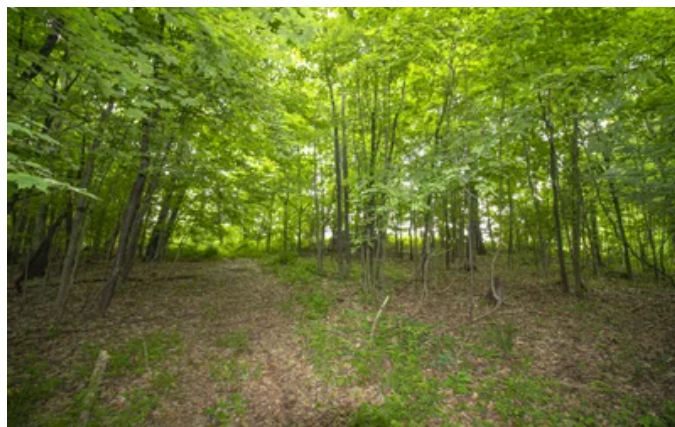


**Slaughter Hill Rd - 47 acres - Guernsey
County**
Slaughter Hill Rd
Cambridge, OH 43725

\$359,000
47.180± Acres
Guernsey County



Slaughter Hill Rd - 47 acres - Guernsey County
Cambridge, OH / Guernsey County

SUMMARY

Address

Slaughter Hill Rd

City, State Zip

Cambridge, OH 43725

County

Guernsey County

Type

Recreational Land, Hunting Land

Latitude / Longitude

40.0434 / -81.5534

Taxes (Annually)

2313

Acreage

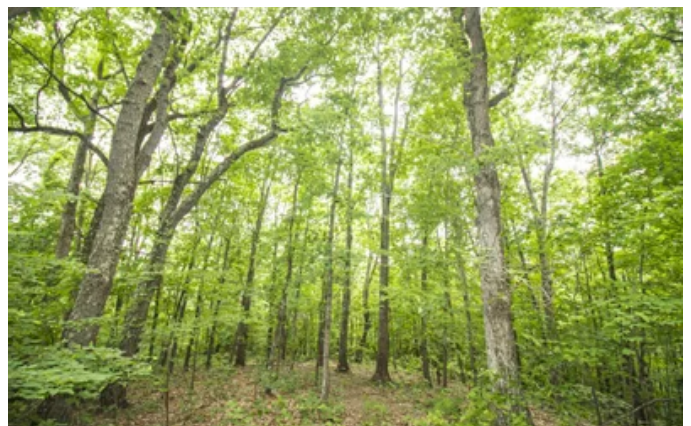
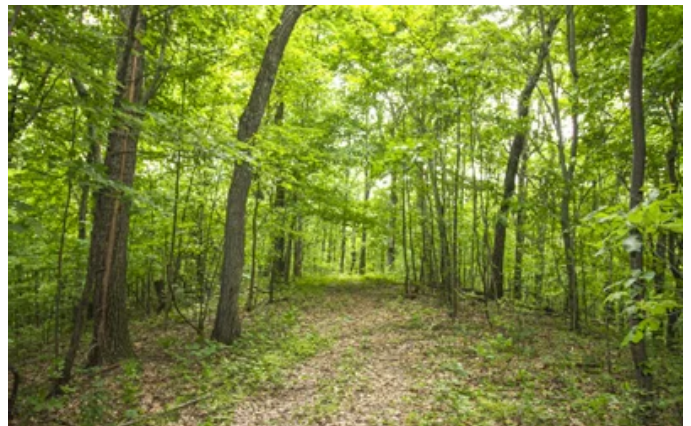
47.180

Price

\$359,000

Property Website

<https://ohiolandforsale.com/property/slaughter-hill-rd-47-acres-guernsey-county-guernsey-ohio/28966/>



Slaughter Hill Rd - 47 acres - Guernsey County

Cambridge, OH / Guernsey County

PROPERTY DESCRIPTION

Land for sale Guernsey County, Ohio. Two parcels totaling 47.18 acres. Endless possibilities with this property. Just minutes from Salt Fork Lake, Cambridge, and I-77. Perfect base camp for all of your family outdoor adventures or would make a great new home site.

Additional property features include:

- Partially borders Coventry Estates
- Minutes from Cambridge
- Less than 2 miles from Salt Fork Lake
- Approximately 10 acres of quality, clover hayfield.
- Property would make a nice horse or cattle operation
- 2 parcels totaling 47.18 acres. (33.31 & 13.87 acres)
- Mineral rights will transfer with the 13.87-acre tract according to seller
- Tracts could be sold separately with the right offer.
- Perfect property for your new home or hunting camp
- Power lines run across the property that fed the old billboards
- Sets back from the main road
- Several nice building sites
- Nice mix of open and wooded terrain
- Woods has a park-like feel
- Mature stands of white and red oak trees
- Well maintained access trails throughout property
- Very quiet setting
- Cambridge Schools
- Less than a mile from I-77
- Proven great deer and turkey hunting
- GPS Coordinates 40.0434, -81.5534

