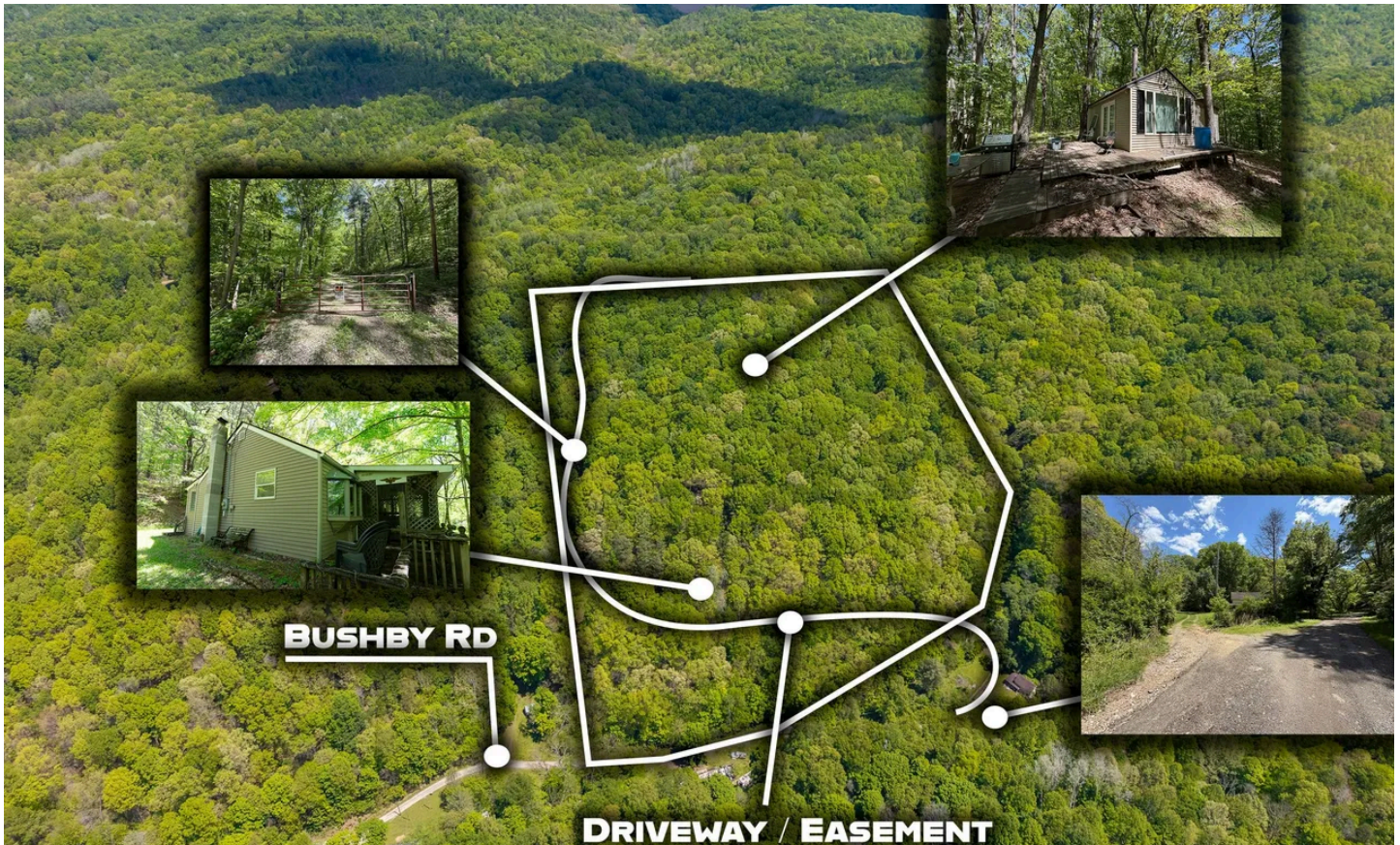



Bushby Rd - 14 acres
24442 Bushby Road
South Bloomingville, OH 43152

\$139,000
14.65± Acres
Hocking County



Tristden Bauer
OH BROKER | AUCTIONEER

Tristden has been a licensed realtor since 2015. In 2020, he decided to further his career by pursuing a business management degree to become an Ohio-licensed broker. In 2023, Tristden graduated from Hondros College of Business and obtained his Broker's license, shortly thereafter obtaining his Auctioneer license. Tristden is most passionate about his faith, family, and local church involvement. He has been married since 2016 and has two beautiful daughters. Tristden loves all things real estate and couldn't imagine doing anything else with his life. The foundations of his career are honesty, integrity, and, most importantly, being a servant of his clients.



