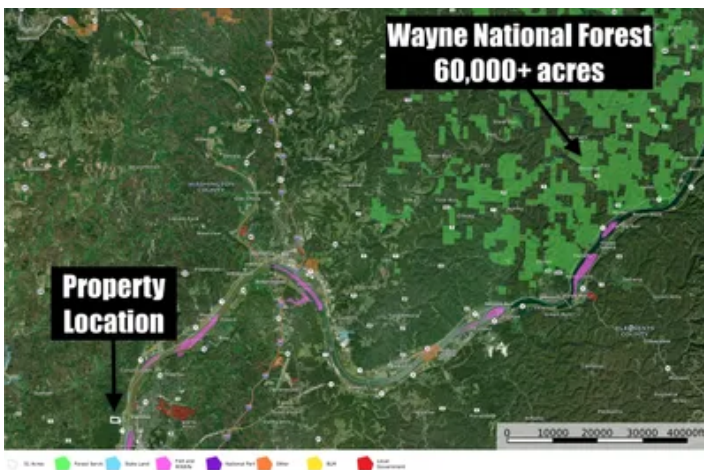


St Rt 7 - 51 acres
0 State Route 7
Belpre, OH 45714

\$214,000
51.43± 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, Undeveloped Land

Latitude / Longitude

39.318439 / -81.566984

Acreage

51.43

Price

\$214,000

Property Website

<https://www.mossyoakproperties.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:

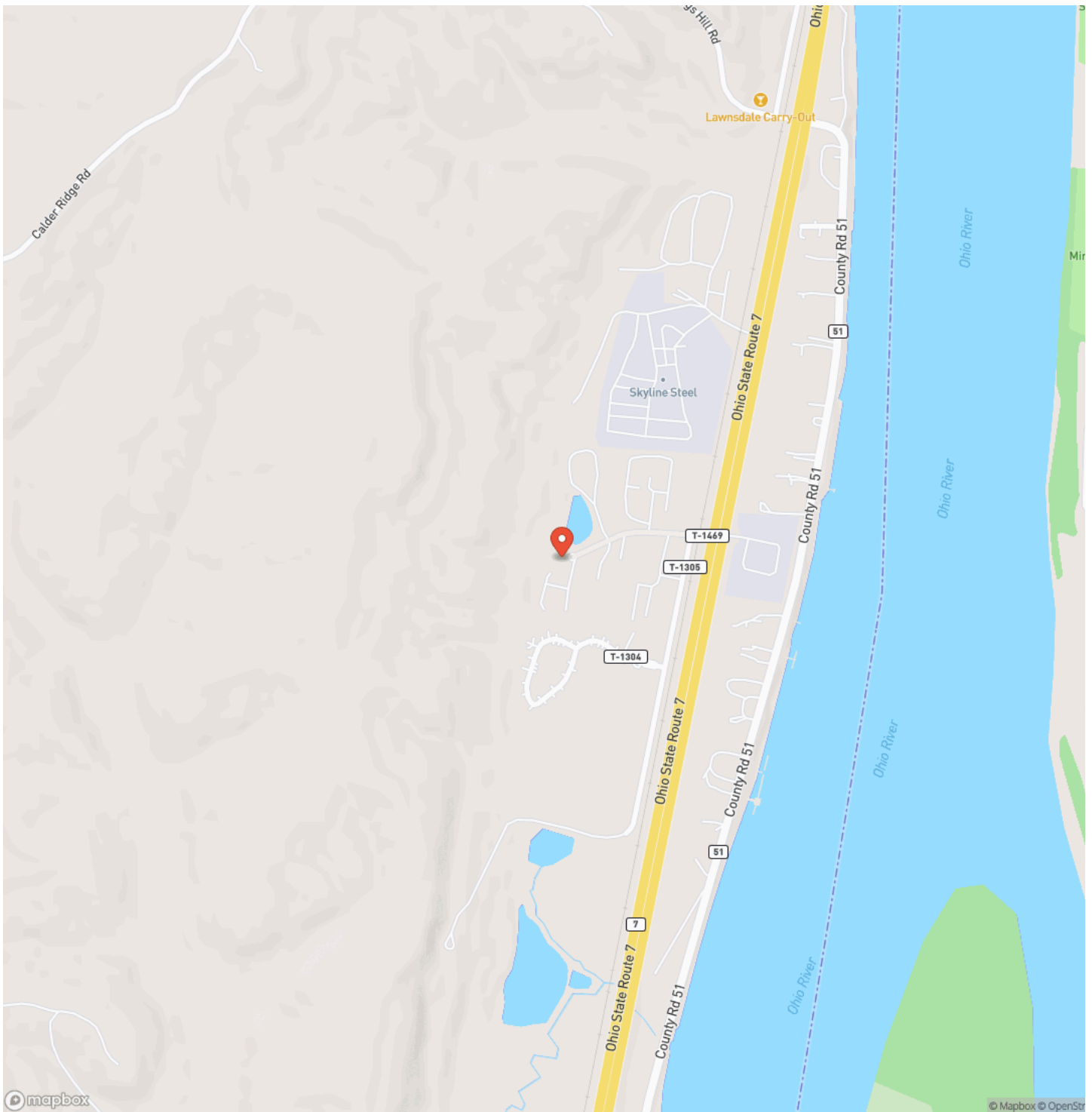
4 miles to Parkersburg, WV
11 miles to Marietta, OH
40 miles to Athens, OH

