

Saffel Rd - 35 acres
35 ac Saffel Rd.
Belmont, OH 43718

\$174,900
35.17± Acres
Belmont County



Tony Seals
OHIO AGENT

Tony grew up in the farmlands of central Ohio, where he quickly developed a passion for both land and nature. Tony's first jobs as a farmhand with the area farmers taught him a strong work ethic and the importance of having integrity when dealing with people. With a degree in Wildlife Management, he understands land and the wildlife that call it home. Tony's priority as a Land Specialist is to offer great service by providing clients with all the tools and information needed to make educated decisions. He strives to make the entire experience as hassle-free and enjoyable as possible. Call Tony to discuss all your Ohio land needs.



tseals@mossyOakproperties.com | 567-241-5107

Saffel Rd - 35 acres
Belmont, OH / Belmont County

SUMMARY

Address

35 ac Saffel Rd.

City, State Zip

Belmont, OH 43718

County

Belmont County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

40.088031 / -80.996457

Acreage

35.17

Price

\$174,900



Saffel Rd - 35 acres
Belmont, OH / Belmont County

PROPERTY DESCRIPTION

Land for sale in Belmont County. The property was freshly surveyed at 35.17 acres and has a nice mix of open and wooded areas. Great access to the entire property from the shared gas well pad road. Recently, forestry mulched trails throughout the property. There are lots of deer using this property. Would make a great, potential home or cabin site. Nice open land on top for pasture. Electric runs across the property. An additional 12, 19, and 15-acre parcels are listed separately and are available until they sell. The seller does not own the mineral rights. Immediate hunting rights with a down payment.

- Power lines run across this property
- A flowing creek along the road
- GPS Coordinates: 40.0906, -81.002
- The property is a short drive from the Route. 40, I-70, and St. Clairsville.
- Very quiet road
- Nice view from the opening on top
- Approx. 520' of frontage on Saffel Rd.
- New elevated hunting blind that is ready to hunt

Saffel Rd - 35 acres
Belmont, OH / Belmont 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.

Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 829-7070
www.mossyoakproperties.com/land-for-sale/ohio/