MOSSY OAK PROPERTIES
Bauer Realty & Auctions

tbauer@mossyoakproperties.com | 614-745-5520

Bushby Rd - 14 acres
South Bloomingville, OH / Hocking County

SUMMARY

Address

24442 Bushby Road null

City, State Zip

South Bloomingville, OH 43152

County

Hocking County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.386063 / -82.651638

Dwelling Square Feet

896

Bedrooms / Bathrooms

2 / 1

Acreage

14.65

Price

\$139,000



Bushby Rd - 14 acres
South Bloomingville, OH / Hocking County

PROPERTY DESCRIPTION

Located in the Hocking Hills region, this 14.65-acre property offers a solid mix of recreational use, timber, and investment potential. The property includes a 2-bedroom, 1-bath ranch home that would work well as a hunting camp or weekend getaway.

The acreage is mostly wooded with rolling to steep terrain and includes marketable timber consisting of red oak, white oak, and hard maple. Access is provided by a shared easement road that runs through the property that additional neighbors also use as well. Electric service runs through the property and is connected to the main home. Sellers do not own the mineral rights.

A second structure sits on the ridge top and has newer siding installed, but will need additional work and cleanup. The property consists of 2 parcels.

Location Highlights:

- 10 miles to Old Mans Cave
- 8 miles to Tar Hollow State Forest
- Hocking Hills Info
- Short drive to hiking, public land, and other Hocking Hills attractions

<https://ohiodnr.gov/go-and-do/plan-a-visit/find-a-property/hocking-hills-state-park>

https://ohiodnr.gov/go-and-do/plan-a-visit/find-a-property/tar-hollow-state-forest?utm_source=chatgpt.com

https://www.explorehockinghills.com/?utm_source=chatgpt.com

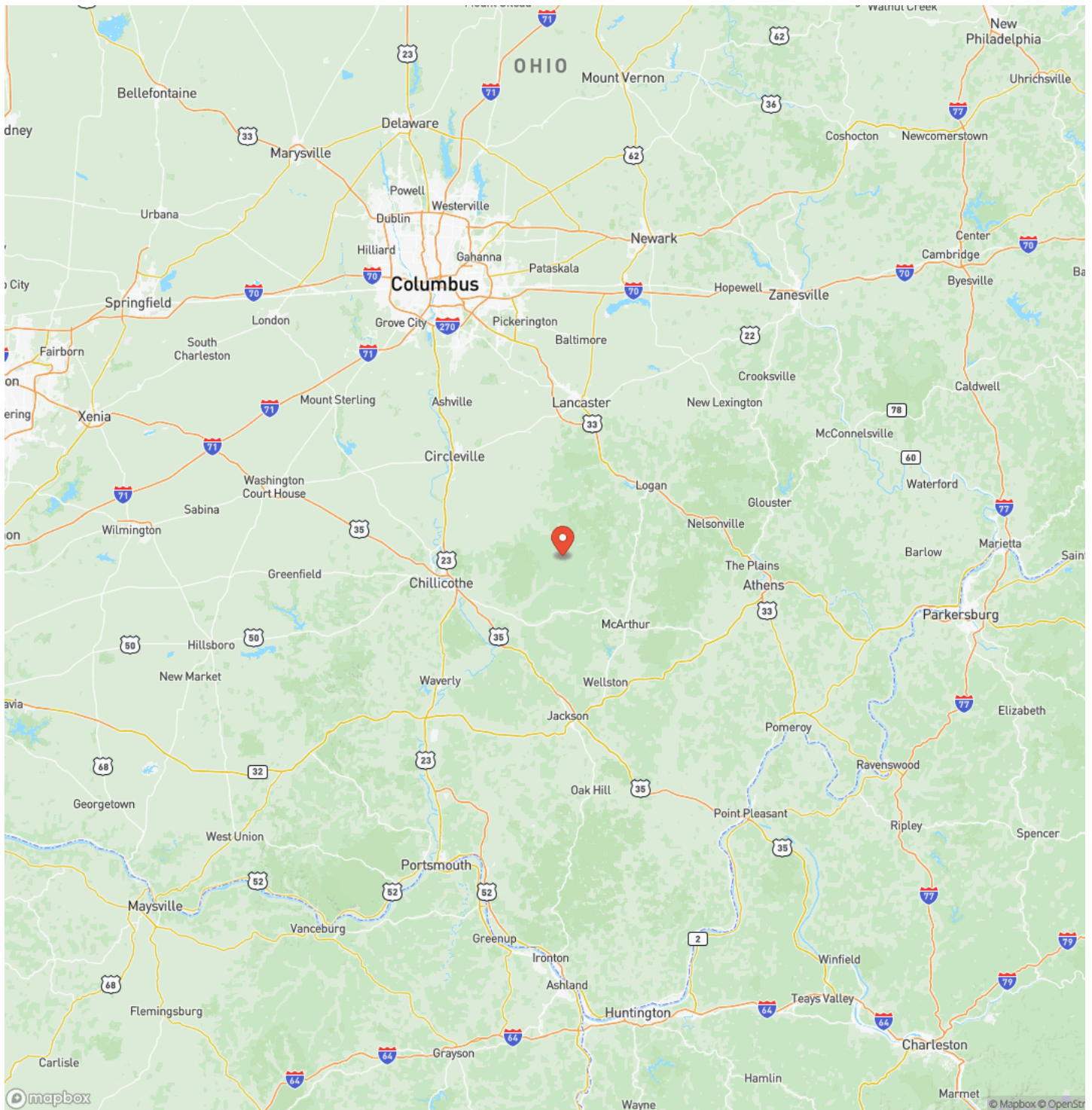
Bushby Rd - 14 acres
South Bloomingville, OH / Hocking County