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.

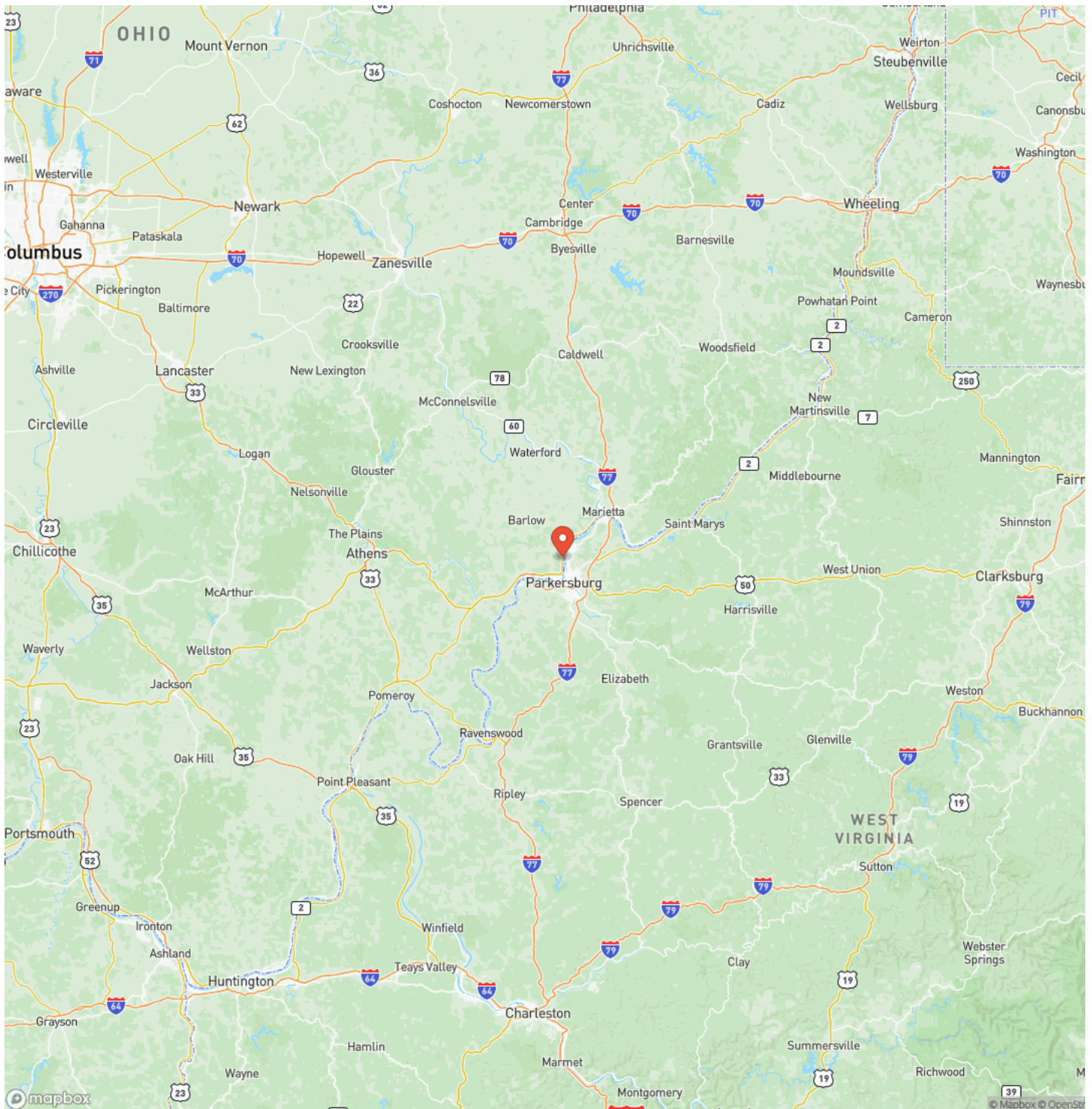
St Rt 7 - 51 acres
Belpre, OH / Washington County



