

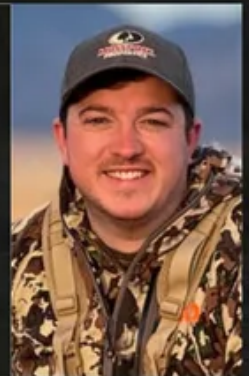
Scott Rd - 38 acres
17970 Scott Road
Mount Vernon, OH 43050

\$529,000
38.500± 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.



tbauer@mossyoakproperties.com | 614-745-5520

Scott Rd - 38 acres
Mount Vernon, OH / Knox County

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

40.451852 / -82.424684

Acreage

38.500

Price

\$529,000

Property Website

<https://www.mossyoakproperties.com/property/scott-rd-38-acres-knox-ohio/102426/>



Scott Rd - 38 acres
Mount Vernon, OH / Knox County

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.

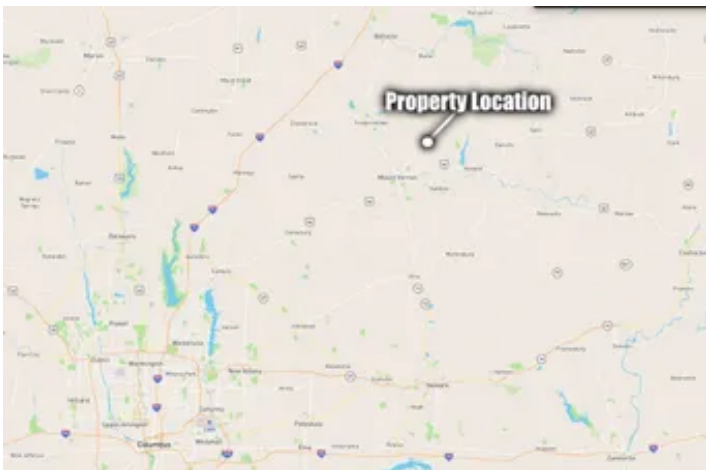
Property Features:

- 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

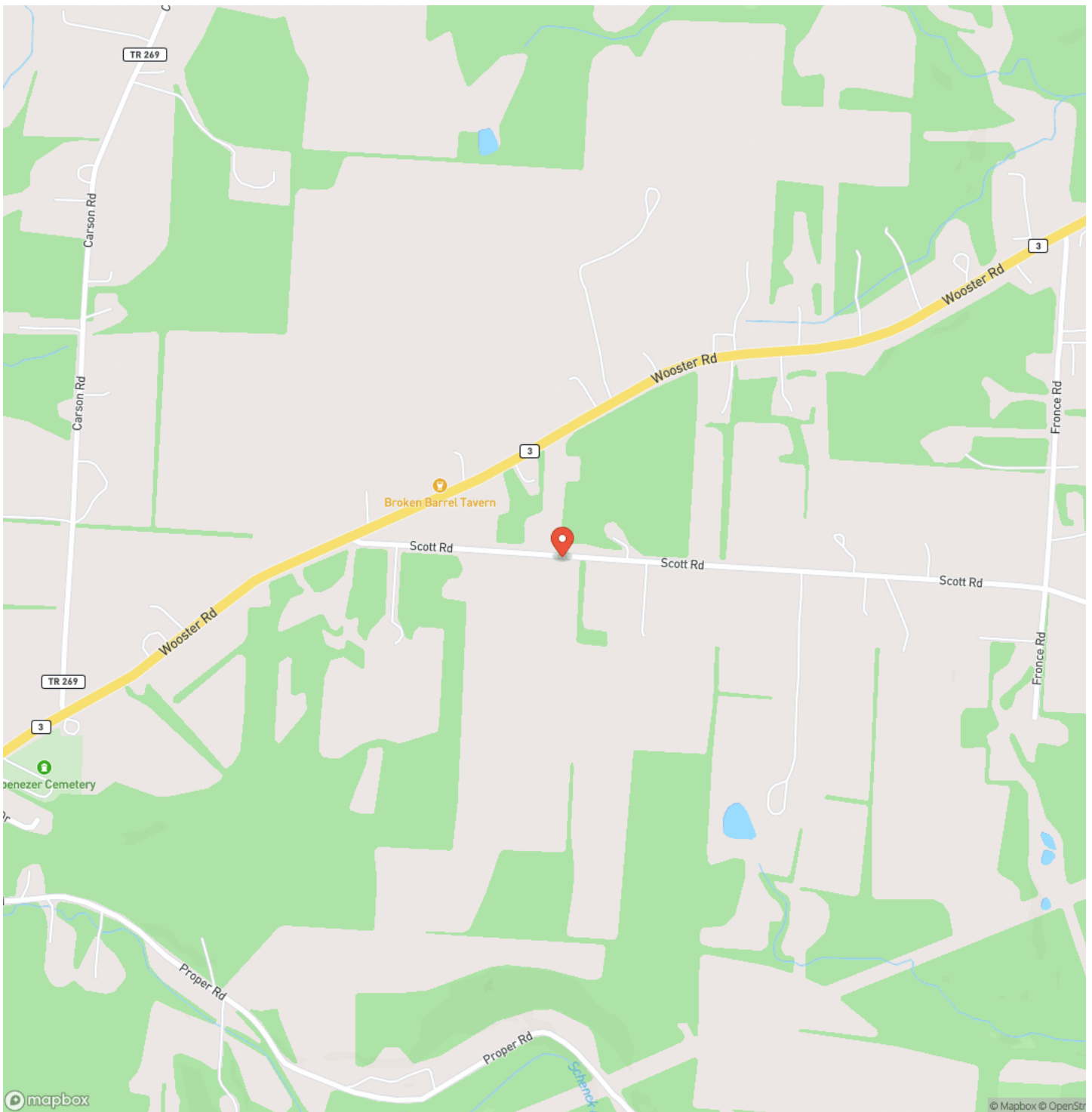
Location:

