

Union Hill Rd - 41 acres - Guernsey County
0 Union Hill Rd.
Kimbolton, OH 43749

\$239,900
41.673± Acres
Guernsey County



Union Hill Rd - 41 acres - Guernsey County
Kimbolton, OH / Guernsey County

SUMMARY

Address

0 Union Hill Rd.

City, State Zip

Kimbolton, OH 43749

County

Guernsey County

Type

Recreational Land, Hunting Land

Latitude / Longitude

40.2043 / -81.6448

Acreage

41.673

Price

\$239,900

Property Website

<https://www.mossyoakproperties.com/property/union-hill-rd-41-acres-guernsey-county-guernsey-ohio/44353/>



Union Hill Rd - 41 acres - Guernsey County
Kimbolton, OH / Guernsey County

PROPERTY DESCRIPTION

Land for sale in Guernsey County, Ohio. Well over 41 acres of mostly wooded property that could be turned into a whitetail hunting dream property. New openings have been created for food plots, a rustic cabin or home site. New elevated hunting blind installed. Possibility of immediate hunting rights.

Property Features:

- Proven mushroom hunting
- Very quiet setting
- Mostly wooded with mixed hardwoods
- New trails and openings for food plots
- Approx. 450' of frontage on Union Hill Rd.
- Just minutes to Newcomerstown, I-77, and Salt Fork Lake
- Property lays out great for whitetail hunting and management
- Would make a great family getaway
- Great access around the property
- Sellers do not own mineral rights
- In the middle of nowhere but still close to everything
- Newly surveyed
- Taxes TBD
- GPS Coordinates: 40.2072, -81.6411

Just minutes from Newcomerstown, I-77, and Salt Fork Lake. Approximately 450' of road frontage on Union Hill Rd. Newcomerstown Schools. New Survey. Sellers found a bunch of Morel mushrooms on the property this past spring!!

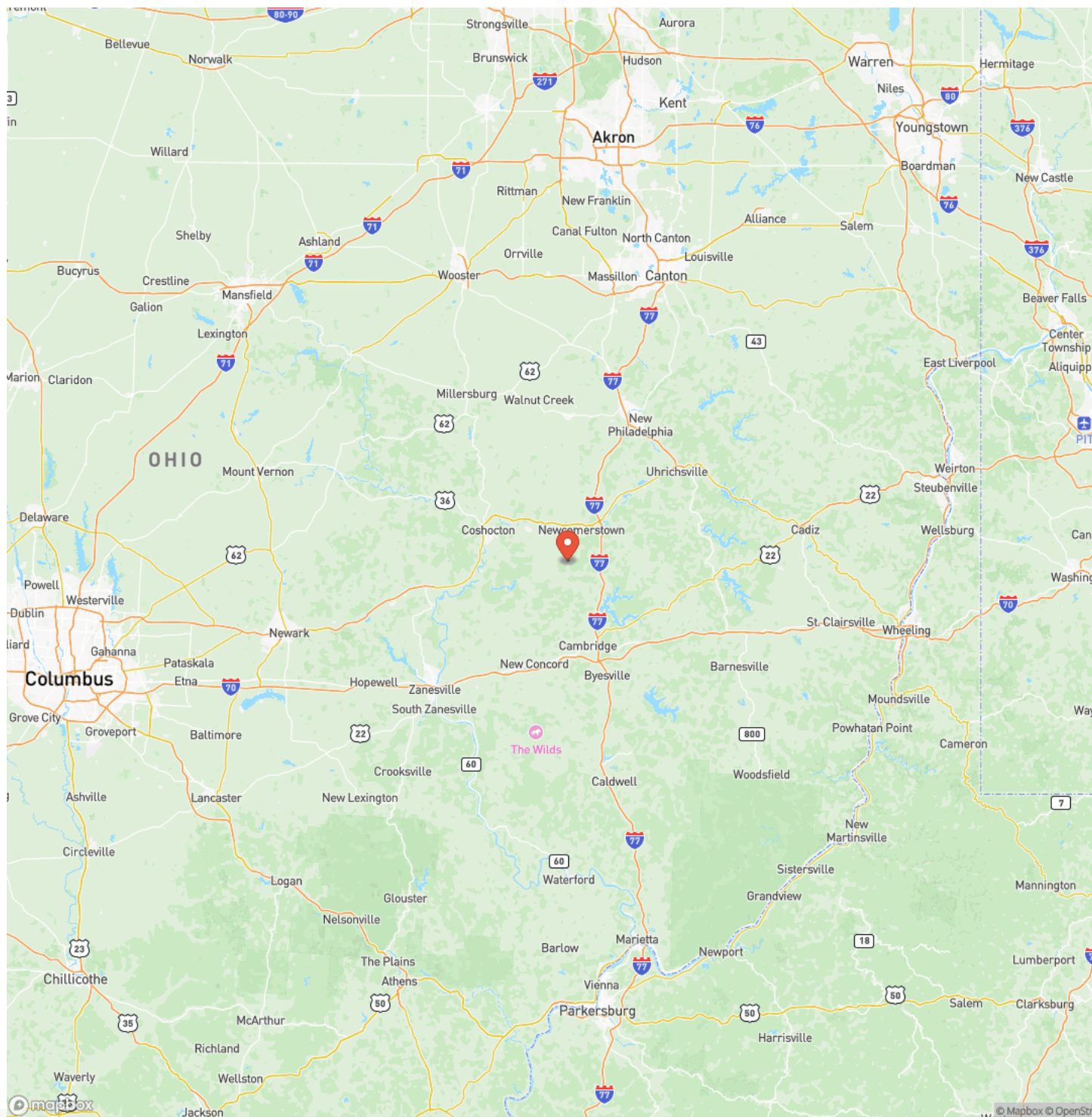
Union Hill Rd - 41 acres - Guernsey County
Kimbolton, OH / Guernsey County



Locator Map



Locator Map



Satellite Map



Union Hill Rd - 41 acres - Guernsey County
Kimbolton, 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



MORE INFO ONLINE:

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

This image shows a blank 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, text, or other markings on the paper.



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

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.

Mossy Oak Properties Bauer Real Estate
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
www.mossyOakproperties.com/land-for-sale/ohio/

