

West Union Rd - 1.8 acres - Monroe County
45247 West Union Road
Sardis, OH 43946

\$144,900
1.810± Acres
Monroe 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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Sardis, OH / Monroe County

SUMMARY

Address

45247 West Union Road

City, State Zip

Sardis, OH 43946

County

Monroe County

Type

Residential Property, Recreational Land, Single Family

Latitude / Longitude

39.662796 / -81.009803

Dwelling Square Feet

864

Bedrooms / Bathrooms

2 / 1

Acreage

1.810

Price

\$144,900

Property Website

<https://www.mossyoakproperties.com/property/west-union-rd-1-8-acres-monroe-county-monroe-ohio/81505/>



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PROPERTY DESCRIPTION

1.819 acres and a log cabin for sale in Monroe County, Ohio. Log cabin located in southeast Ohio, not far from the Wayne National Forest! Here is the perfect location for your base camp or weekend getaway! This log cabin has great views of the river and the surrounding countryside. Huge bonus with 480 +/- feet of frontage on the Little Muskingum River for fishing, swimming, and boating! The river has great fishing for bass, bluegill, catfish, and musky!

Property features include:

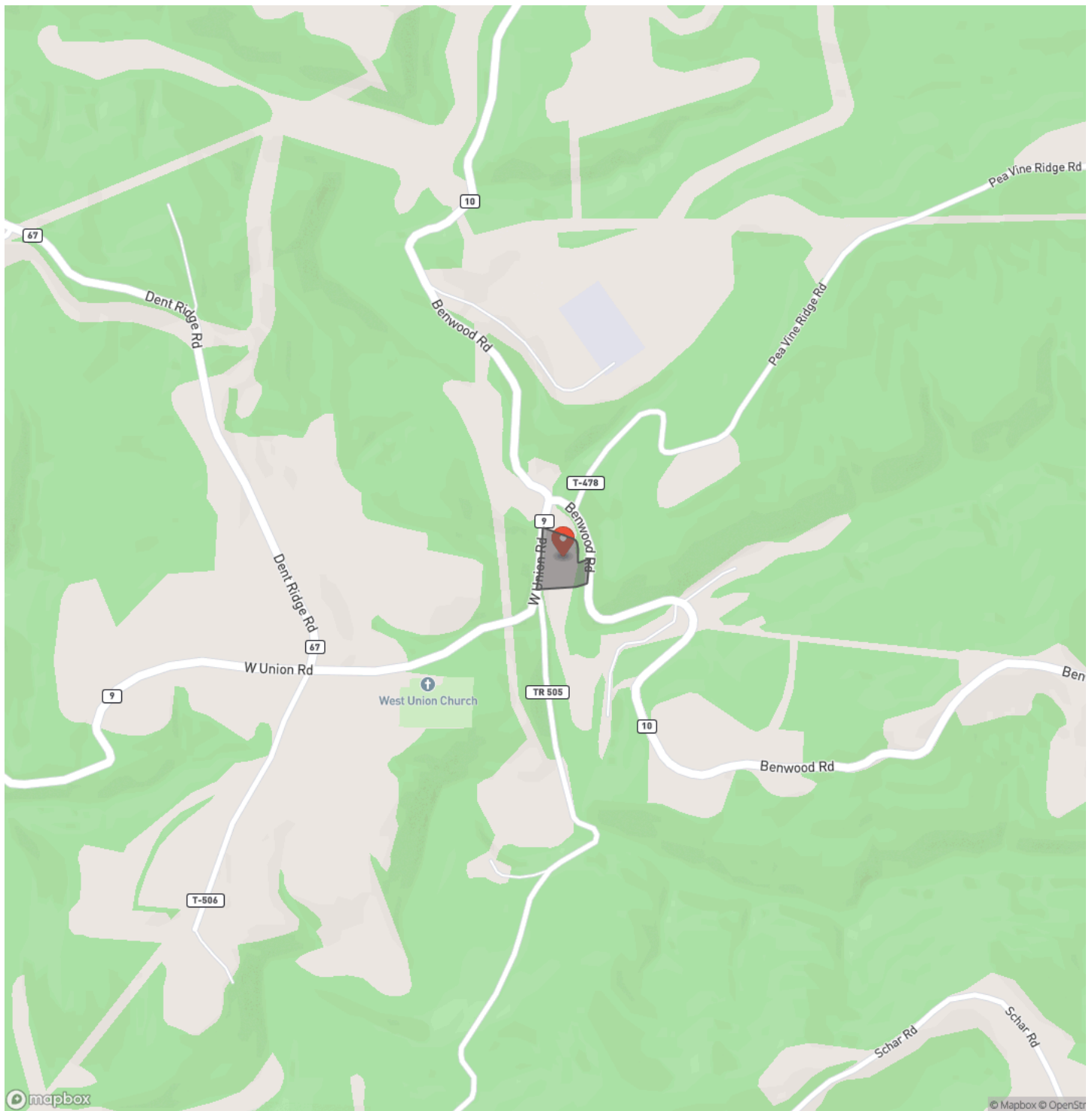
- 1.819 total acres
- Mostly open ground with a large yard
- 371 +/- feet of frontage on West Union Road
- Log cabin built in 1996
- 2 bedrooms
- 1 full bath with bathtub
- Kitchen with plenty of counter space and cabinets
- Stove and refrigerator stay with home
- Full walkout basement
- Gas furnace & water heater
- Laundry hook-ups in the basement
- Concrete patio & sidewalk
- Large wood deck on front of house
- GPS coordinates are 39.6630, -81.0097

