

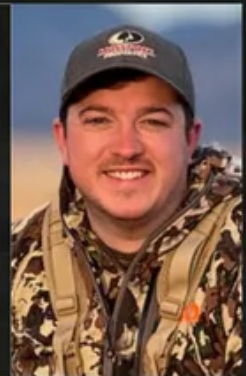
Scott Rd - 38 acres  
17970 Scott Road  
Mount Vernon, OH 43050

**\$499,000**  
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.



tbauer@mossyoakproperties.com | 614-745-5520

**Scott Rd - 38 acres**  
**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**

40.451852 / -82.424684

**Acreage**

38.5

**Price**

\$499,000

**Property Website**

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



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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:

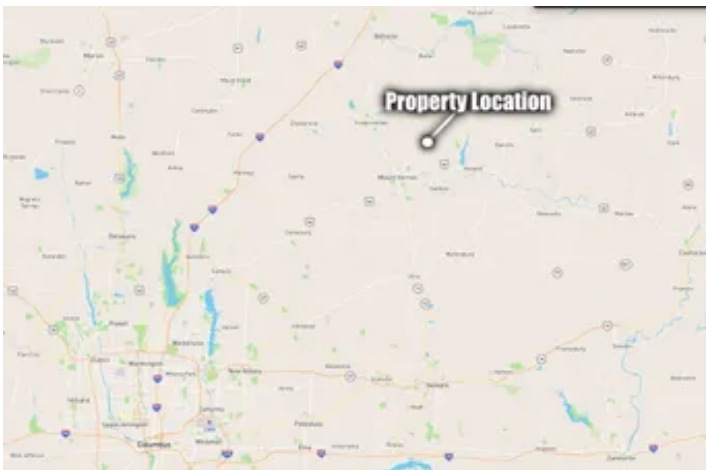
- 38 ± acres, mostly tillable
- Electric at the road
- Previously, in soybean production
- Gradual topography
- 6 acres of woods
- Secluded 7-acre field, great build sites, good deer sign
- Could be a great pasture for horses
- Enrolled in CAUV
- Taxes: \$862/year

Location:

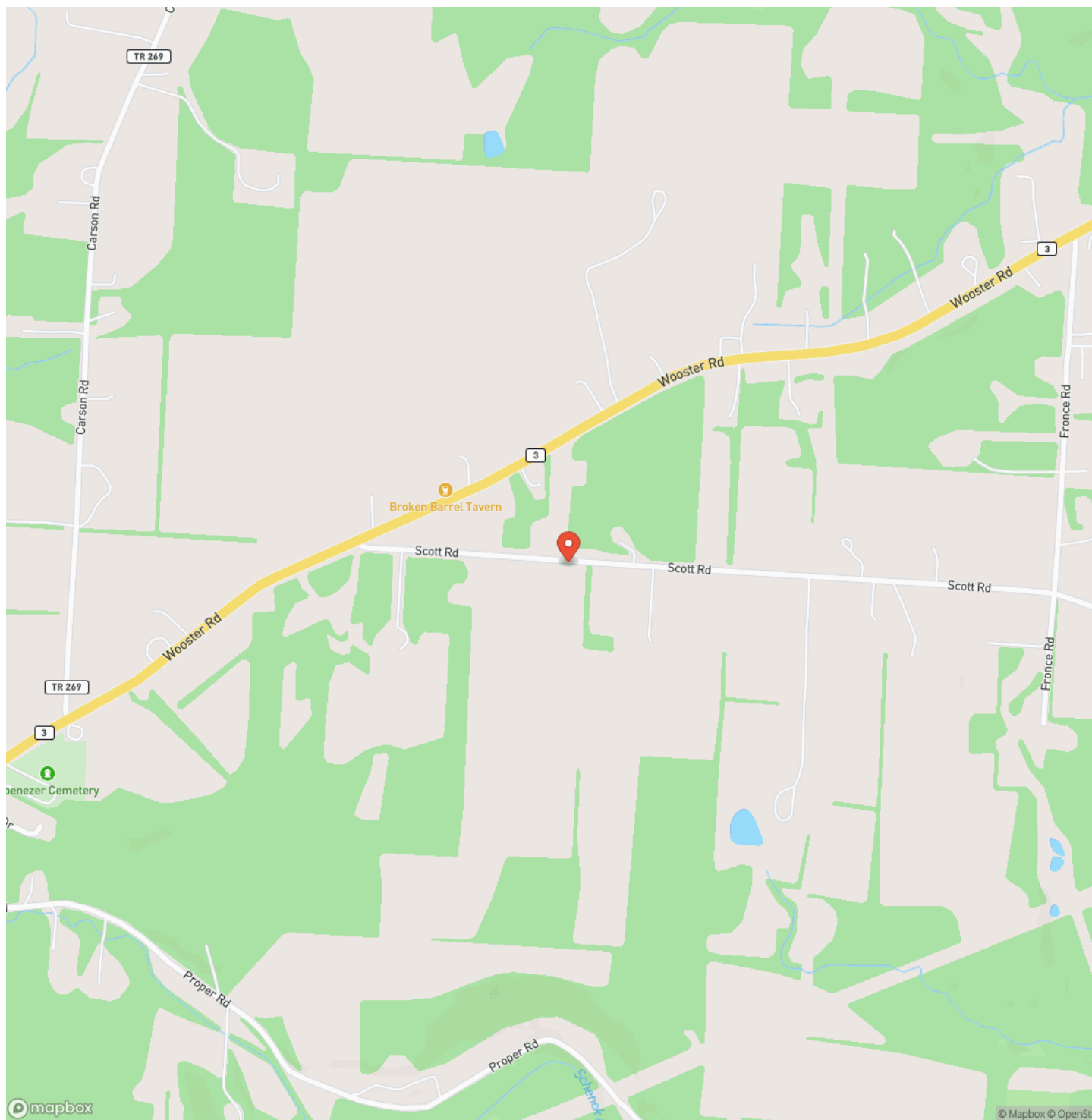
- 8 min to Mount Vernon
- 35 min to Johnstown
- 1 hour to Columbus

