

St Rt 7 - 51 acres
0 State Route 7
Belpre, OH 45714

\$215,000
51.430± Acres
Washington County



St Rt 7 - 51 acres
Belpre, OH / Washington County

SUMMARY

Address

0 State Route 7

City, State Zip

Belpre, OH 45714

County

Washington County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.31895 / -81.5712

Acreage

51.430

Price

\$215,000

Property Website

<https://www.mossoakproperties.com/property/st-rt-7-51-acres-washington-ohio/111054/>



St Rt 7 - 51 acres
Belpre, OH / Washington County

PROPERTY DESCRIPTION

51.431 Acres | Washington County, Ohio

This 51.431-acre property offers an affordable opportunity for hunting, recreation, and weekend use just minutes from Parkersburg and Marietta. The property is primarily wooded and features a good trail system, a large ridge-top food plot, and a 12x12 hunting blind.

The terrain is rolling to steep. The property is surrounded by larger wooded tracts and shows strong deer activity throughout. Timber was selectively harvested in 2021, creating additional cover and wildlife habitat.

County water and electric are available near the access point, making the property a potential cabin site or recreational retreat. Access is primarily from Ayers Boulevard off of State Route 7.

Property Features:

- 51.43
- Belpre City School District
- Good trail system
- Large ridge-top food plot
- 12x12 hunting blind
- Strong deer sign
- Ohio River views
- County water available
- Electric available near access
- Potential cabin site
- Surrounded by larger wooded tracts

Location Highlights:

- 4 miles to Parkersburg, WV
- 11 miles to Marietta, OH
- 40 miles to Athens, OH

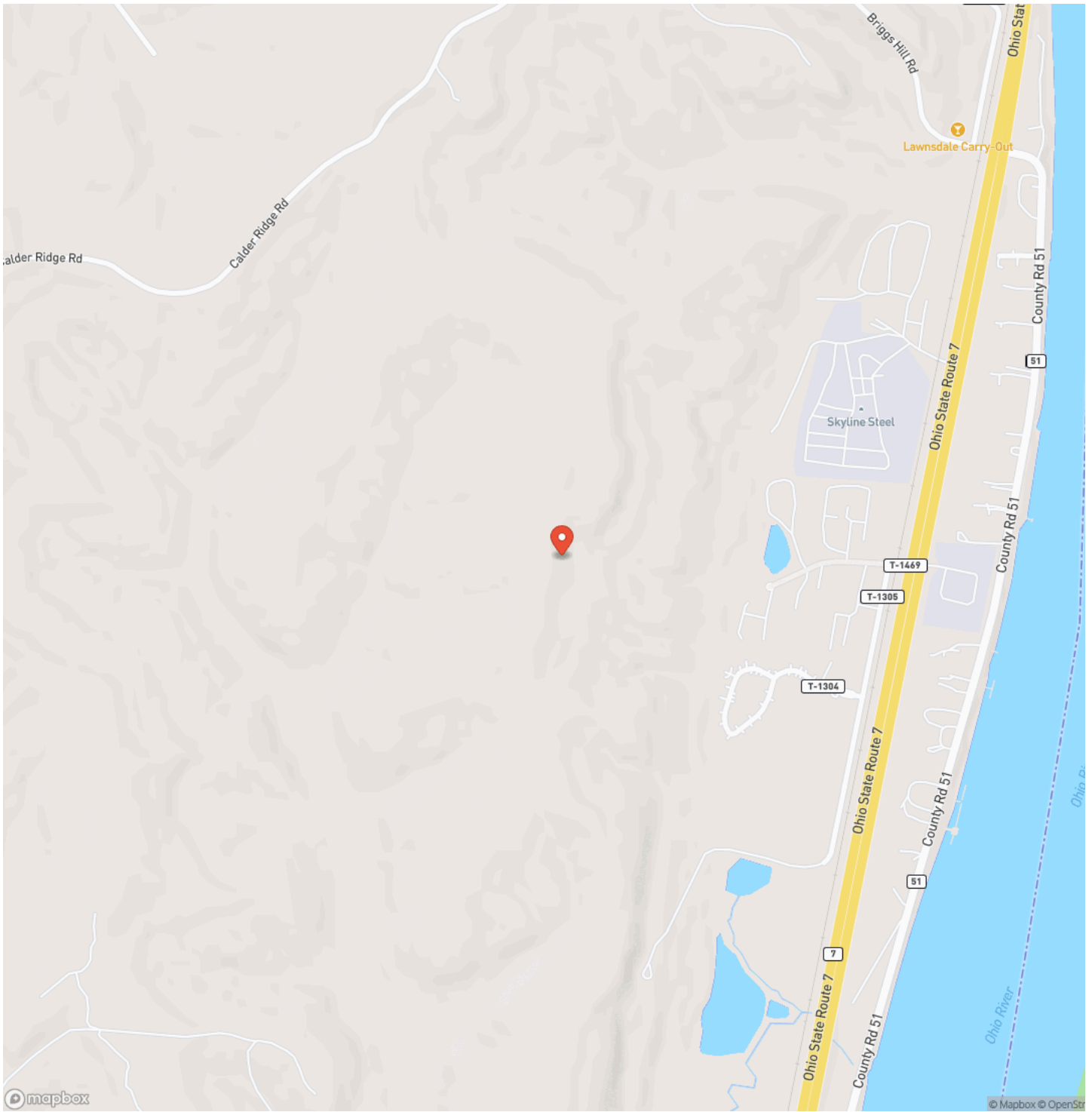
This property is well-suited for a buyer looking for an affordable hunting property, weekend getaway, or recreational tract with the potential for a future cabin. Annual taxes are 1,330.98. Mineral rights have been reserved and will not transfer.