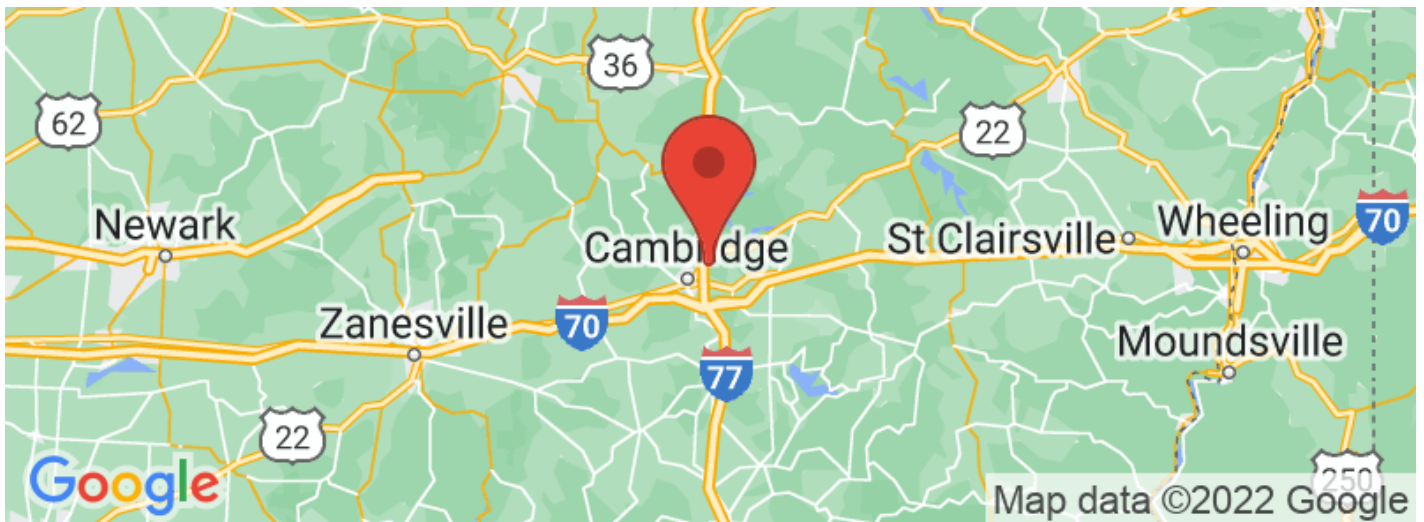
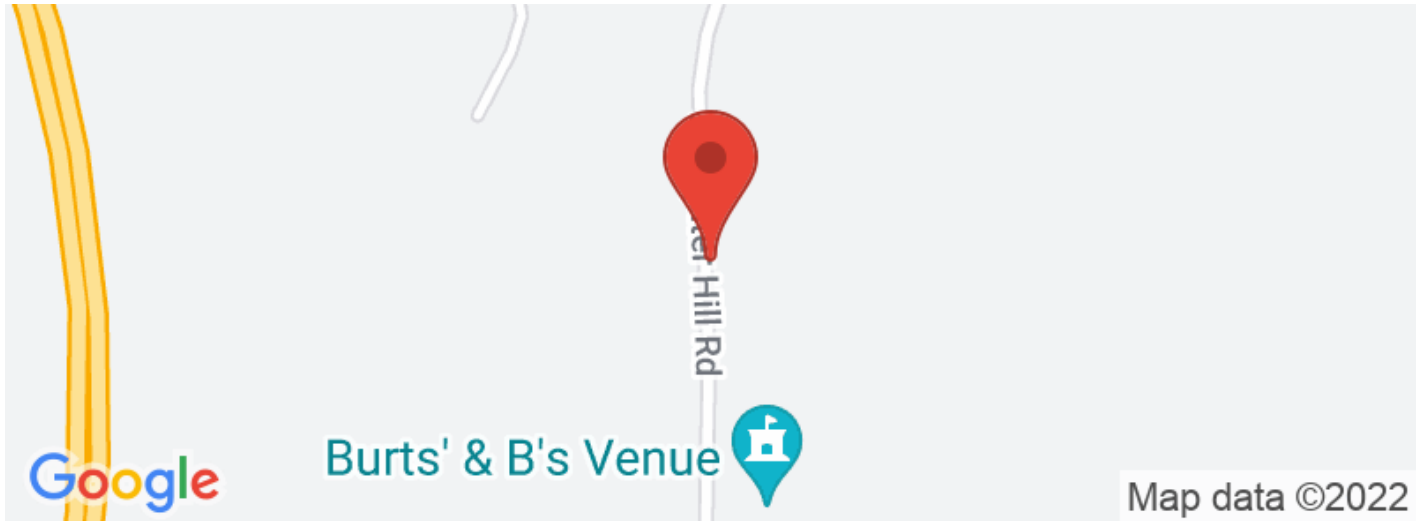
Annual taxes are approximately \$2313.74.