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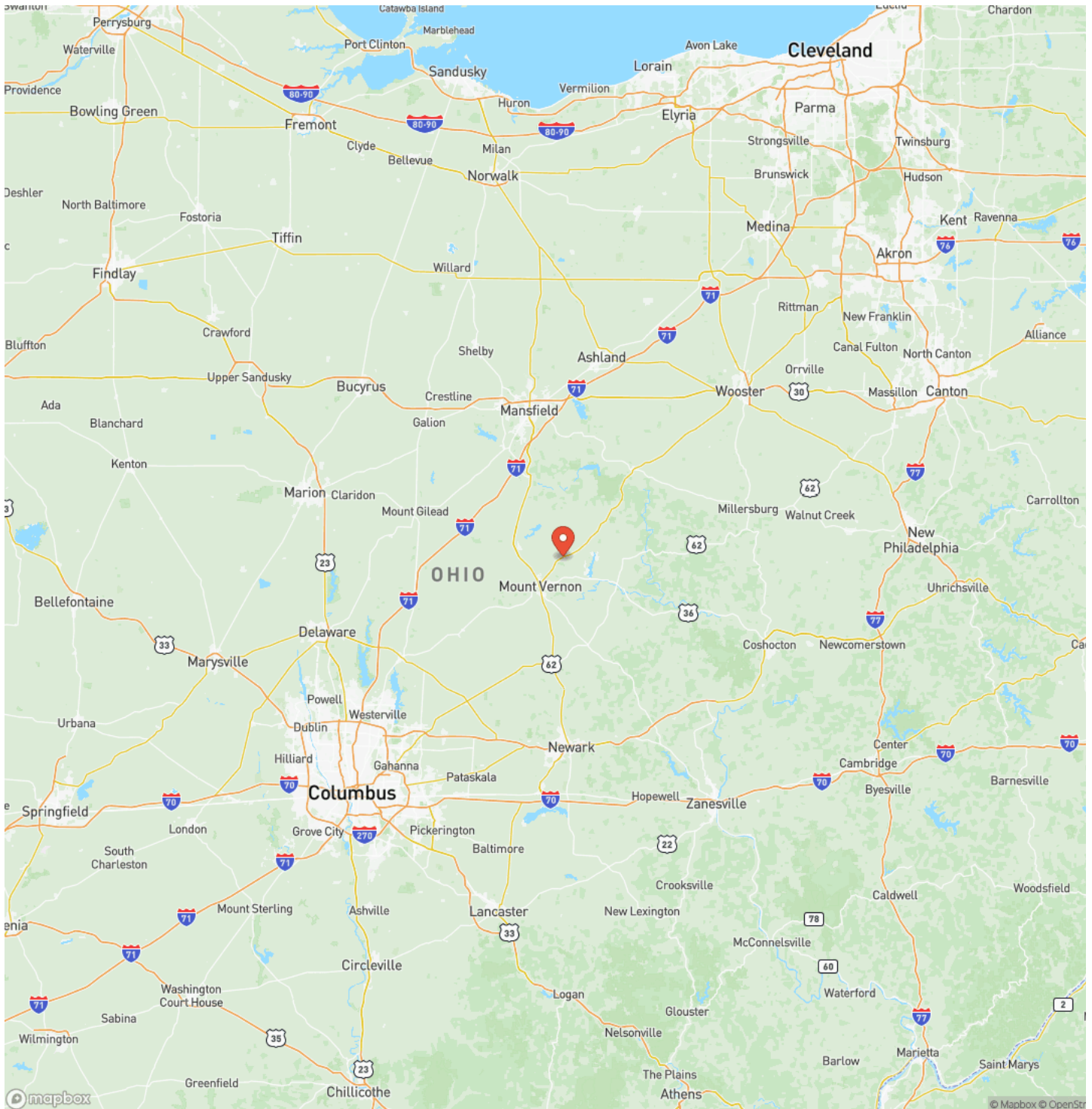
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## Locator Map