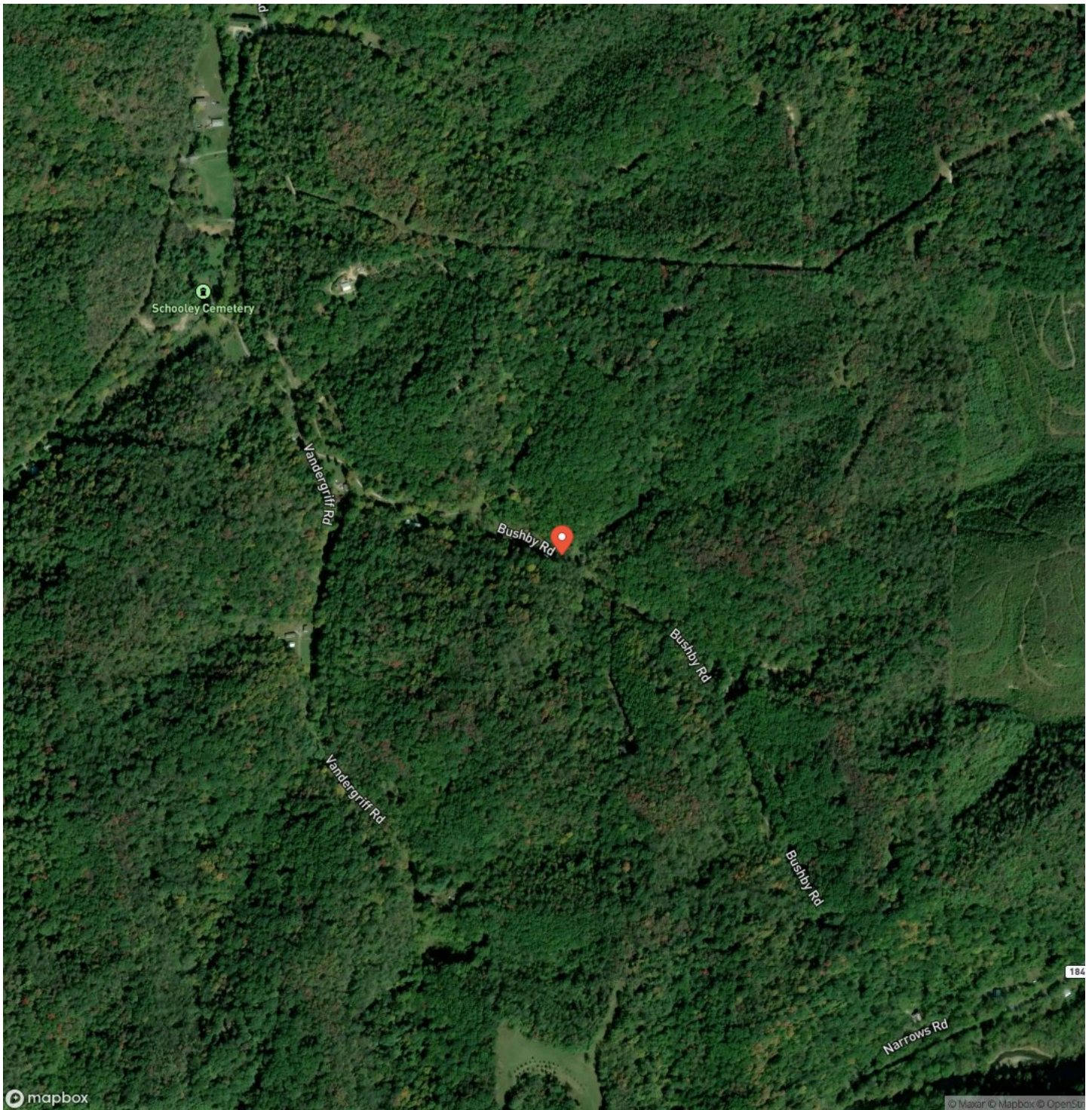
Locator Map



Locator Map



Satellite Map



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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