

St Rt 683 - 10 acres
33695 St Rt 683
Mcarthur, OH 45651

\$259,900
10± Acres
Vinton 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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St Rt 683 - 10 acres
Mcarthur, OH / Vinton County

SUMMARY

Address

33695 St Rt 683

City, State Zip

Mcarthur, OH 45651

County

Vinton County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.2464 / -82.5708

Dwelling Square Feet

2,576

Bedrooms / Bathrooms

5 / 1

Acreage

10

Price

\$259,900



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PROPERTY DESCRIPTION

If you've been looking for an affordable rural property with functional improvements already in place. This one checks a lot of boxes. Featuring a large shop and a recent home addition, it provides the flexibility for a full-time residence and hobby farm.

Property features include:

- 5-bedroom, 1.5-bath home
- 1993 mobile home with a 16x30 two-story addition built in 2024. Addition includes a spacious lower-level mudroom, half bath, and storage area (previously housed a water heater)
- The upper level provides additional living space and attic storage.
- Piping is in place for a wood stove
- Electric wiring is installed in main home but not currently connected to the grid
- Property has a septic system and public water service

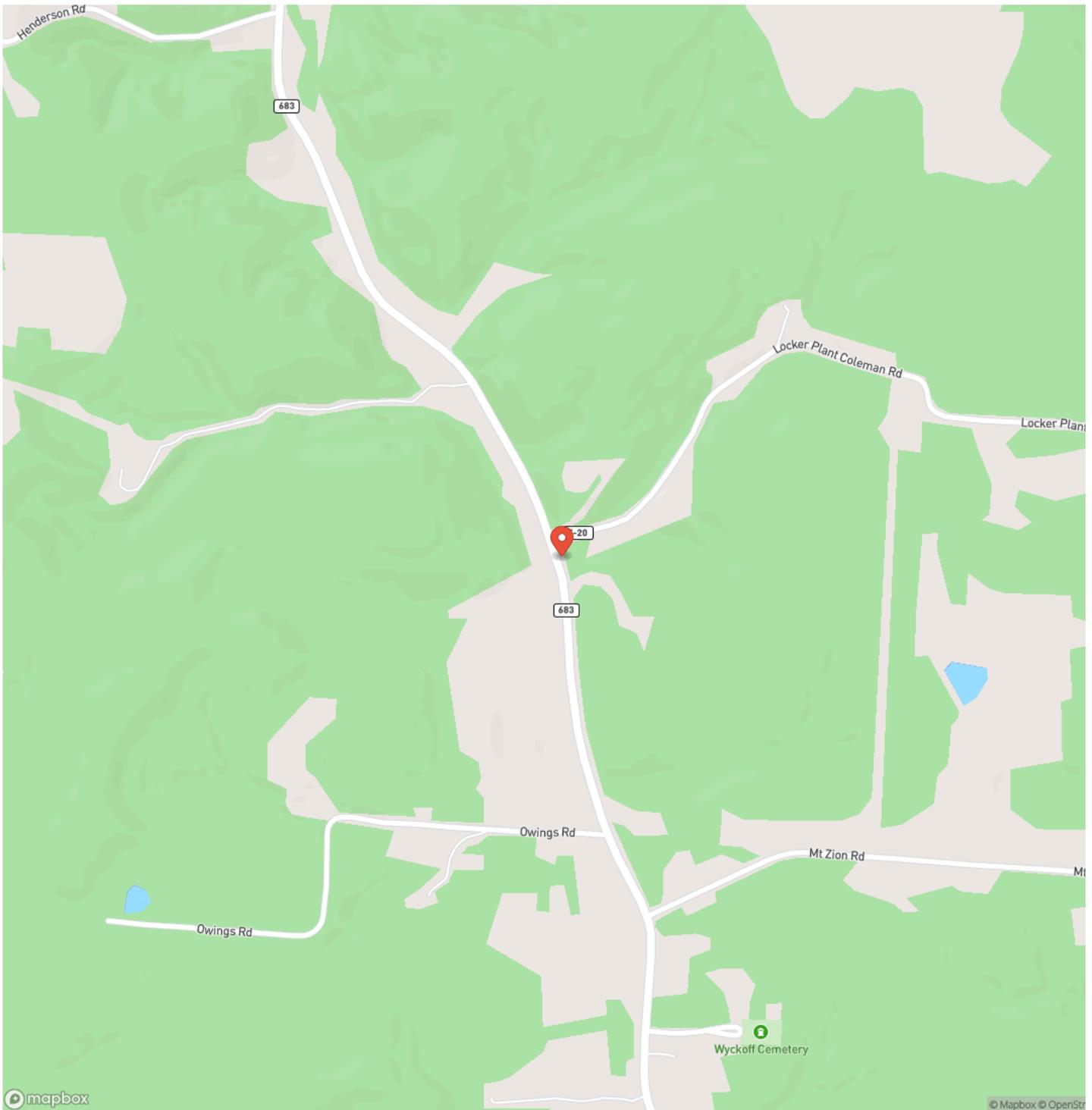
Improvements:

