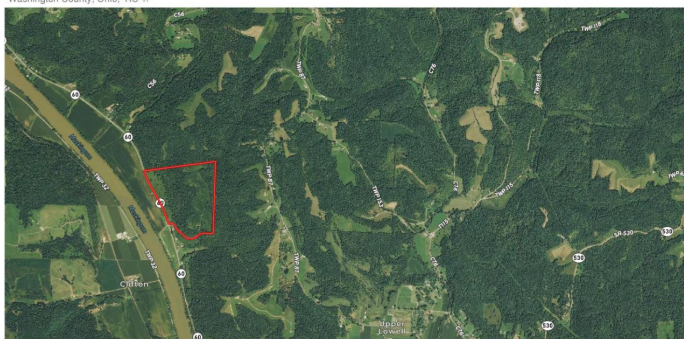


SR 60 - 93 acres - Washington County
State Route 60
Lowell, OH 45744

\$295,000
93.494 +/- acres
Washington County



ST RT 60 - 93 ACRES - WASHINGTON COUNTY
Washington County, Ohio, AC +/-



SR 60 - 93 acres - Washington County
Lowell, OH / Washington County

SUMMARY

Address

State Route 60

City, State Zip

Lowell, OH 45744

County

Washington County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.5468 / -81.5486

Acreage

93.494

Price

\$295,000

Property Website

<https://ohiolandforsale.com/property/sr-60-93-acres-washington-county-washington-ohio/11333>



PROPERTY DESCRIPTION

93 acres of land for sale in Washington County, Ohio. Enjoy Muskingum River views on this incredible Washington County farm. Approximately 22 acres of tillable ground with the remainder in timber and mowed frontage. Amazing big buck sign on this farm. Potential for multiple build sites. Approximately 1900 feet of frontage along Ohio SR 60.

Additional property features include:

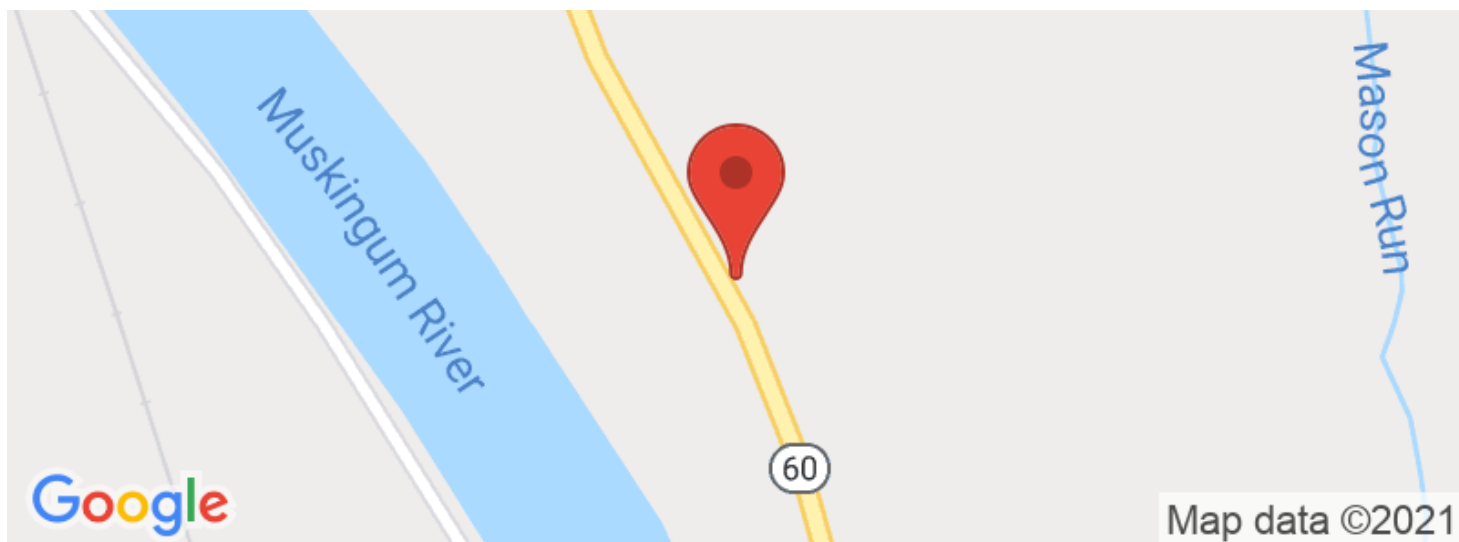
- Newly Surveyed
- Approx. 22 acres of tillable ground
- Incredible big buck sign
- Established driveway
- Beautiful hilltop views of the Muskingum River
- Perfect property for multiple homes or family hunting camp
- Known area for great deer and turkey hunting
- Sets back from the main road
- Ideal wildlife habitat
- Natural gas well on property
- Nice mix of open and wooded terrain
- Currently enrolled in the CAUV program for tax savings
- Beautiful rock outcroppings and small flowing creek.
- Less than 2 hours from Columbus
- 10 miles from Marietta
- Last timbered in 1999
- Some mature hardwood trees
- Future income potential from small gas royalties and potential farming lease.
- Well maintained access trails throughout property
- Very quiet and private hilltop setting
- GPS Coordinates: Lat 39.5468, Long -81.5486