Slaughter Hill Rd - 47 acres - Guernsey County
Cambridge, OH / Guernsey County



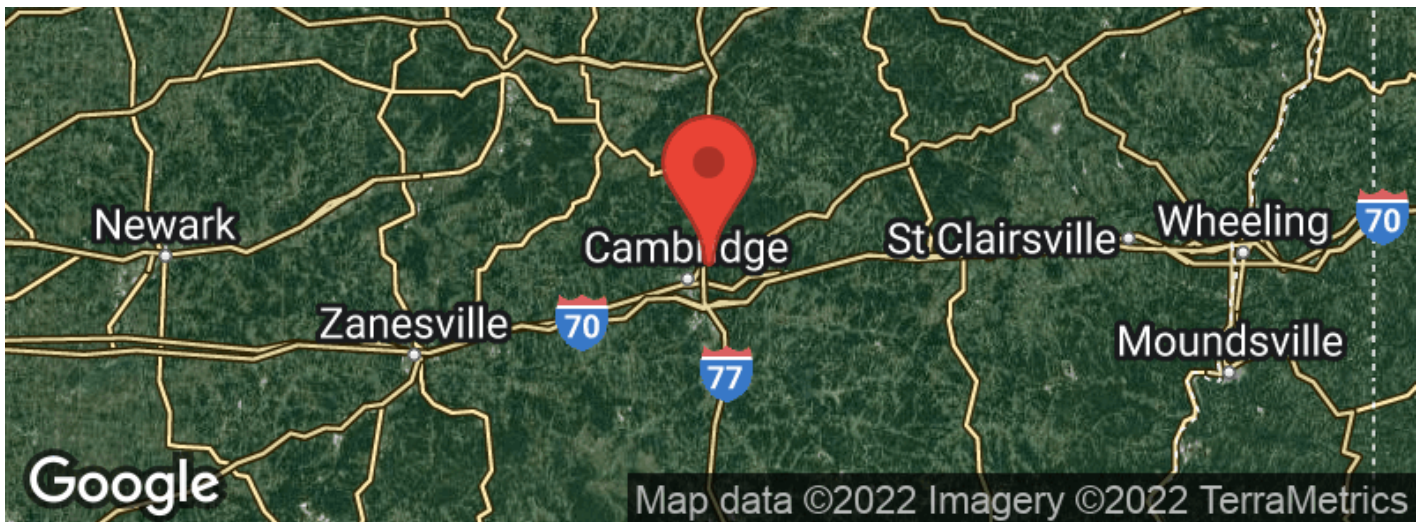
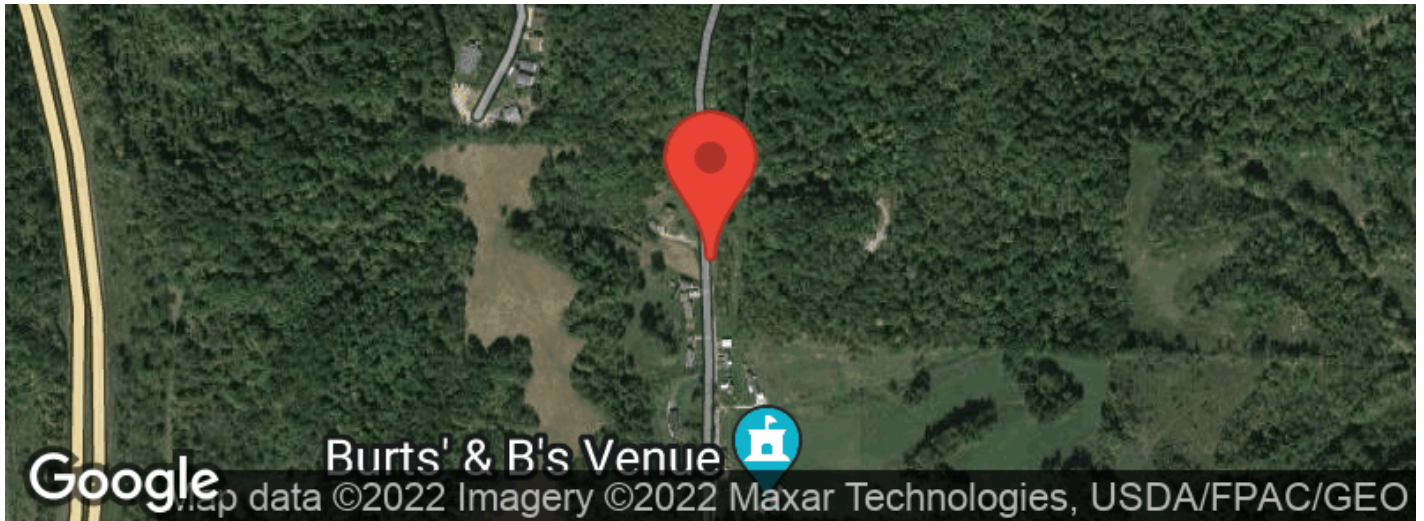
Slaughter Hill Rd - 47 acres - Guernsey County
Cambridge, OH / Guernsey County

Locator Maps



Slaughter Hill Rd - 47 acres - Guernsey County
Cambridge, OH / Guernsey County

Aerial Maps



Slaughter Hill Rd - 47 acres - Guernsey County
Cambridge, OH / Guernsey County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tony Seals

Mobile

(567) 241-5107

Email

tseals@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH 43147

NOTES

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings visible.

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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