- 30x40 pole building garage built in 2019.
- Three-bay setup with plenty of room for vehicles, equipment, or workshop space
- Some fenced pasture, suitable for livestock or hobby farming

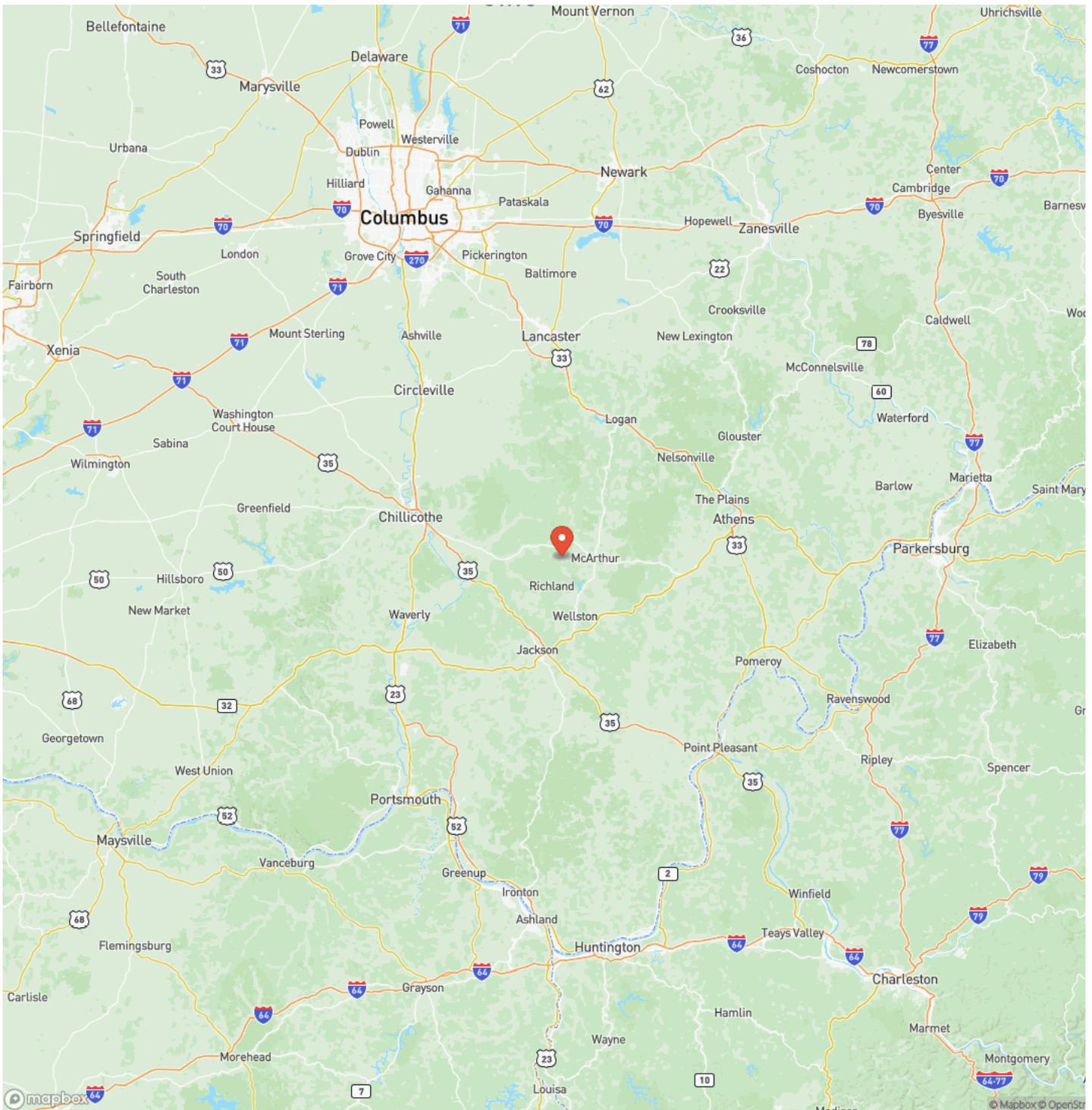
Annual taxes are approximately 1,120.



