

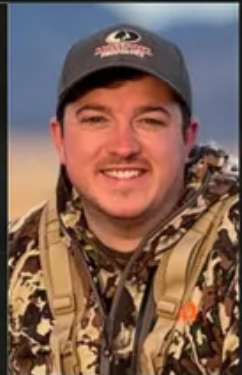
Mayfair Lane - 1.99 acre  
3741 Mayfair Lane  
Cambridge, OH 43725

**\$175,000**  
1.99± Acres  
Guernsey 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

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**Mayfair Lane - 1.99 acre**  
**Cambridge, OH / Guernsey County**

**SUMMARY**

**Address**

3741 Mayfair Lane

**City, State Zip**

Cambridge, OH 43725

**County**

Guernsey County

**Type**

Residential Property

**Latitude / Longitude**

40.004141 / -81.674941

**Dwelling Square Feet**

1,232

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

1.99

**Price**

\$175,000



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**Cambridge, OH / Guernsey County**

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**PROPERTY DESCRIPTION**

Affordable country home on 1.99 acres with room to build out a small homestead. The acreage offers usable ground, scenic views, and space for a garden, small livestock, or hobby farming. Access is via a shared Easement.

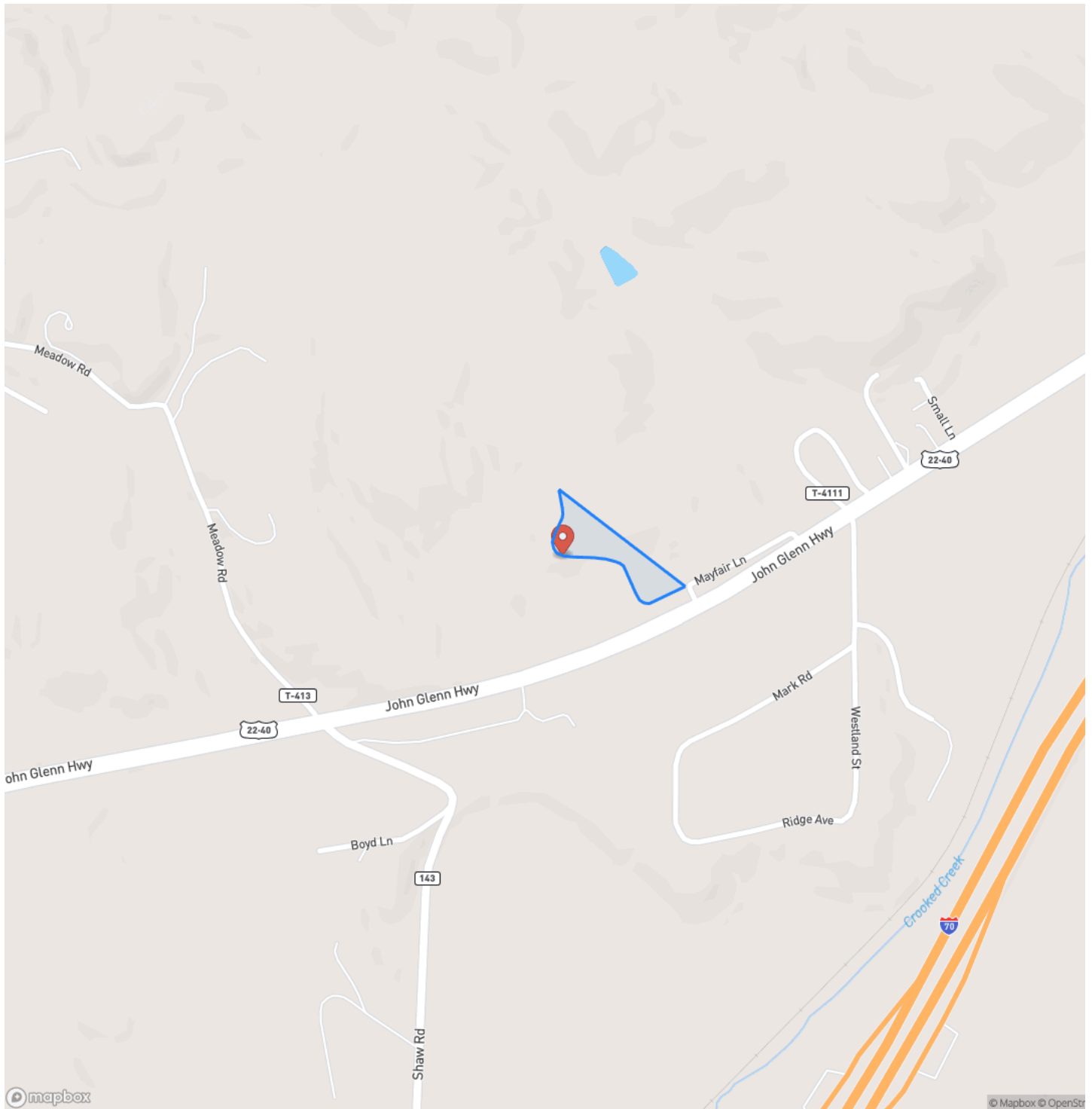
The home features 3 bedrooms, 1.5 baths, with 1,040 square feet of living space, wood floors, and a functional layout. A 192 sq ft sunroom adds extra usable space. Electric baseboard heat, no central A/C, fireplace is currently inoperable, city water, and septic system.

