

Perry Ridge Rd Parcel 3 - 15 acres  
Parcel 3 Perry Ridge Rd  
Wilkesville, OH 45695

**\$115,000**  
15± Acres  
Vinton County



**Jonathan Davis**  
OHIO AGENT | AUCTIONEER

Jonathan grew up camping, fishing and hunting until he joined the Marine Corps just after high school. After serving 3 tours in Iraq, he's returned to his Ohio roots. Along with his passion for brokering rural properties, Jonathan loves spending time with his family in the great Outdoors. He understands the needs of today's buyers and sellers. His clients will say that Jonathan is both honest & fair and a pleasure to deal with. Call Jonathan today to help you find your next hunting property or homestead!

**MOSSYOAK PROPERTIES**  
Bauer Realty & Auctions

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**Wilkesville, OH / Vinton County**

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**SUMMARY**

**Address**

Parcel 3 Perry Ridge Rd

**City, State Zip**

Wilkesville, OH 45695

**County**

Vinton County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

39.205645 / -82.326266

**Acreage**

15

**Price**

\$115,000

**Property Website**

<https://www.mossyoakproperties.com/property/perry-ridge-rd-parcel-3-15-acres-vinton-ohio/90298/>



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**PROPERTY DESCRIPTION**

Land for sale in Vinton County. Looking for the perfect mix of woods, privacy, and a spot to build? This 15-acre tract might be exactly what you need. Offering plenty of road frontage and usable ground, it's an ideal setting to build a home, cabin, or weekend escape. The property will be surveyed from a larger 40-acre parcel once all tracts are sold, and a brand new soil test for septic is already complete, making it easy to start planning right away. The land is mostly covered in trees with some mature timber and features a scenic ravine that gives it character and seclusion. Whether you want a quiet place to unwind, a new hunting spot, or just a piece of ground to call your own, this property is a solid choice. Taxes will be determined after a new survey is completed. Seller states mineral rights are owned and will transfer. All 40 acres can also be purchased as a whole.

