


38 acres in Knox County Ohio  
17970 Scott Road  
Mount Vernon, OH 43050

**\$577,000**  
38.5± Acres  
Knox 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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**38 acres in Knox County Ohio**  
**Mount Vernon, OH / Knox County**

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**SUMMARY**

**Address**

17970 Scott Road

**City, State Zip**

Mount Vernon, OH 43050

**County**

Knox County

**Type**

Farms, Undeveloped Land, Recreational Land, Hunting Land

**Latitude / Longitude**

40.4493 / -82.4256

**Acreage**

38.5

**Price**

\$577,000



## 38 acres in Knox County Ohio Mount Vernon, OH / Knox County

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### PROPERTY DESCRIPTION

38 Acres in Knox County Ohio | Tillable & Pasture | Build & Investment Opportunity

38.5 acres, located in a growing area with multiple potential uses, farm, build, or hold as an investment. The property is mostly tillable ground that has been previously planted in soybeans. The topography is very gradual, making it easy to farm or convert to pasture for horses or livestock. A 6-acre wooded section in the southeast corner provides wildlife habitat, with strong deer sign throughout. There is also a secluded 7-acre field hidden from the road that offers an ideal private building site.

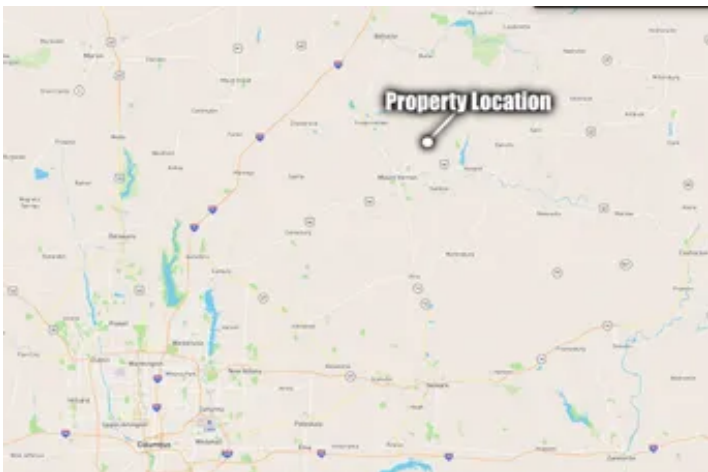
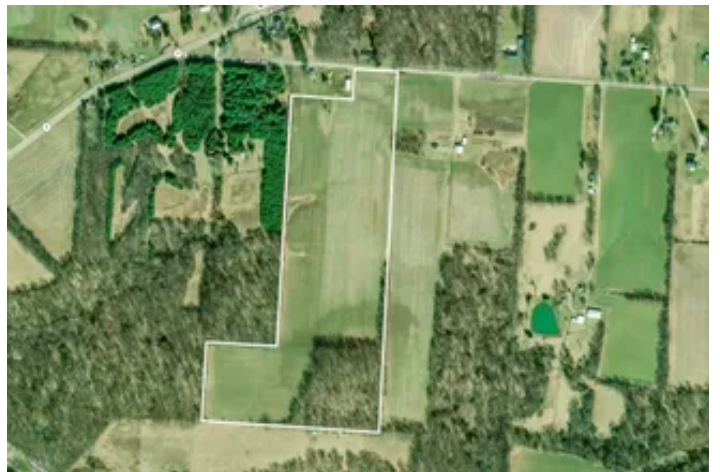
Property Features:

- 38 ± acres, mostly tillable
- Electric at the road
- Previously, in soybean production
- Gradual topography
- 6 acres of woods
- Secluded 7-acre field, great build sites, good deer sign
- Could be a great pasture for horses
- Enrolled in CAUV
- Taxes: \$862/year