Full basement for storage and a 1-car garage. Located just 5 minutes from New Concord and 10 minutes from

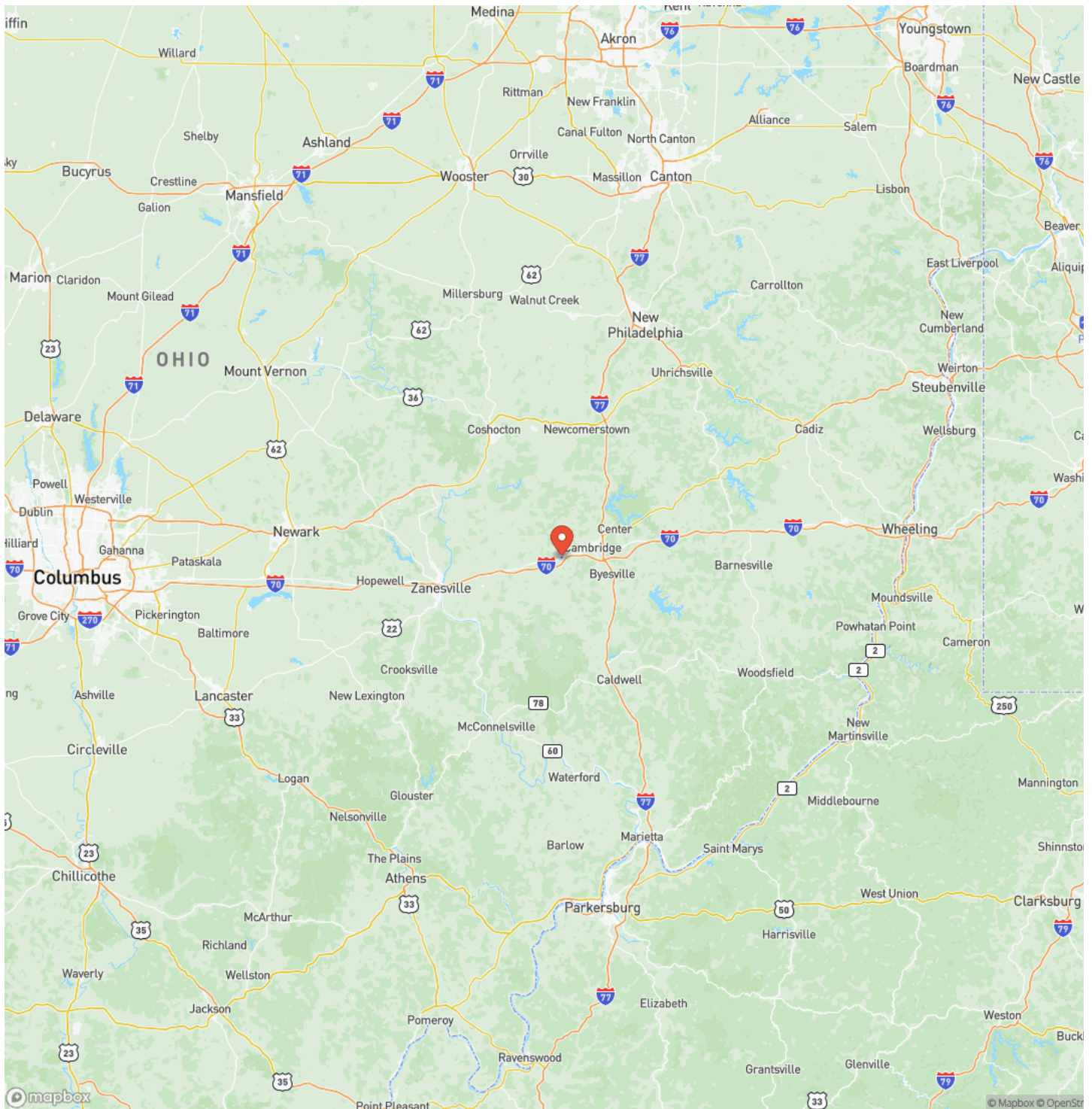