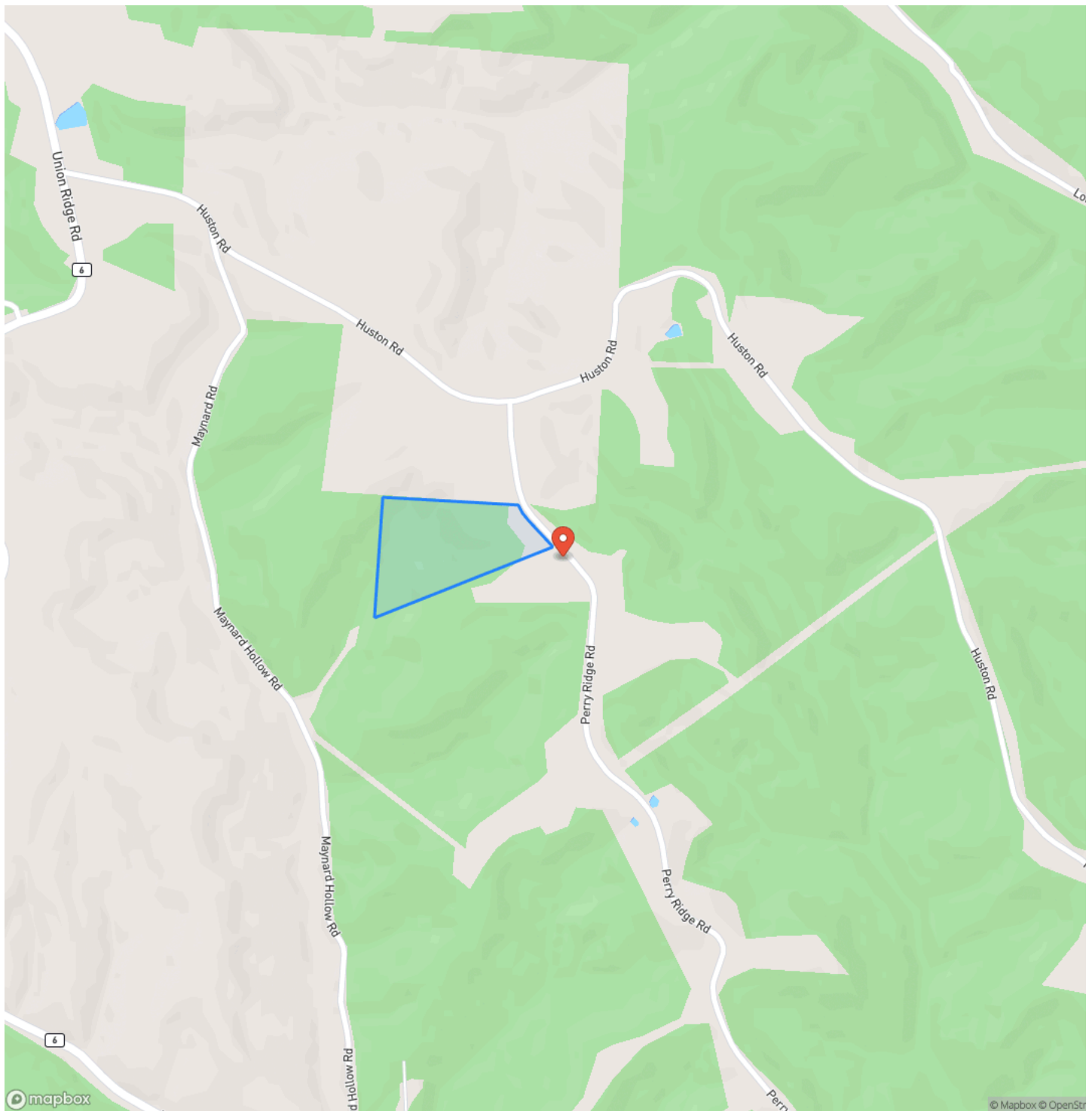


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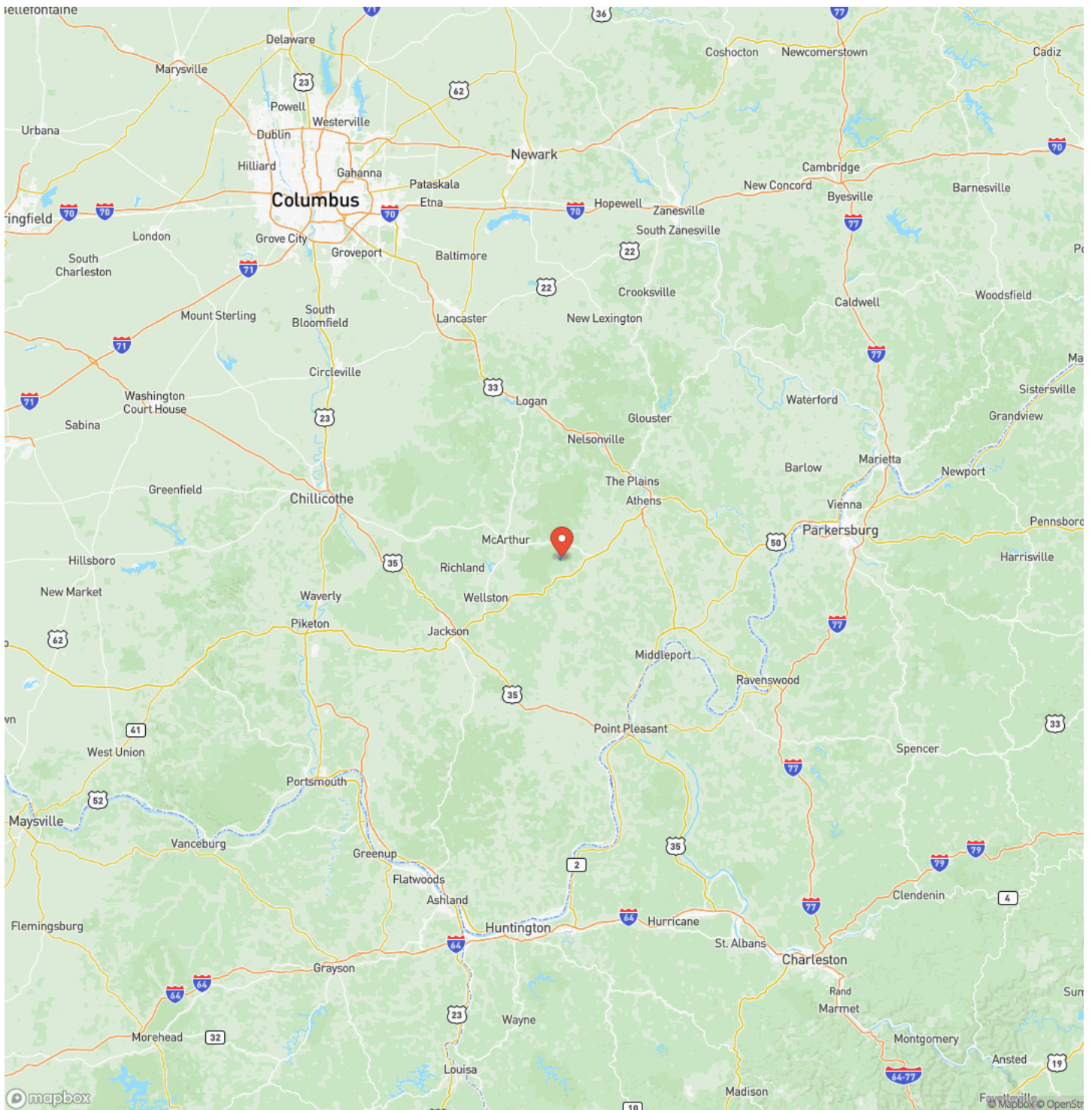