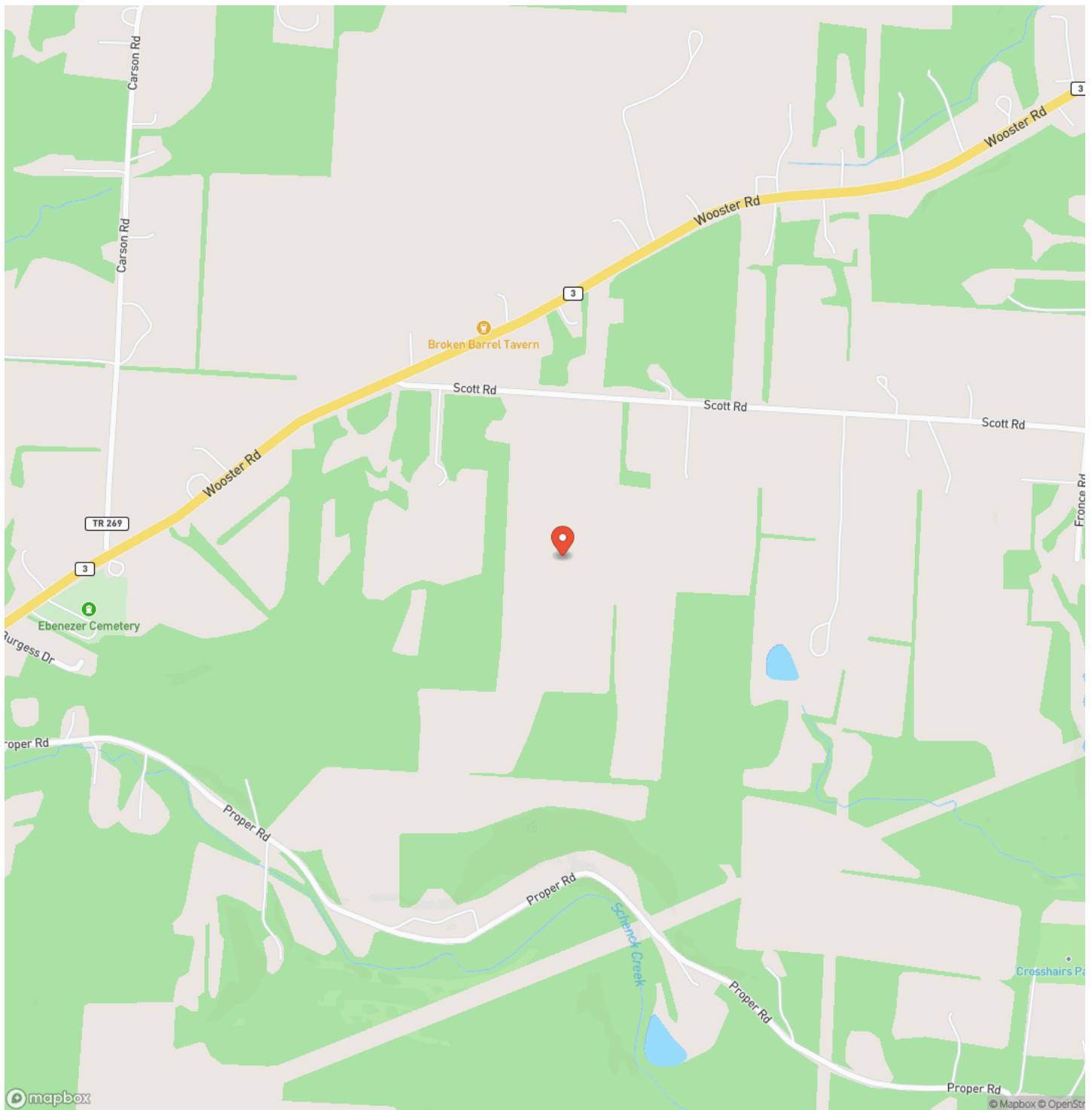
Location:

- 8 min to Mount Vernon
- 35 min to Johnstown
- 1 hour to Columbus

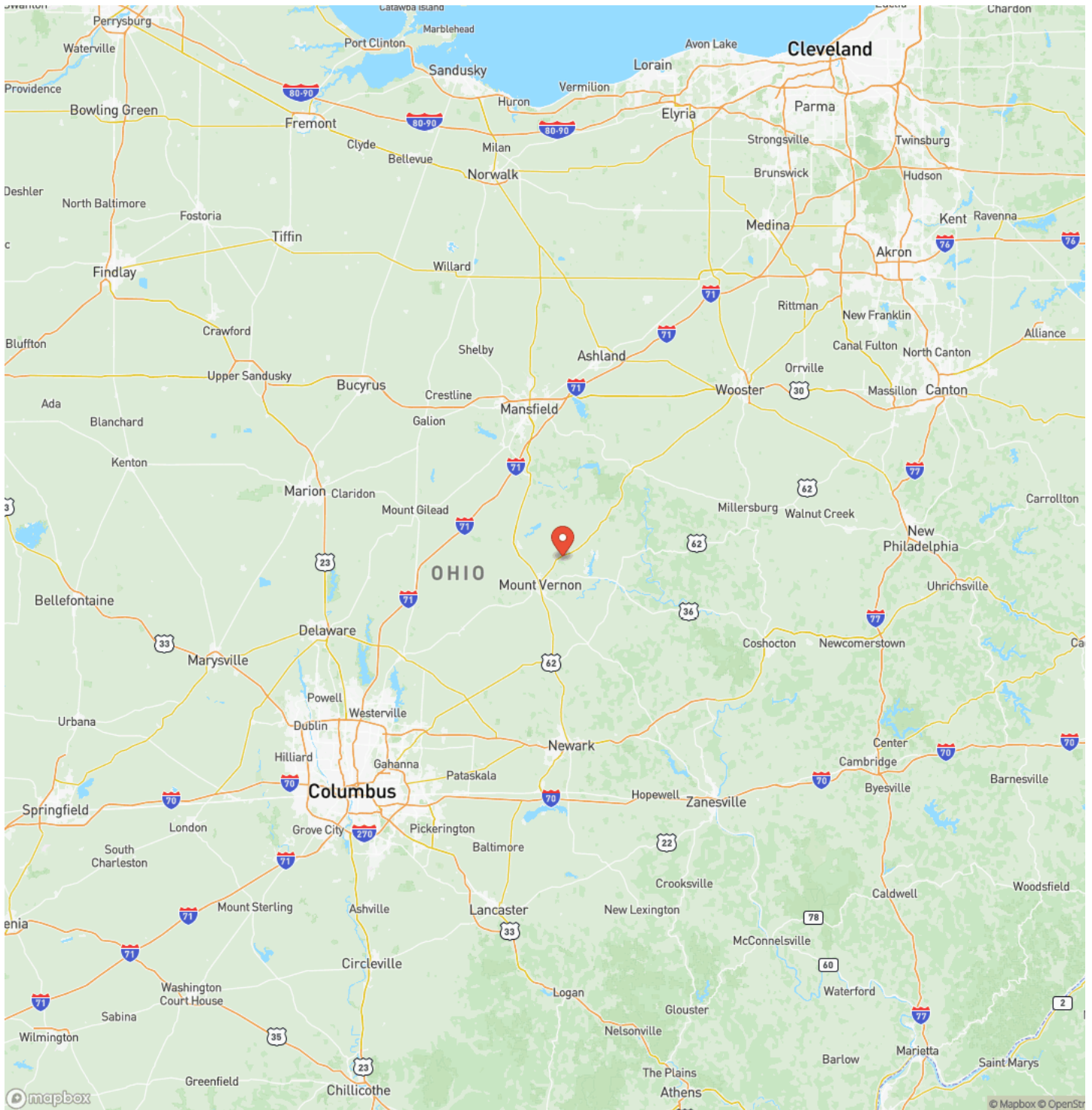
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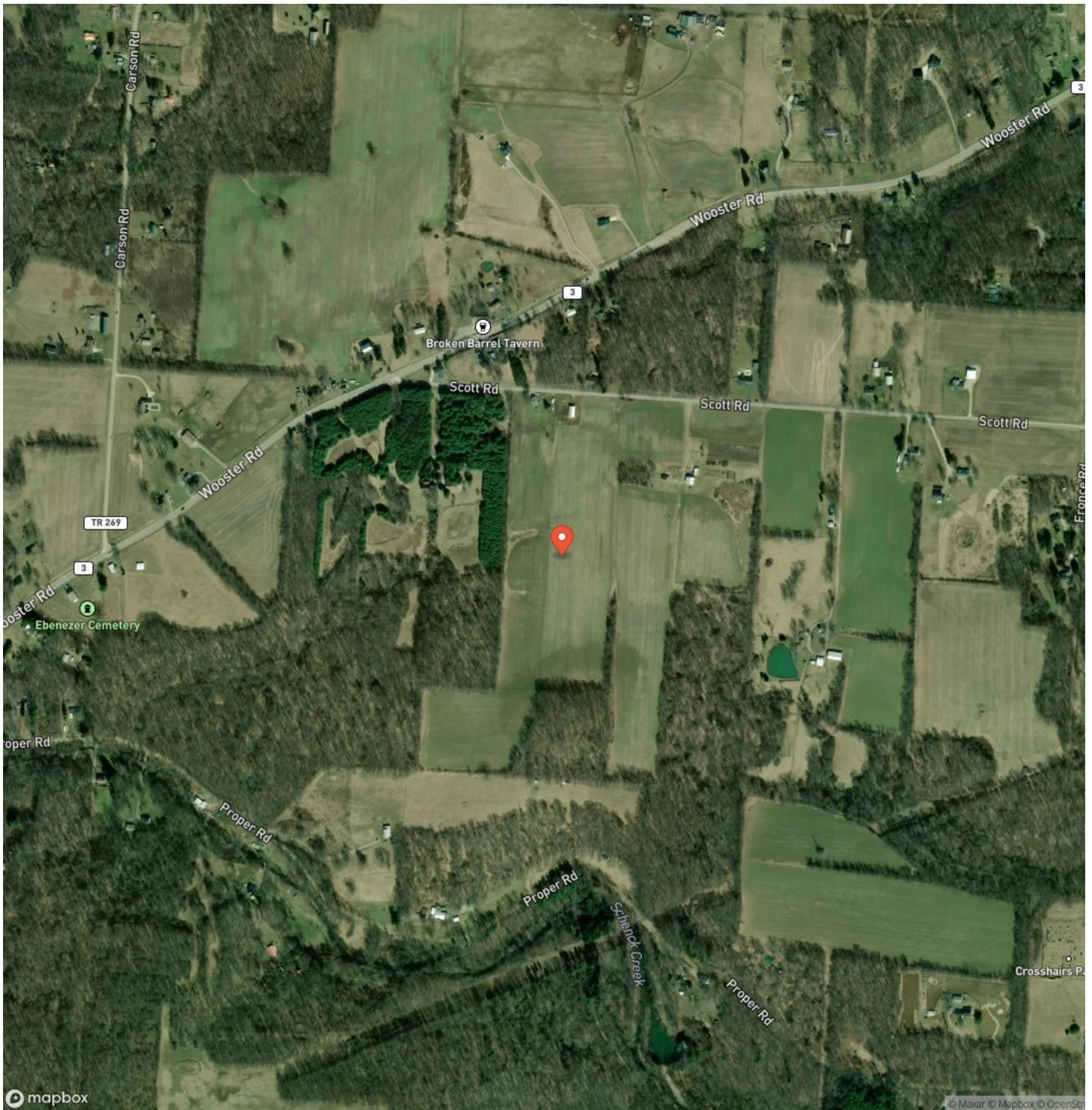
## Locator Map



# Locator Map



## Satellite Map







## **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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