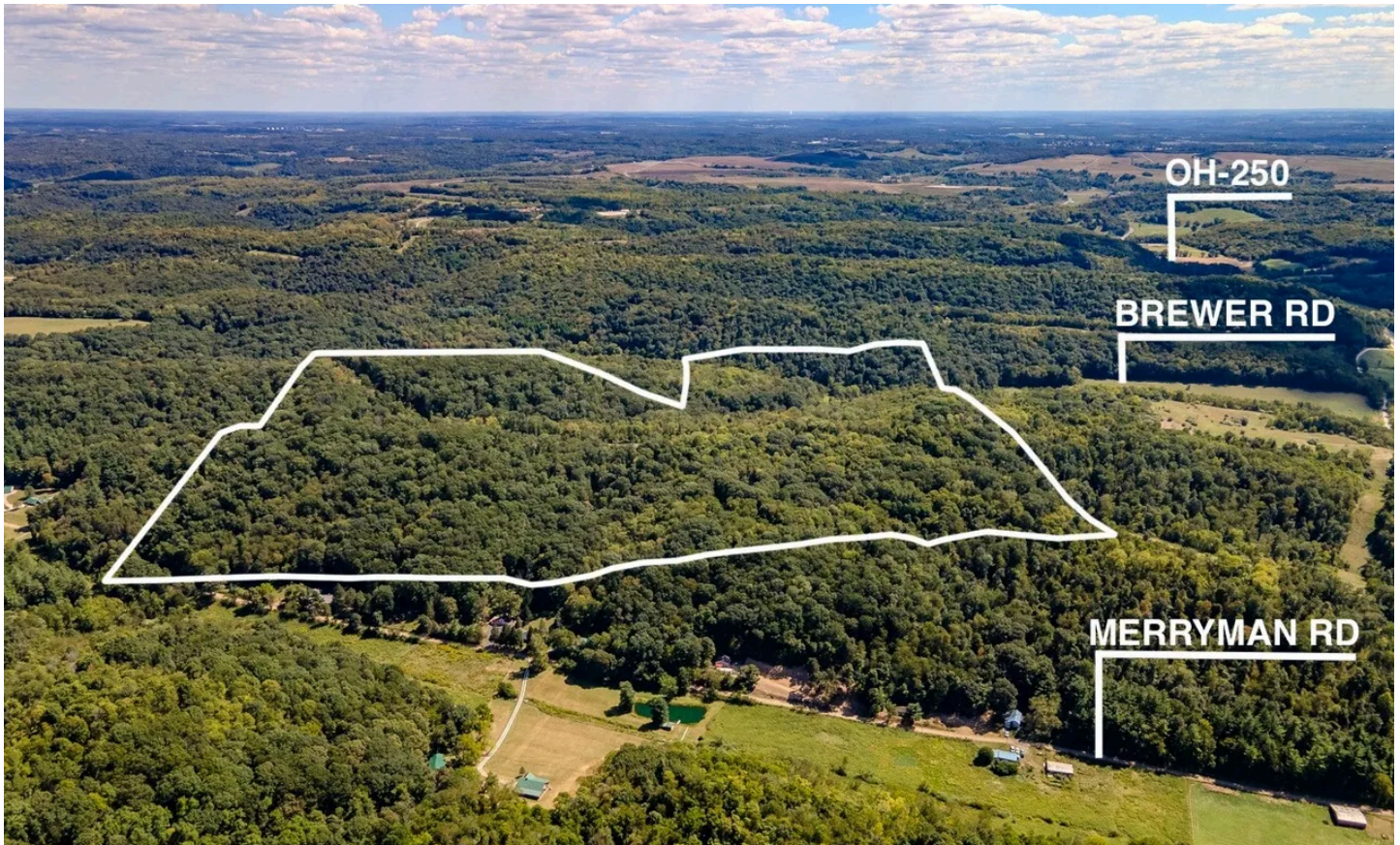


Brewer Rd - 120 acres
0 Brewer Road
Cadiz, OH 43907

\$1,140,000
120± Acres
Harrison 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

Brewer Rd - 120 acres
Cadiz, OH / Harrison County

SUMMARY

Address

0 Brewer Road

City, State Zip

Cadiz, OH 43907

County

Harrison County

Type

Recreational Land, Hunting Land

Latitude / Longitude

40.307355 / -81.076109

Acreage

120

Price

\$1,140,000



Brewer Rd - 120 acres
Cadiz, OH / Harrison County

PROPERTY DESCRIPTION

120 acres for sale in Harrison County, Ohio. Only 1 hour from Mt Hope and only minutes from Tappan Lake! Large wooded tracts are getting harder to find, so don't miss out on this one! The property needs some trail work and set up for hunting, but should make a great recreational tract. Nice quiet location to build a permanent home or cabin.

Property features include:

- 120 total acres
- 2 parcels
- Mostly wooded tract
- Some mature timber
- Small section of timber being select cut currently
- Should be excellent deer, turkey, and small game hunting
- Some good cover to hold wildlife
- Several locations to plant food plots
- Thick bedding areas for deer
- Multiple stand / blind locations and pinch points
- Access from 2 roads
- Rolling to steeper topography
- Small stream through the property
- Camping and building sites
- 1860+/- feet of road frontage on Brewer Road
- GPS coordinates are 40.3061, -81.0789

Locked gate at the entrance of the property. Mineral rights are negotiable, and the annual taxes are approximately \$638.12.

Brewer Rd - 120 acres
Cadiz, OH / Harrison County



Locator Map



Locator Map



Satellite Map



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.

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