

Gun Club Rd - 10 acres
0 Gun Club Road
Athens, OH 45701

\$109,000
10.500± Acres
Athens County

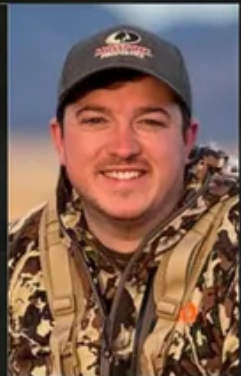


Tristden Bauer
OH BROKER | AUCTIONEER

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



Gun Club Rd - 10 acres
Athens, OH / Athens County

SUMMARY

Address

0 Gun Club Road

City, State Zip

Athens, OH 45701

County

Athens County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

39.3172 / -82.20744

Acreage

10.500

Price

\$109,000

Property Website

<https://www.mossyoakproperties.com/property/gun-club-rd-10-acres-athens-ohio/113545/>



Gun Club Rd - 10 acres
Athens, OH / Athens County

PROPERTY DESCRIPTION

10.5 Acres | Athens County, Ohio

This 10.5-acre property offers an excellent opportunity to build, recreate, or invest in a well-located tract of land in Athens County. The property is being offered subject to a new survey, which will be completed prior to closing, and has no deed restrictions.

With approximately 800 feet of road frontage, the property provides flexibility for access. An existing entrance leads into the property, while the level frontage also offers the potential for a new driveway location. The rolling topography features a level building site just off the road, making it well-suited for a home or cabin. The property is primarily wooded with mature timber that has not been harvested in recent years. A few established trails provide access through the acreage for hiking, ATV riding, or exploring. Electric service and county water are available at the road. Located near New Marshfield, the property is just 15 miles from Lake Hope State Park and downtown Athens and is also close to Fox Lake, offering easy access to outdoor recreation while maintaining a quiet rural setting.

Property Features:

- 10.5 acres (subject to new survey prior to closing)
- Athens County
- Alexander Local School District
- Approximately 800' of road frontage
- No deed restrictions
- Level building site
- Rolling topography
- Mature timber
- Light trail system
- Electric available at the road
- County water is available at the road

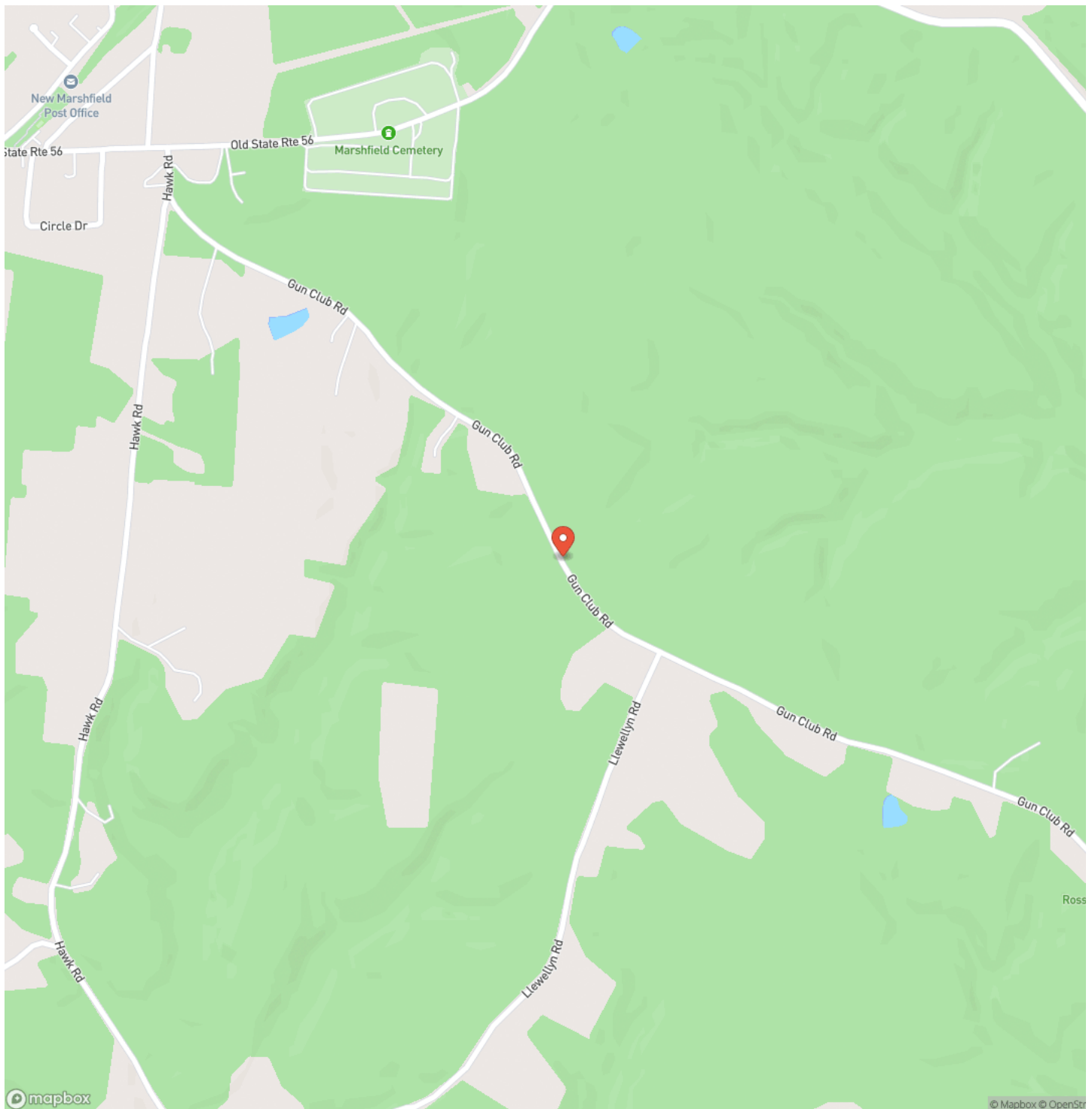
Location Highlights:

- Near New Marshfield
- Approximately 15 miles to Lake Hope State Park
- Close to Fox Lake
- Easy access to Athens, 15 miles, and surrounding communities

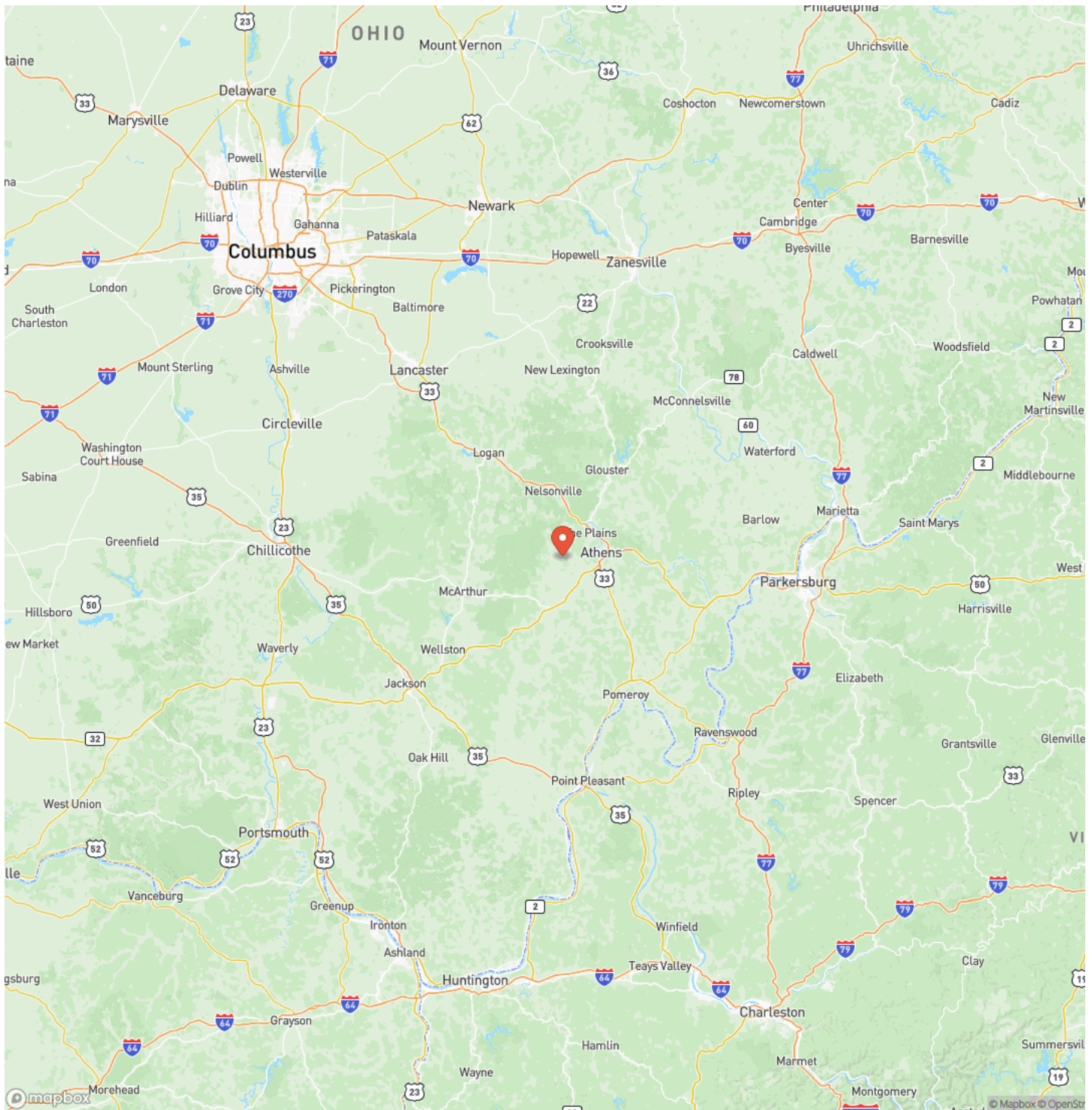
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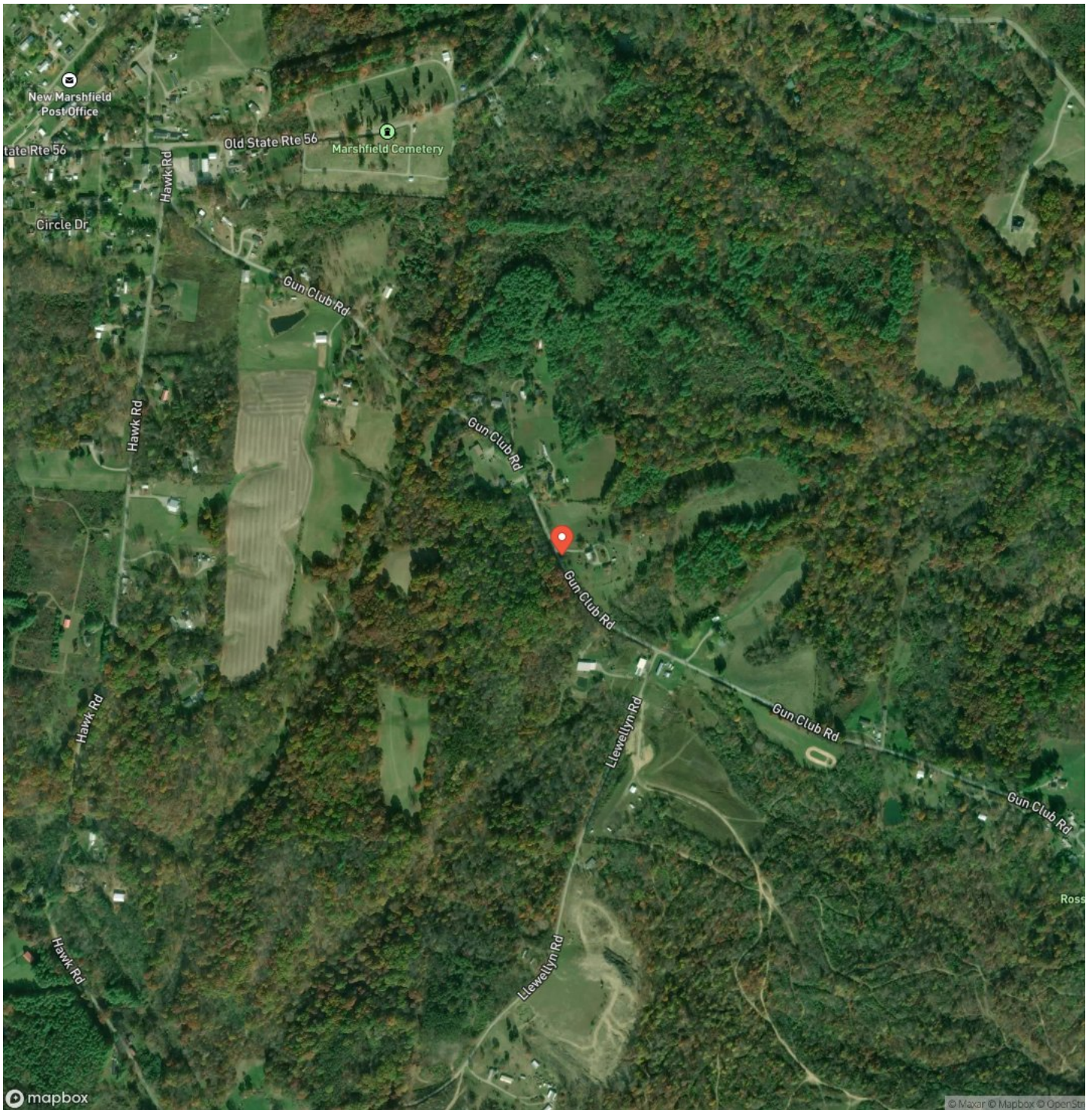
Locator Map



Locator Map



Satellite Map



Gun Club Rd - 10 acres
Athens, OH / Athens County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tristden Bauer

Mobile

(614) 745-5520

Email

tbauer@mossyoakproperties.com

Address

City / State / Zip

NOTES

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.

MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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<https://www.mossyoakproperties.com/>

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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