Here is your chance to own a great multi-use property. Mineral rights owned by the seller will transfer to buyer. Annual taxes are TBD.

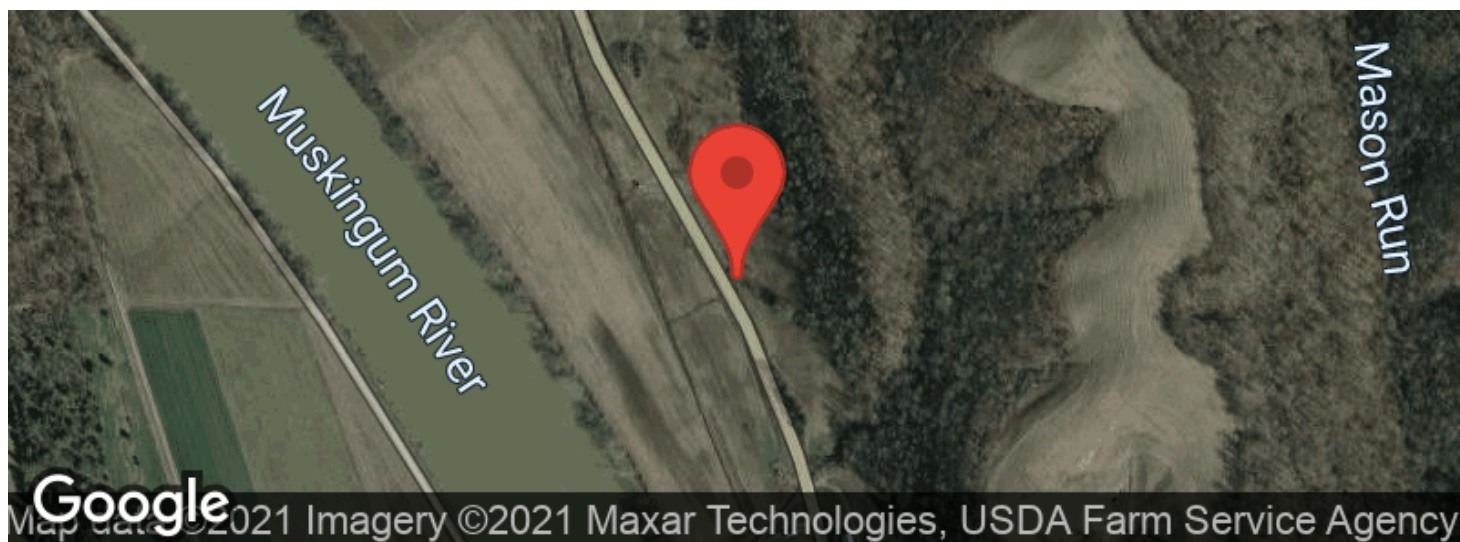
SR 60 - 93 acres - Washington County
Lowell, OH / Washington County



Locator Maps



Aerial Maps



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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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