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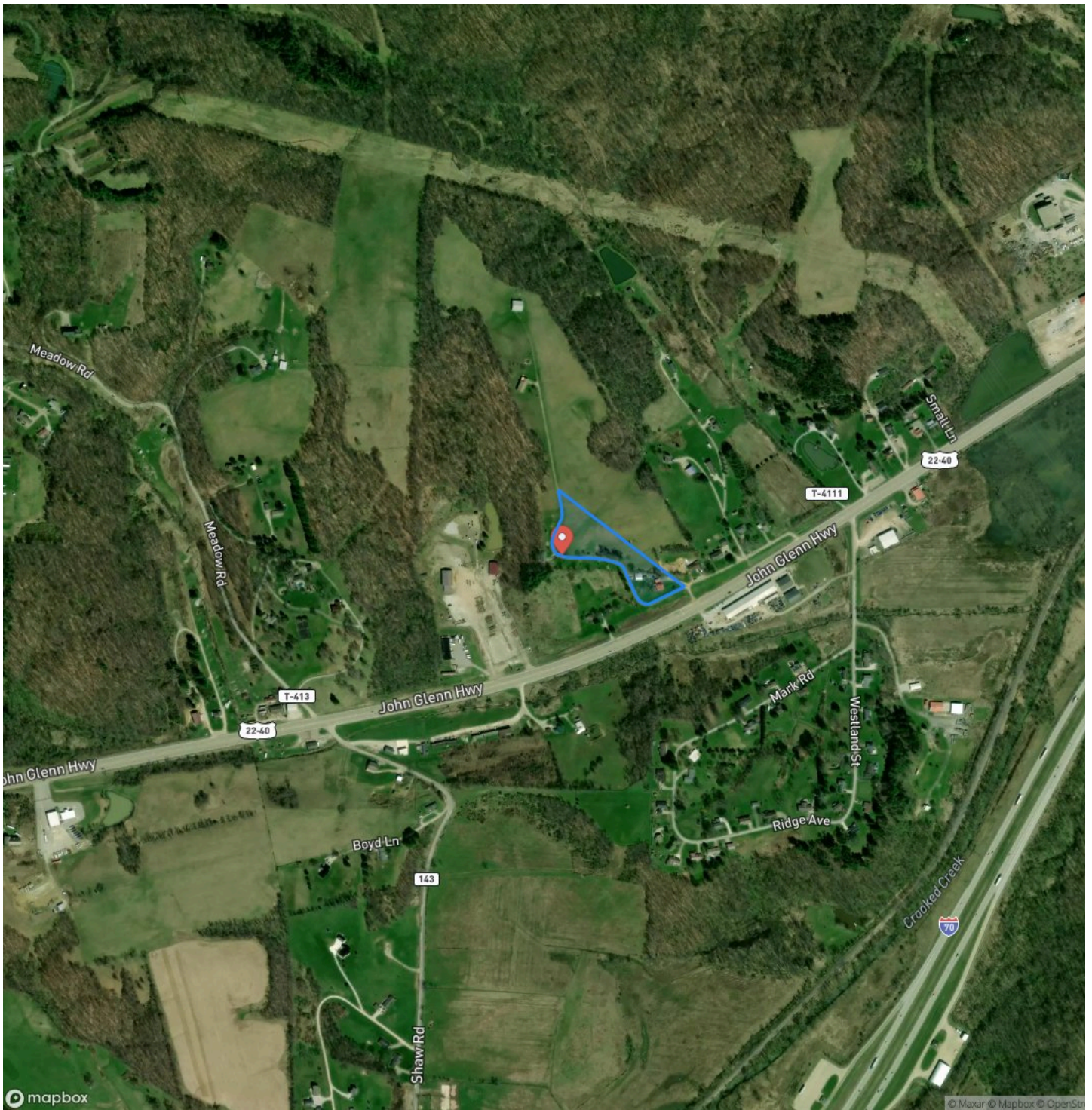
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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