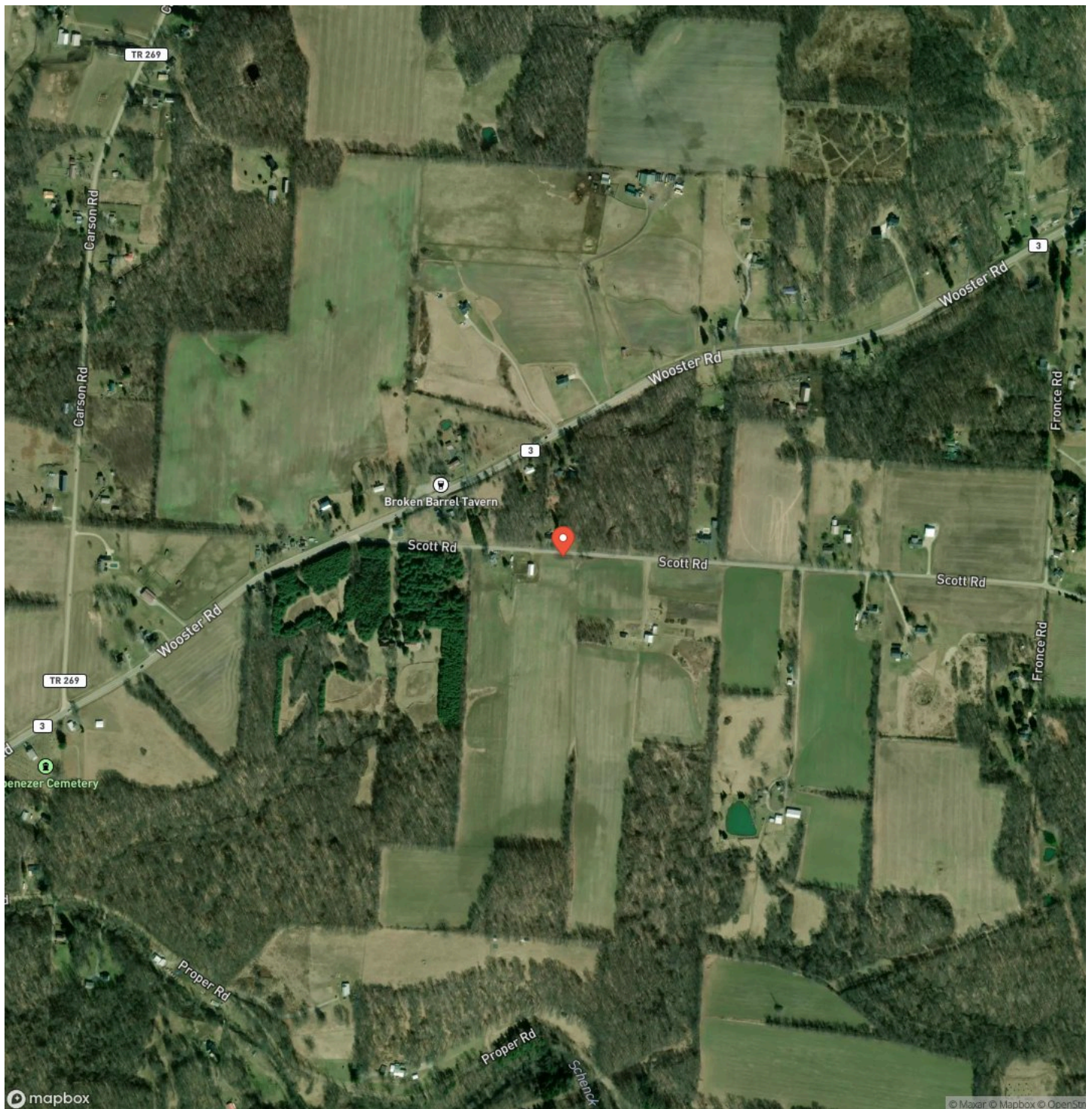


## Locator Map



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

## 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

Carroll, OH 43112

## NOTES



**MORE INFO ONLINE:**

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

## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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