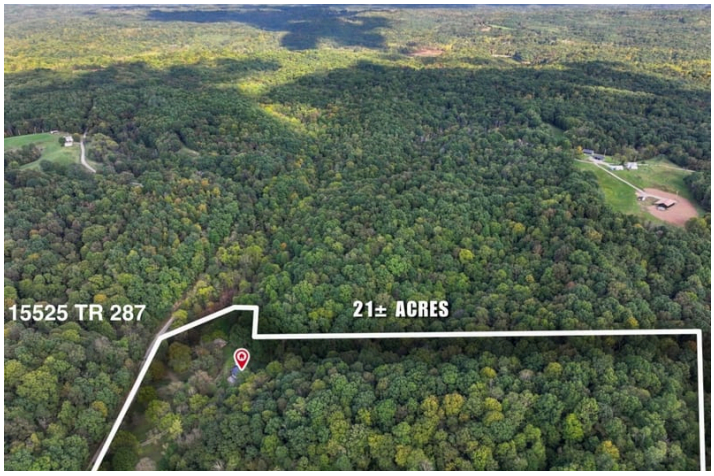
**Twp Rd 287 - 21 acres**
**15525 TR 287 SE**
**Glouster, OH 45732**

**$349,900**
**21.08± Acres**
**Perry County**






## SUMMARY

**Address**
15525 TR 287 SE

**City, State Zip**
Glouster, OH 45732

**County**
Perry County

**Type**
Residential Property, Recreational Land, Hunting Land

**Latitude / Longitude**
39.558093 / -82.052803

**Dwelling Square Feet**
1,472

**Bedrooms / Bathrooms**
3 / 2

**Acreage**
21.08

**Price**
$349,900

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

21.08 acres and a home for sale in Perry County, Ohio! Located very close to Burr Oak Lake and Wayne National Forest is directly across the road for extra acreage to roam! Very private and quiet setting with beautiful mature trees and a small stream through property. So many possibilities with this home and property!

Land details are:

- 2 parcels totaling 21.08 acres
- Mostly wooded tract
- Mix of smaller trees with some mature timber
- Species of trees are maple, walnut, oak, cherry, and hickory
- Great wildlife habitat with lots of deer and turkey in the area
- Seller states excellent hunting
- Elevation ranges from 746 to 912 feet
- Approximately 473 feet of road frontage

Home details are:

- Home built in 1995
- Home remodeled recently from the studs in
- 1472+ square feet
- Large kitchen with granite counters and custom cabinets
- New SS appliances
- Bamboo flooring throughout home
- Bathroom #1 has a shower, toilet, and pedestal sink
- Sunroom to sit and enjoy the views through all the large windows
- Huge dining room open to the living room with stone double fireplace
- Master suite with fireplace and private bath
- Beautiful glass corner shower, sink, and toilet
- Additional finished area on second floor for possibly 2 more bedrooms
- Unfinished 1 bedroom and 1 bathroom apartment above garage
- 2-car attached garage with lean-to
- New propane furnace/duct work and electric water heater
- Public water to house
- New metal roof, windows, and doors

Nice stable barn with 2 stalls for livestock or horses! Water and electric also available at barn. Small corral and some fenced pasture with gates. Annual taxes are approximately $2452. Any mineral rights the seller owns will transfer. Southern LSD. If you're looking for your own escape with room to stretch out, don't miss out on this home and property!





