

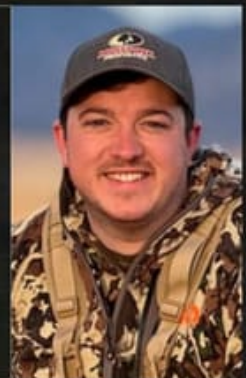
Twp Rd 2063 - 19 acres
34668 Township Highway 2063
Woodsfield, OH 43793

\$299,900
19.04± Acres
Monroe 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.



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Twp Rd 2063 - 19 acres
Woodsfield, OH / Monroe County

SUMMARY

Address

34668 Township Highway 2063

City, State Zip

Woodsfield, OH 43793

County

Monroe County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.827136 / -81.191883

Dwelling Square Feet

562

Bedrooms / Bathrooms

2 / 1

Acreage

19.04

Price

\$299,900

Property Website

www.mossoakproperties.com



PROPERTY DESCRIPTION

Nestled in the Appalachian foothills of Monroe County, Ohio, this secluded 19-acre property features a 1.6-acre private lake, two rustic cabins, and abundant opportunities for outdoor recreation.

The cabins offer a simple retreat with limited utilities. The lakeside cabin uses solar power for lighting, with a limited electrical connection of 20 amps for outlets and appliances. A developed spring supplies water to a 500-gallon holding tank, and a propane on-demand heater provides hot water. The property has no permanent septic system; a graywater tank and drainage field serve it.

Positioned at the water's edge, the lakeside cabin features an upper-level king bed with a private deck, two bunk beds, a kitchen, and a bathroom area with a camp toilet. A large deck extends over the lake, offering space to gather or enjoy the peaceful surroundings.

The second cabin sits on the hillside, offering elevated views, additional guest space, and 100-amp electric service. A 48x30 pole building provides room for equipment, storage, and projects.

The pond has a new aerator installed.

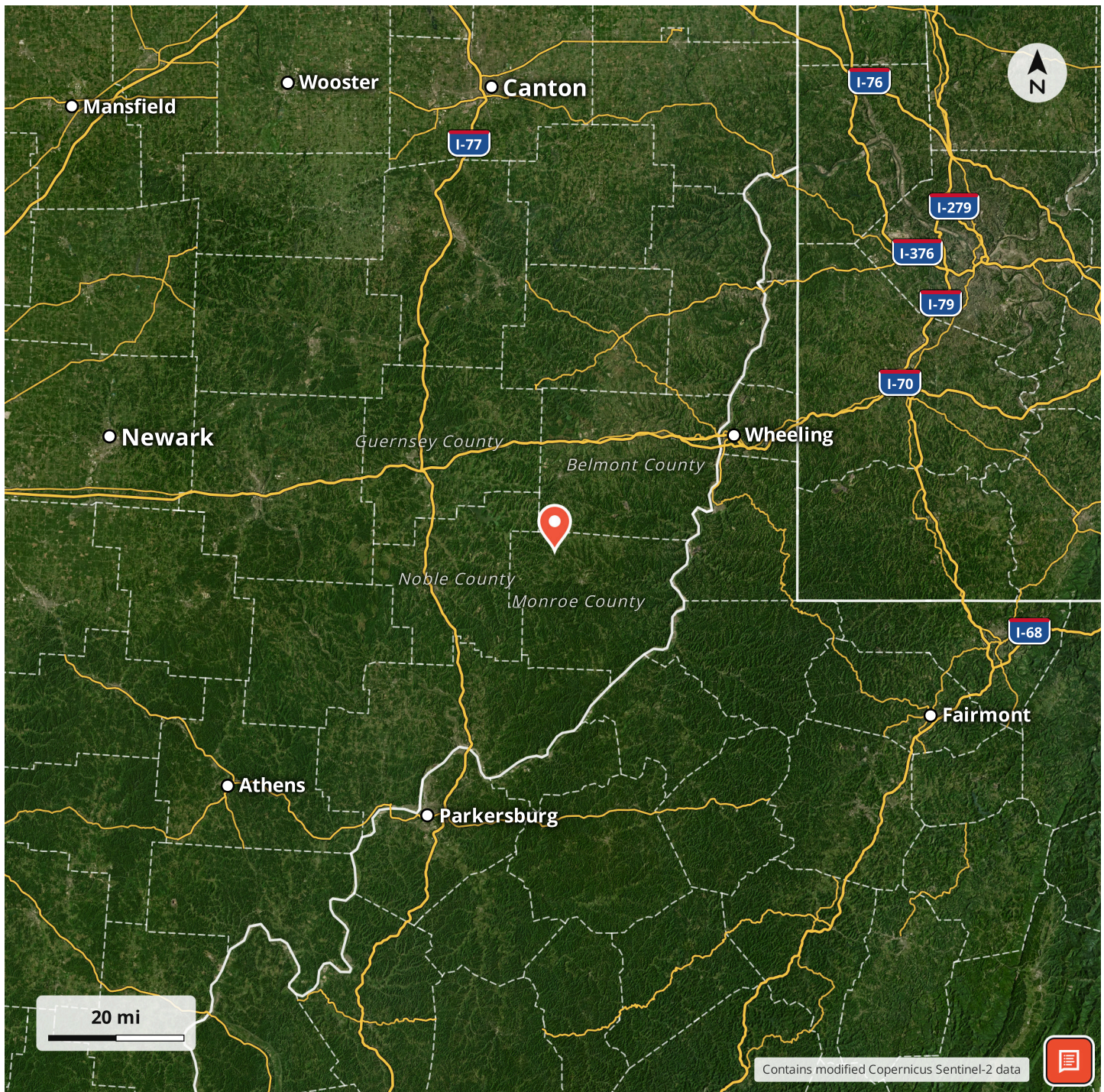
Enjoy fishing, paddling, hunting, and hiking along the maintained trail system. The surrounding woods and water attract deer, ducks, geese, herons, hawks, turtles, and other wildlife.

Whether you're seeking a weekend escape, a hunting retreat, or a place to unplug, this property offers privacy and waterfront scenery.

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Regional Map



Locator Map



Aerial Map



Twp Rd 2063 - 19 acres
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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Carroll, OH 43112

NOTES



MORE INFO ONLINE:

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

This image shows a single sheet of white paper with horizontal blue 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.



<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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