions

sbare@mossyoakproperties.com | 740-404-8915

Lonesome Rd - 31 acres
Thornville, OH / Perry County

SUMMARY

Address

Lonesome Road

City, State Zip

Thornville, OH 43076

County

Perry County

Type

Recreational Land

Latitude / Longitude

39.8872 / -82.3754

Acreage

31.510

Price

\$542,500

Property Website

<https://www.mossoakproperties.com/property/lonesome-rd-31-acres-perry-ohio/101690/>



Lonesome Rd - 31 acres
Thornville, OH / Perry County

PROPERTY DESCRIPTION

31.514 acres for sale in Perry County, Ohio. Looking for a large building tract? Here is a great opportunity, only minutes from I-70 and Buckeye Lake. Located off a good solid paved road and is in the highly desirable Northern Local School District. Plenty of room for building, recreation, or investment in the open farm ground. Cover crop planted on tillable ground for 2026. Buyer will need to install a creek crossing either in multiple large culverts or a bridge.

Property features include:

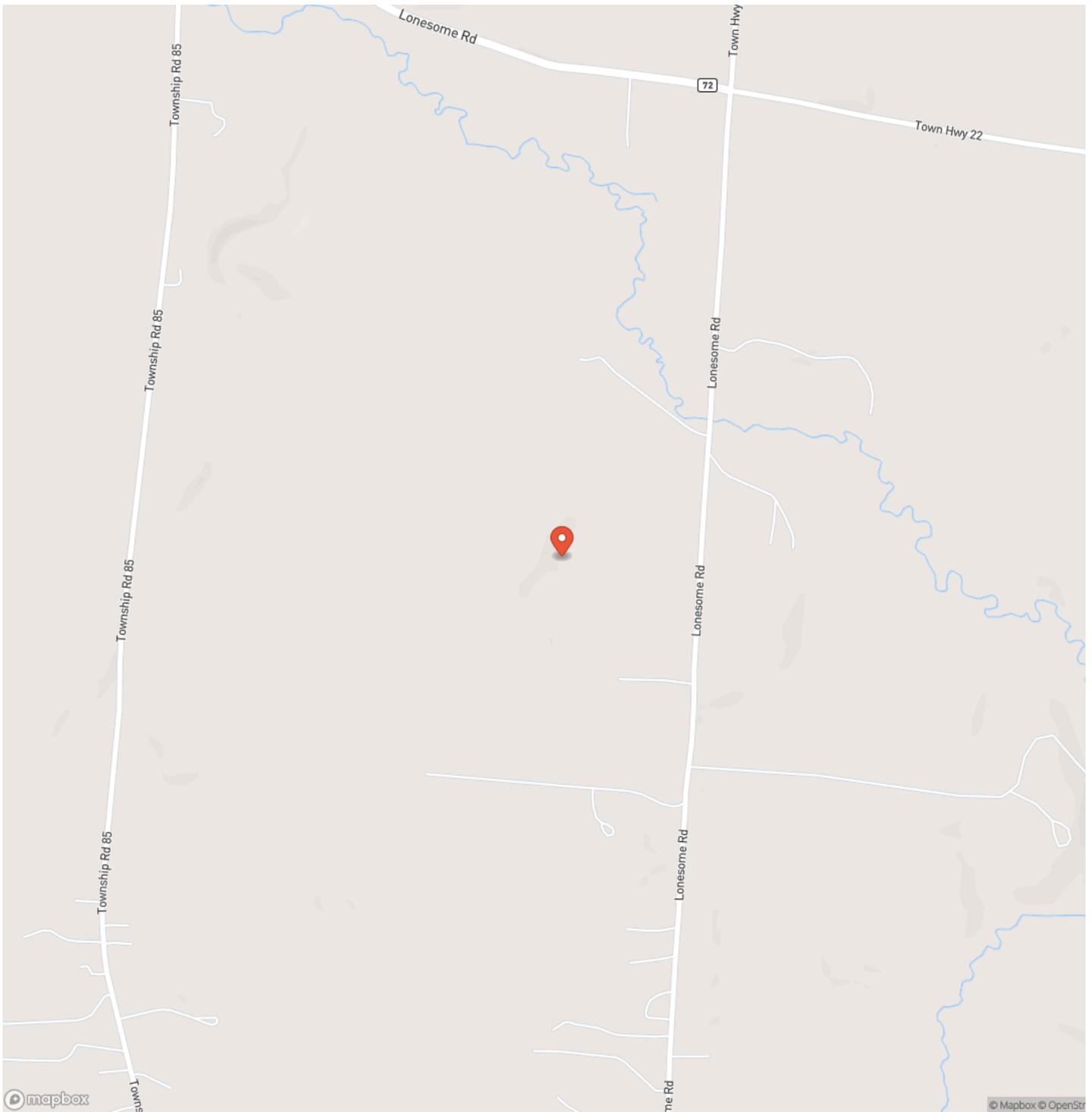
- 31.514 total acres
- 1 newly created parcel
- The new survey is completed and approved by Perry County
- 16.48 +/- acres of tillable ground
- Remaining acreage is wooded
- Mix of maple, cherry, walnut, and oak trees
- Recent select timber harvest completed
- Incredible hunting for deer with trophy buck potential
- Jonathan Creek flows through the property
- Elevation ranges from 910 to 1000 feet
- Multiple building sites
- Electric at the road
- GPS coordinates are 39.8872, -82.3754