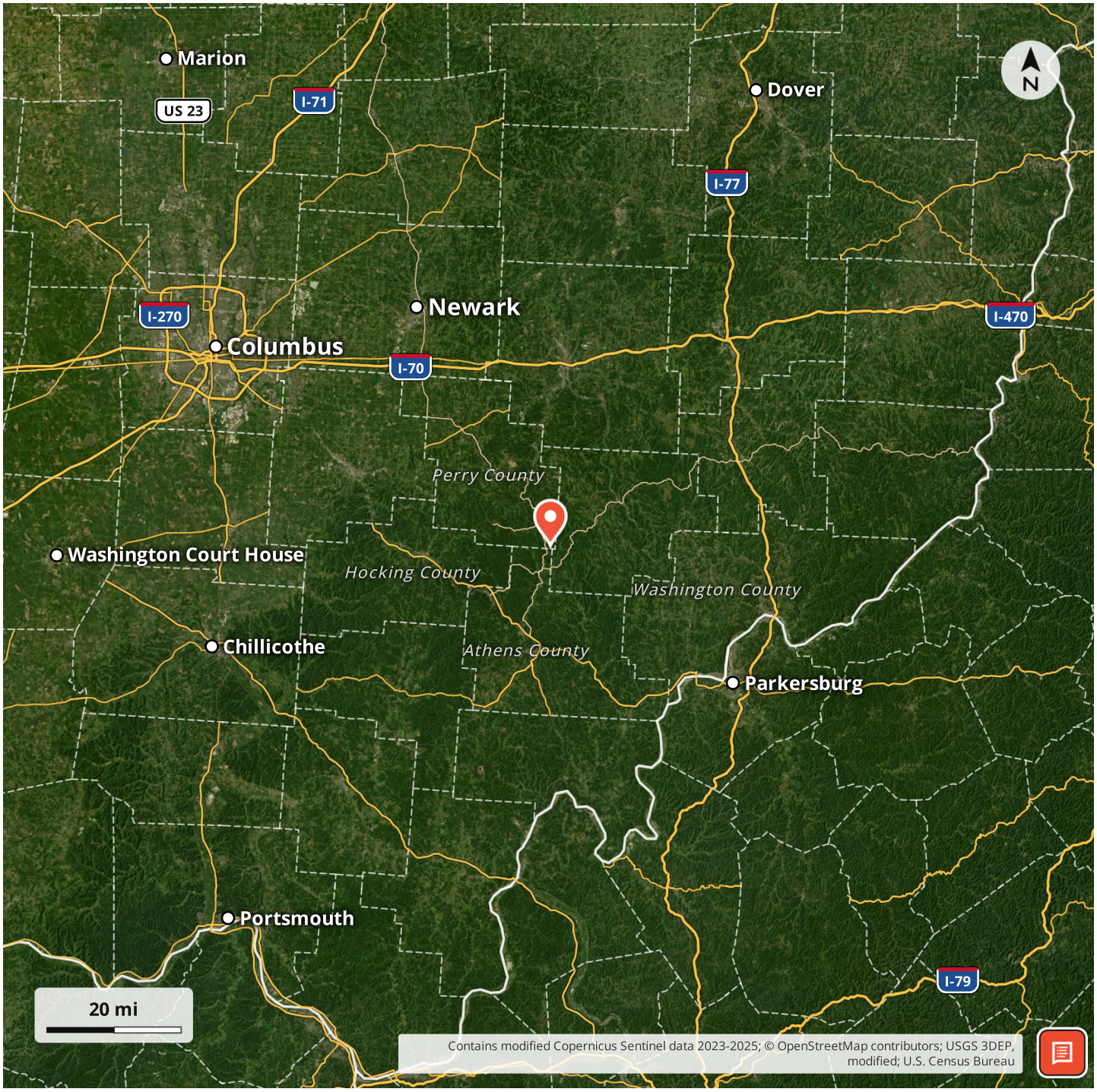




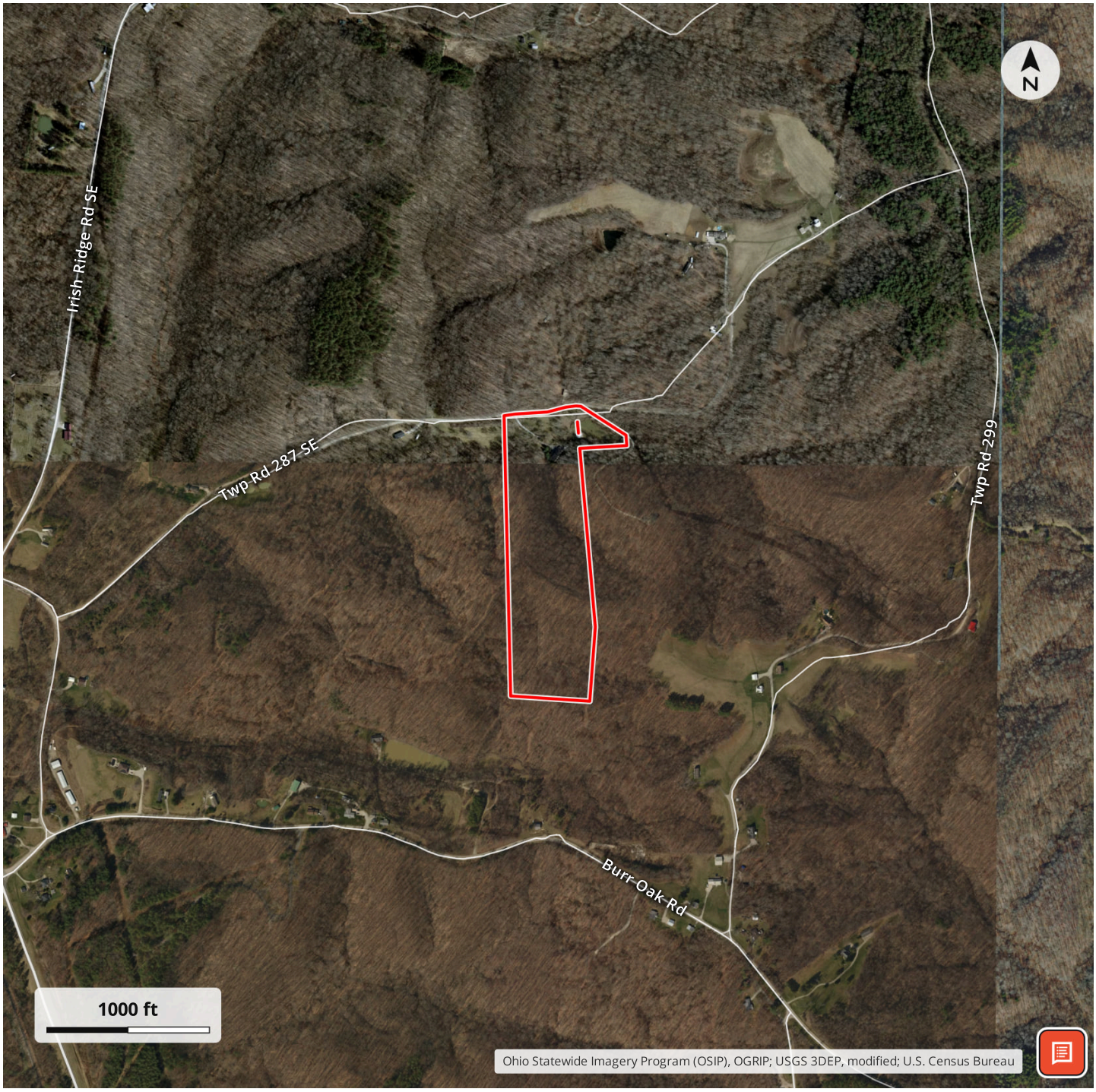




# Regional Map



# Locator Map


N
Irish Ridge Rd SE
Twp Rd 287 SE
Twp Rd 299
Burr Oak Rd
1000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified; U.S. Census Bureau

# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



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Scott Bare Jr.

**Mobile**
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**Email**
sbare@mossyoakproperties.com

**City / State / Zip**
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## NOTES

**NOTES**

## 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.

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