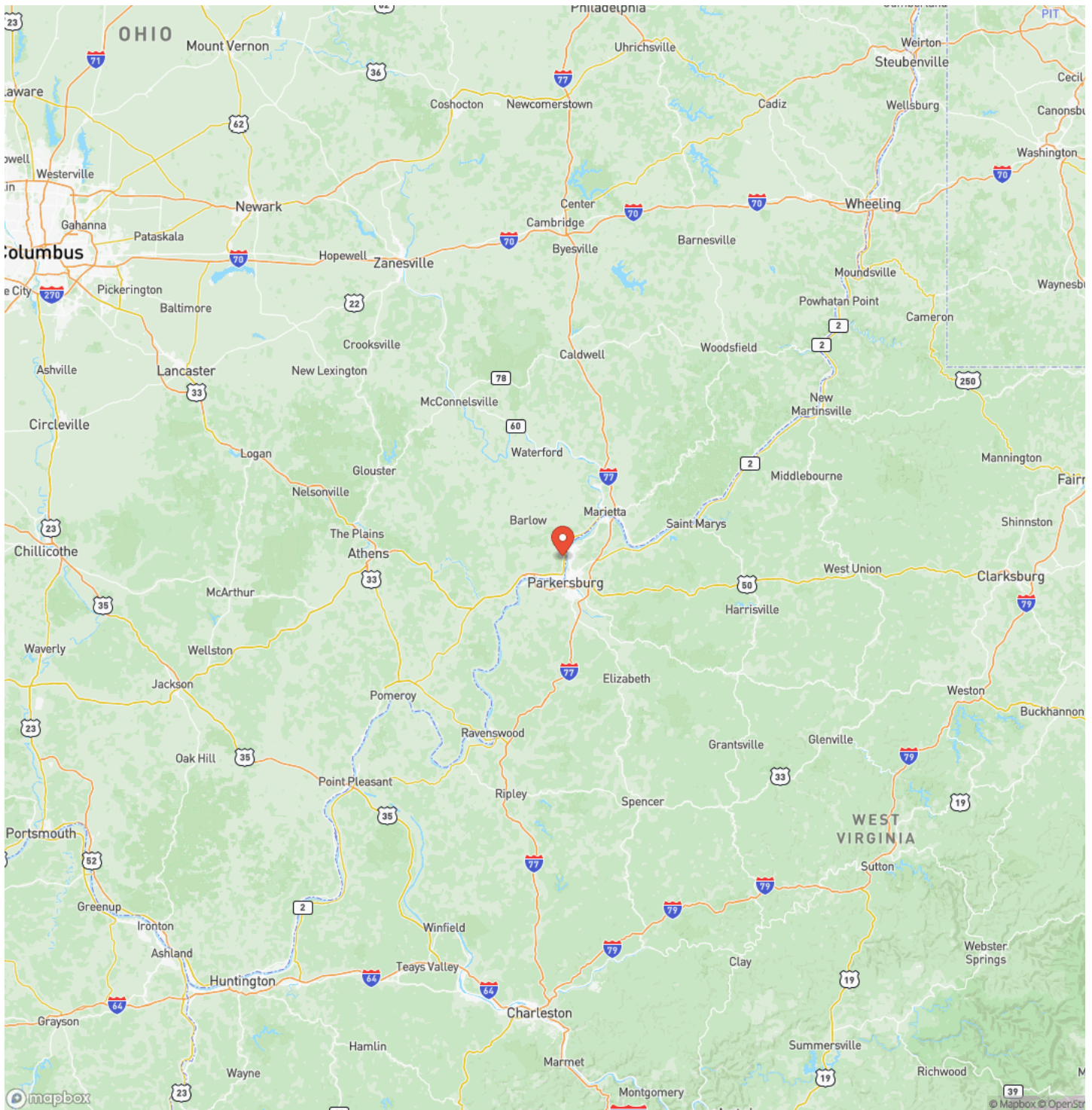
St Rt 7 - 51 acres
Belpre, OH / Washington County