Multiple tracts available. Any mineral rights seller owns the right to transfer and annual taxes are to be determined due to the new split.

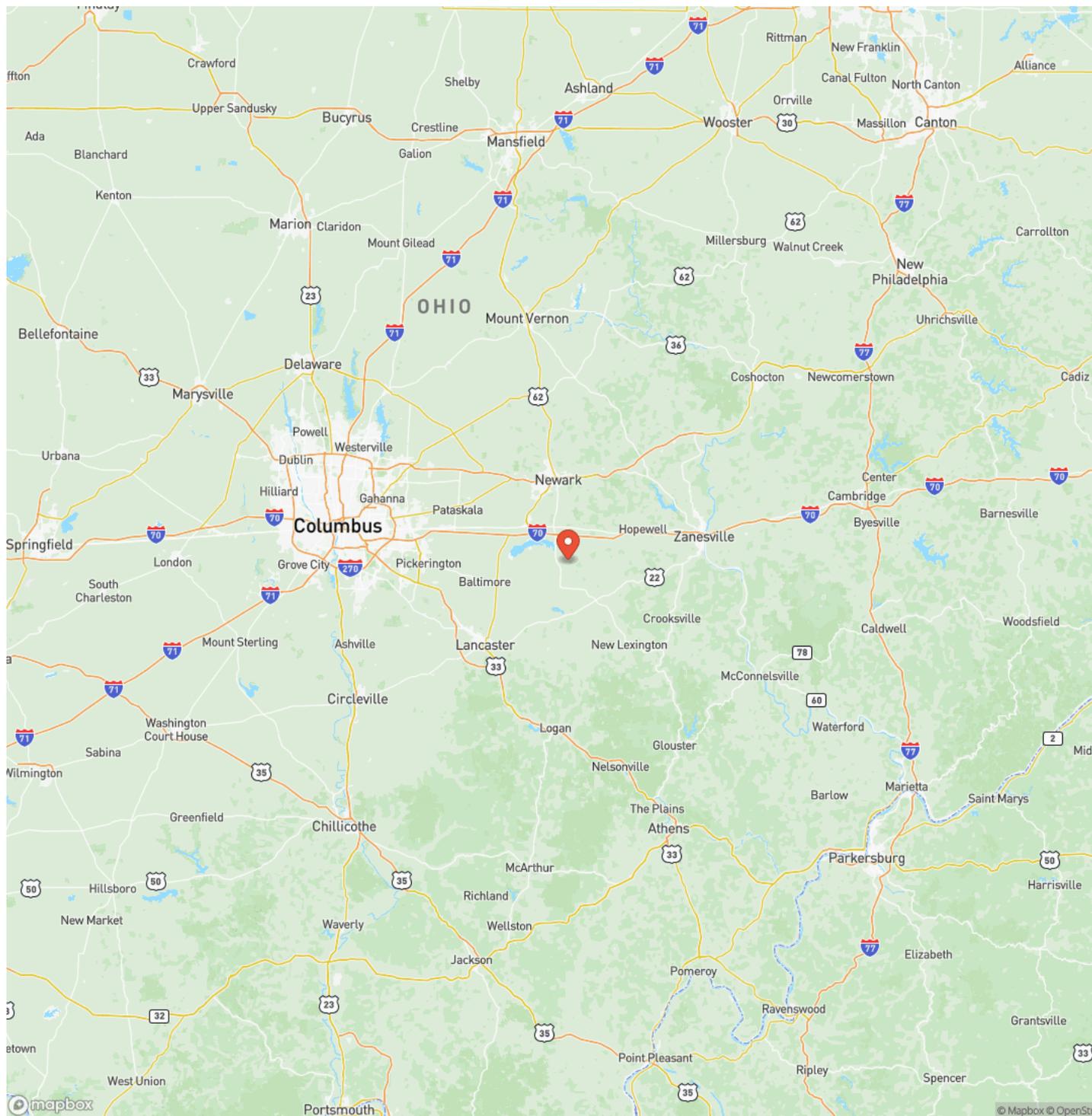
Lonesome Rd - 31 acres
Thornville, OH / Perry County