Home has gas, electric, a septic tank, and a drilled water well. Small wood shed included. Home and property are selling AS IS! Mineral rights do not transfer, and annual taxes are TBD. Conventional loan or cash-only purchase.

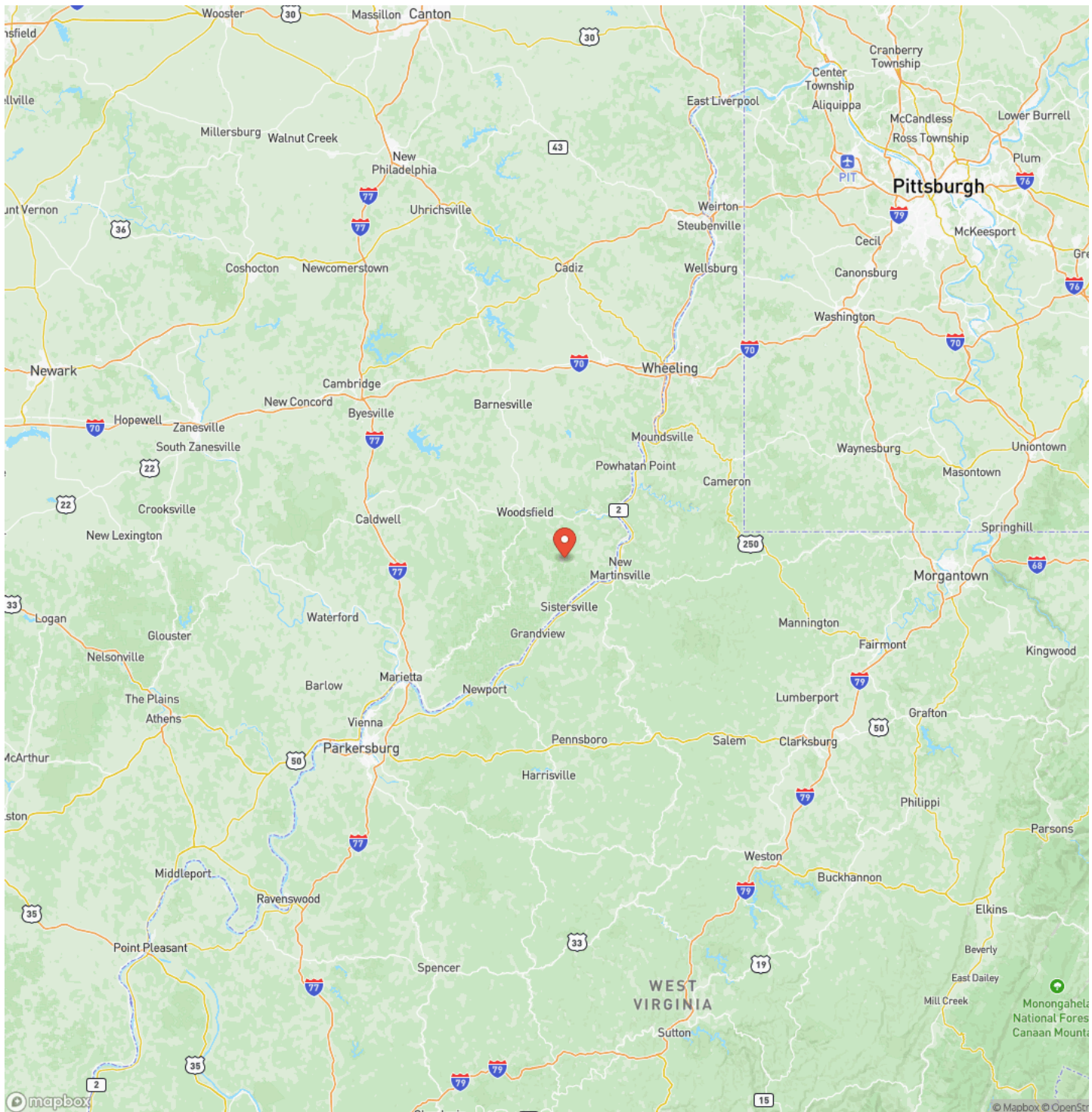
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Locator Map



Locator Map



Satellite Map



**West Union Rd - 1.8 acres - Monroe County
Sardis, OH / Monroe County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES



MORE INFO ONLINE:

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

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

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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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