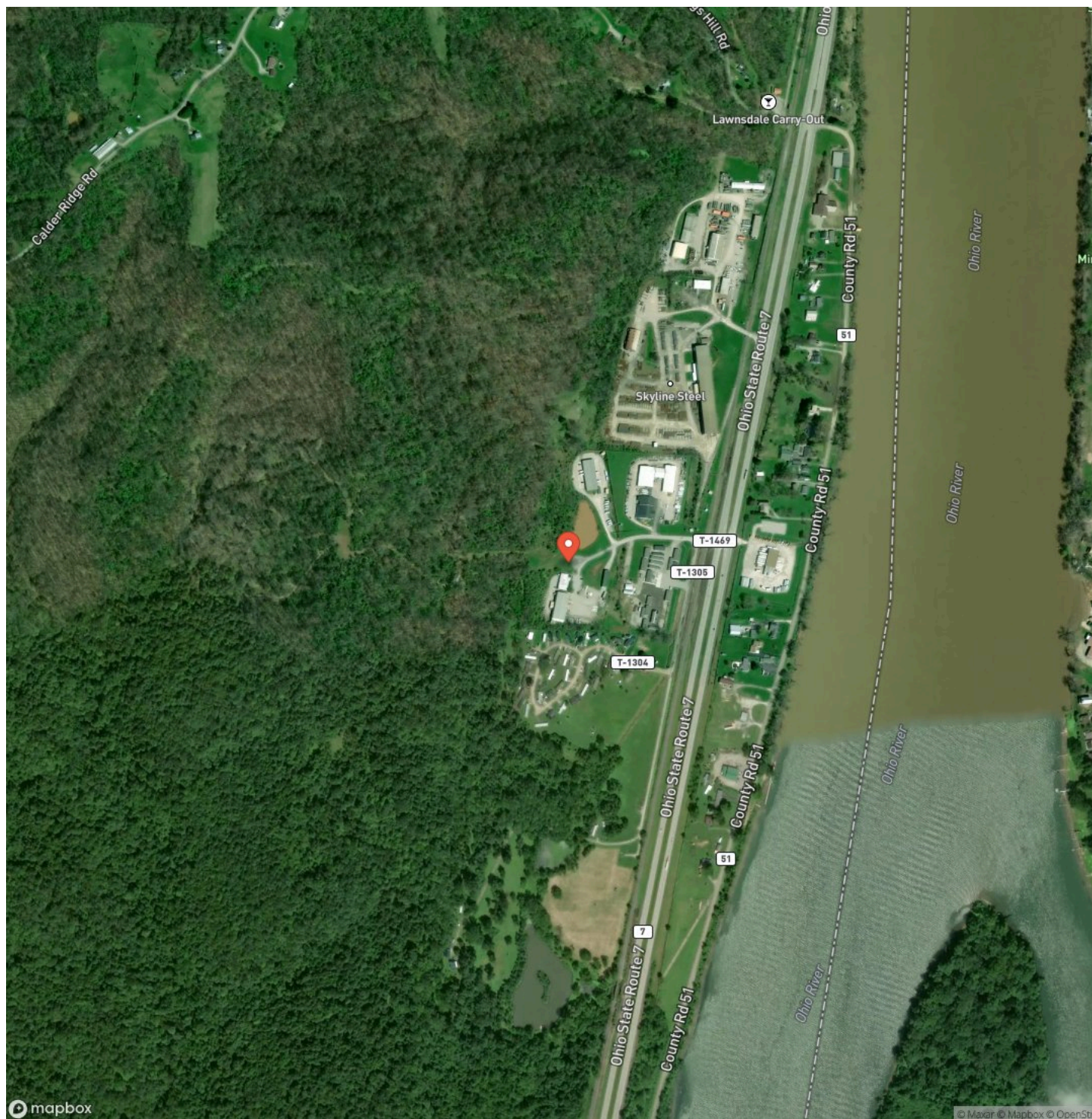
Locator Map



Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

Tristden Bauer

Mobile

(614) 745-5520

Email

tbauer@mossyoakproperties.com

Address

City / State / Zip

Carroll, OH 43112

NOTES



MORE INFO ONLINE:

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

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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.

Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 829-7070
<https://www.mossyOakproperties.com/>