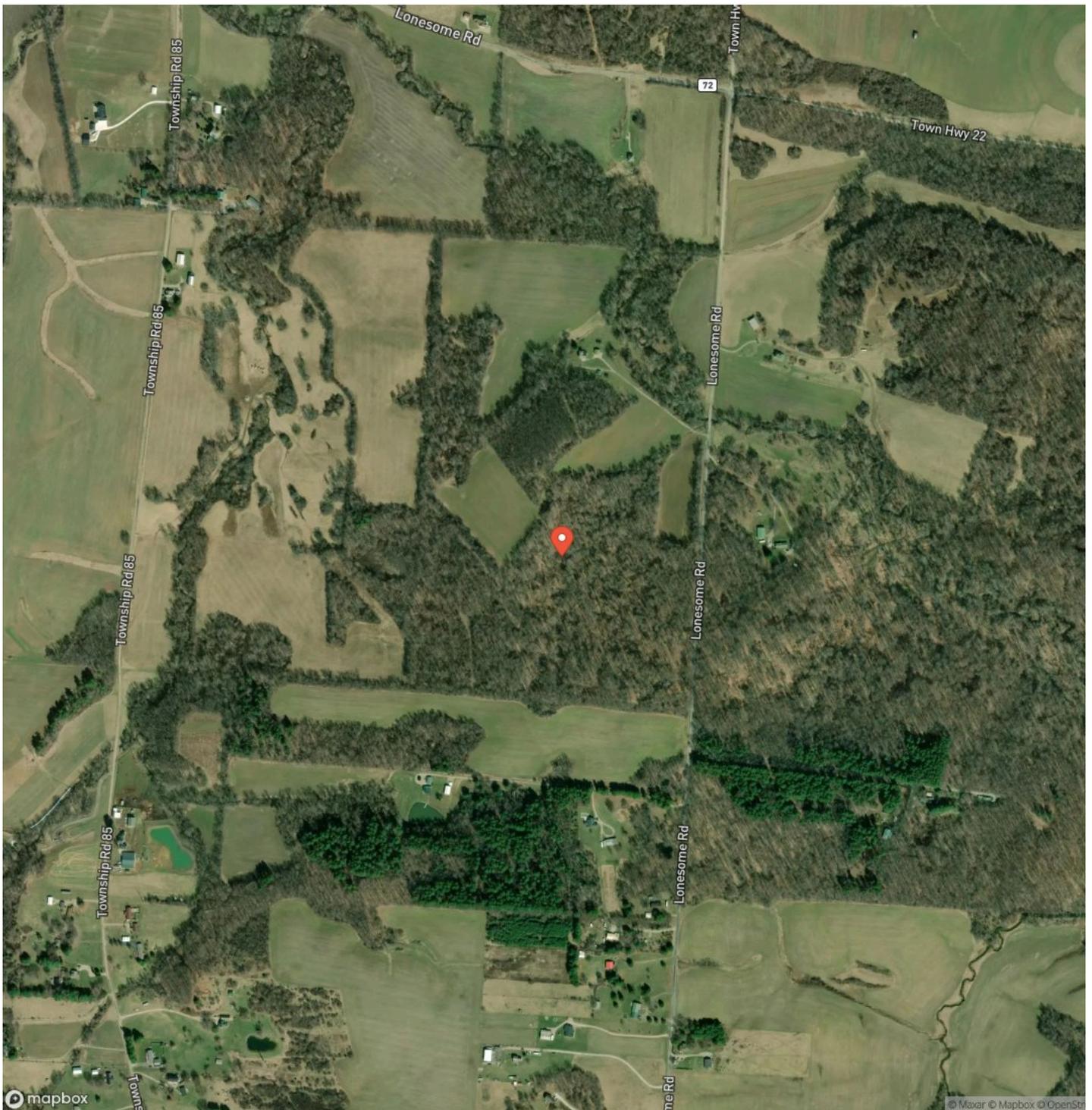
Locator Map



Locator Map



Satellite Map



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.

Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 829-7070
www.mossyoakproperties.com/land-for-sale/ohio/