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

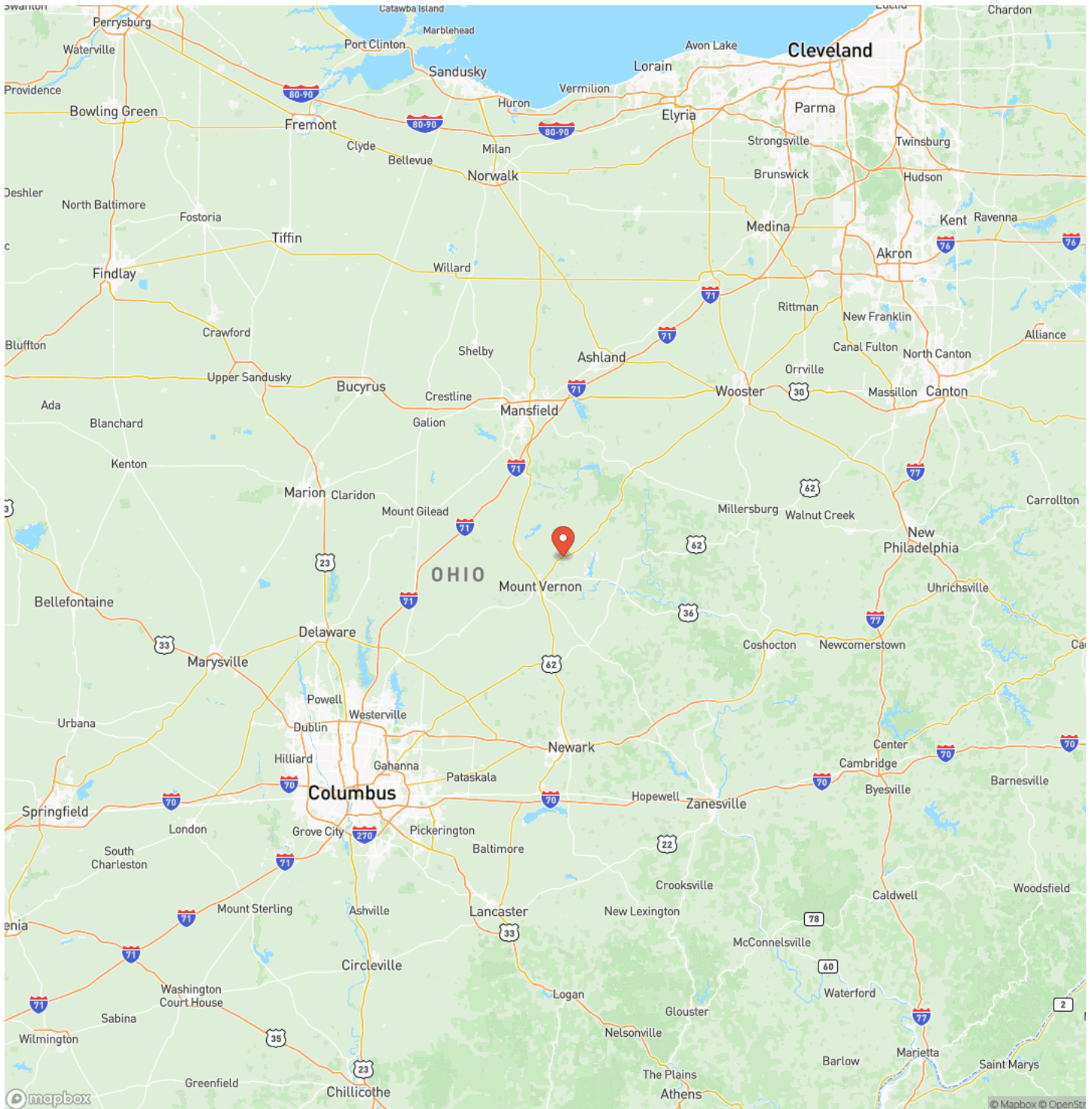
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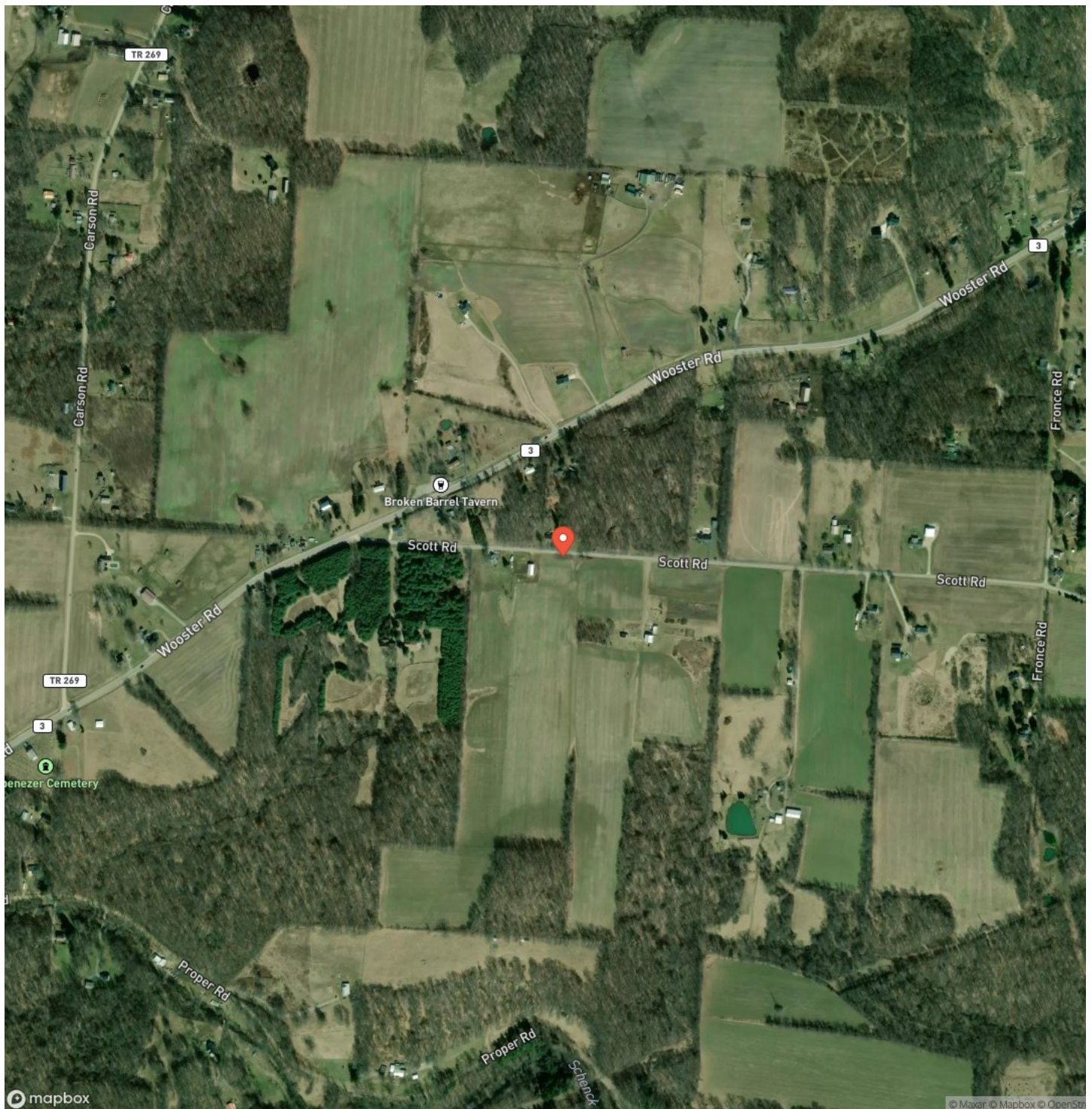
Locator Map



Locator Map



Satellite Map



Scott Rd - 38 acres
Mount Vernon, OH / Knox County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tristden Bauer

Mobile

(614) 745-5520

Email

tbauer@mossyoakproperties.com

Address

City / State / Zip

NOTES

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This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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