## Locator Map



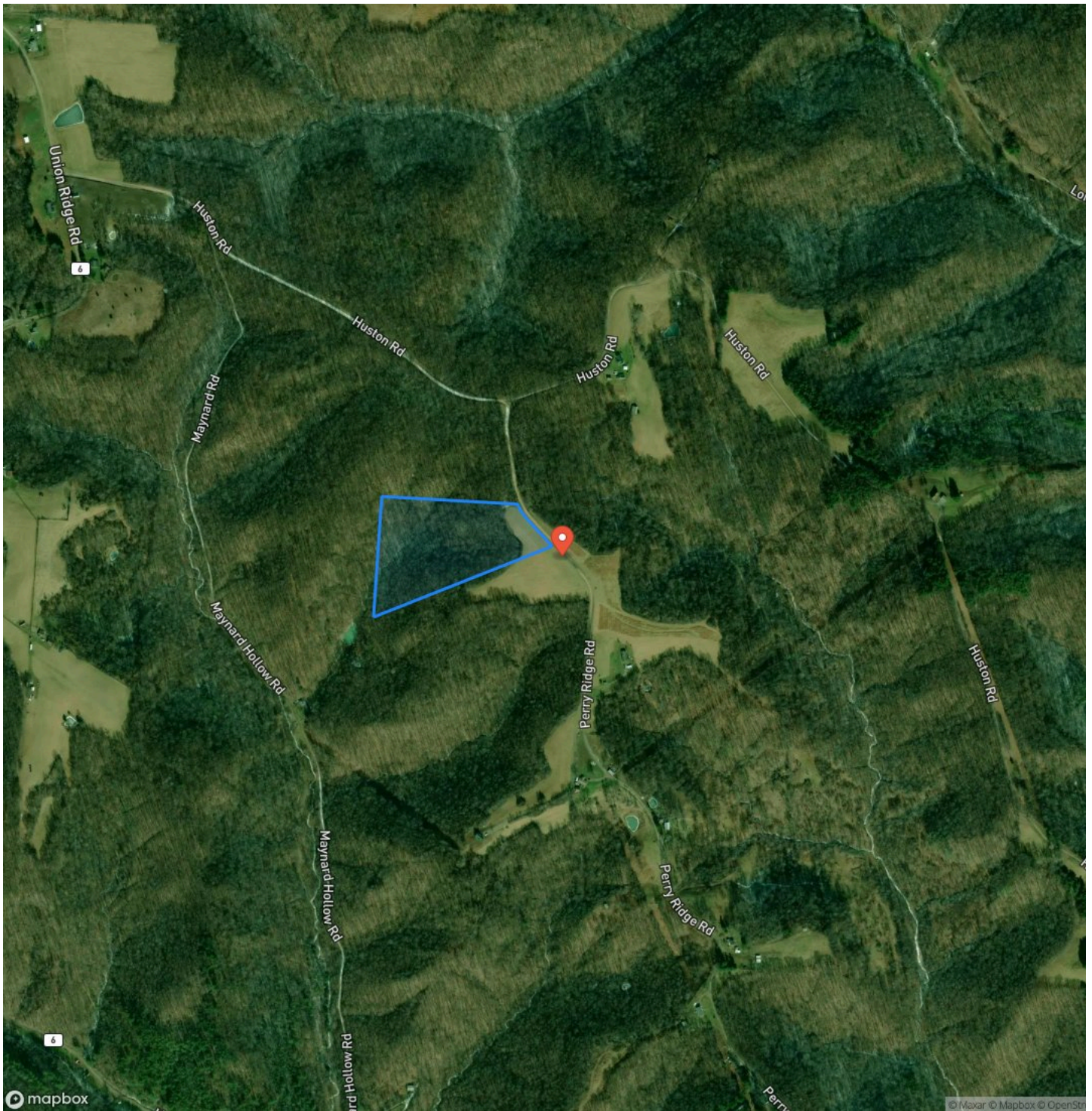


## Locator Map





## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jonathan Davis

## Mobile

(614) 330-5902

## Email

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## Address

City / State / Zip

## NOTES



**MORE INFO ONLINE:**

**[www.mossoakproperties.com/land-for-sale/ohio/](http://www.mossoakproperties.com/land-for-sale/ohio/)**



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## **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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