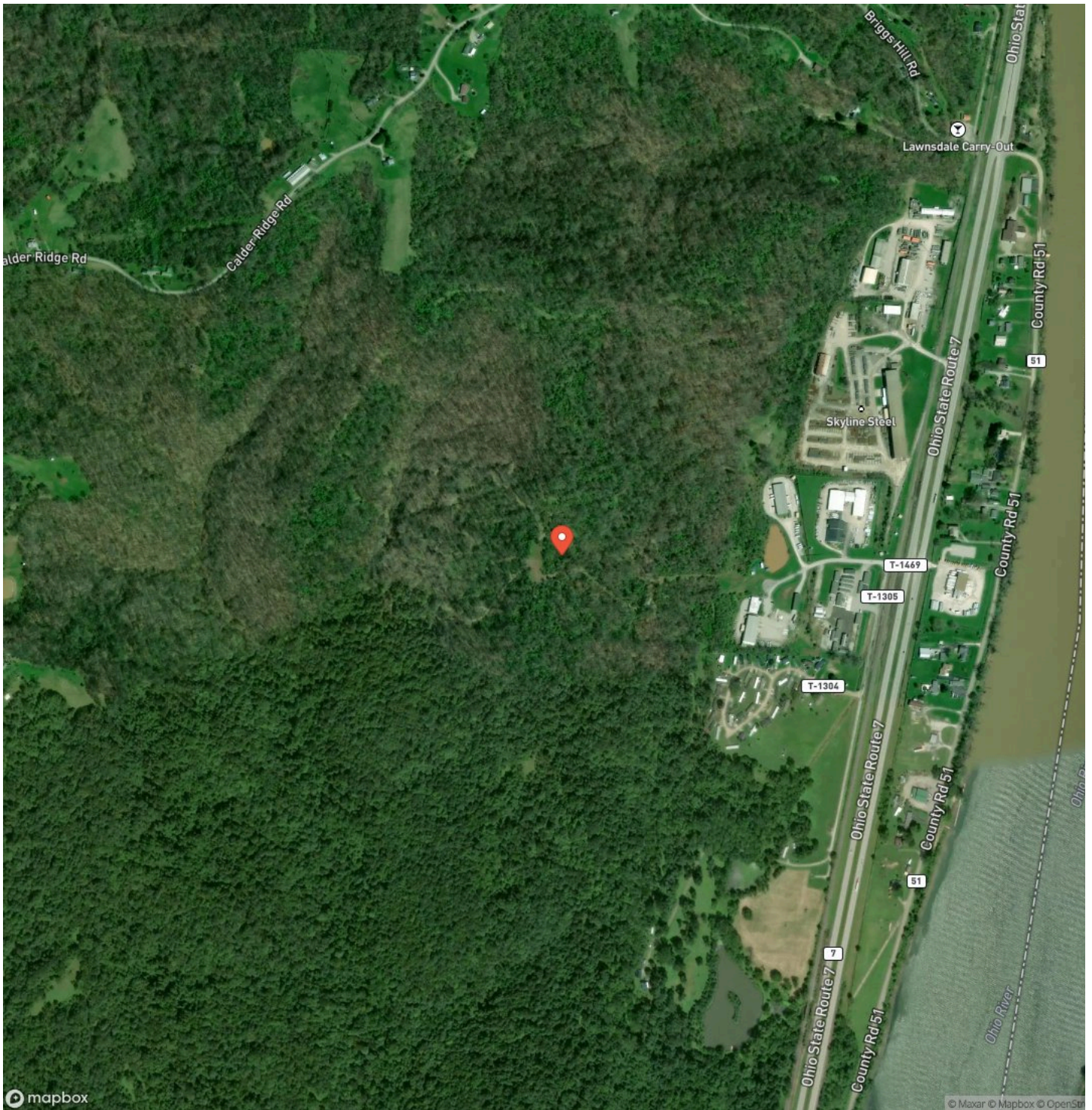
Locator Map



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