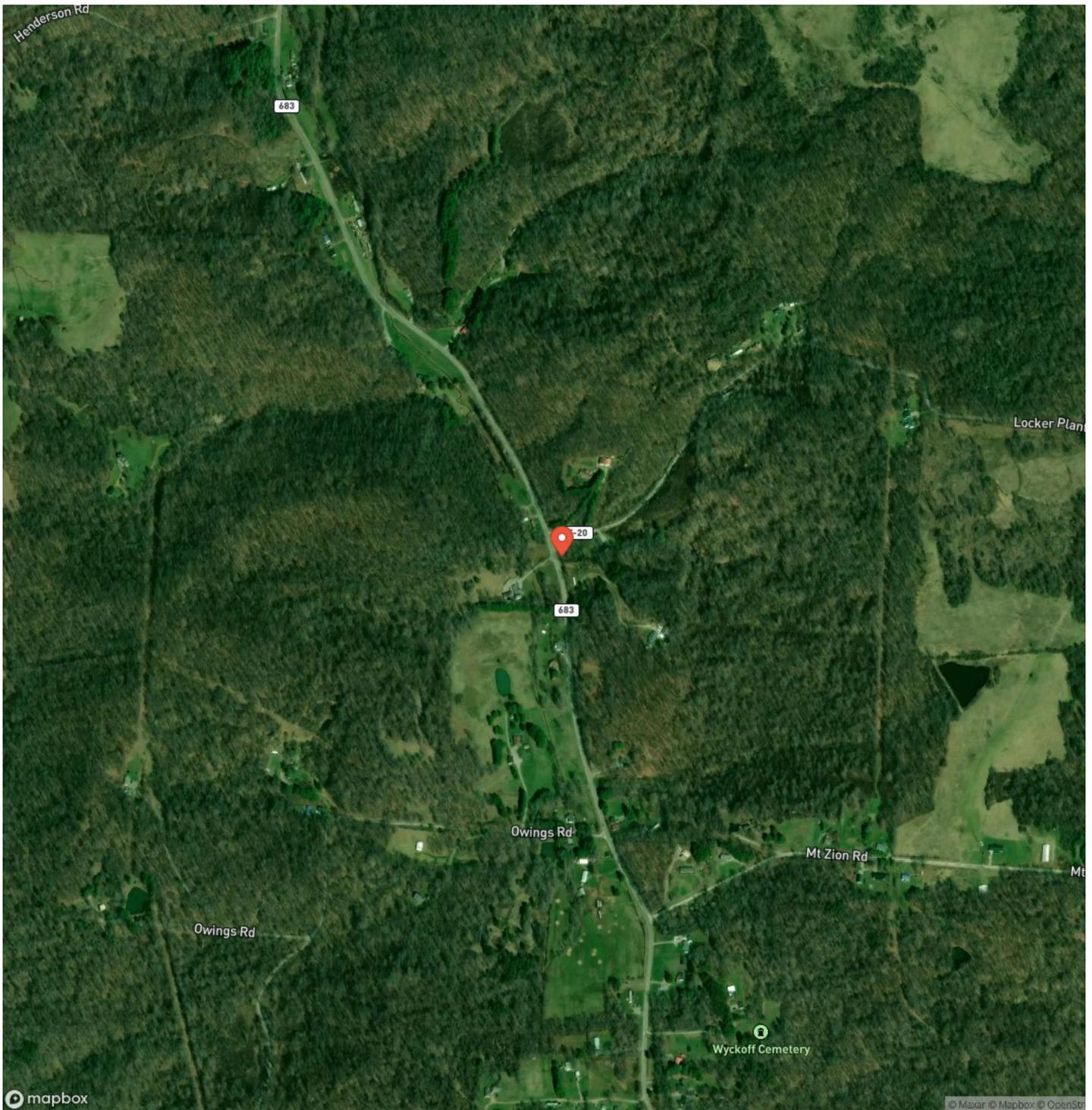
Locator Map



Locator Map



Satellite Map



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