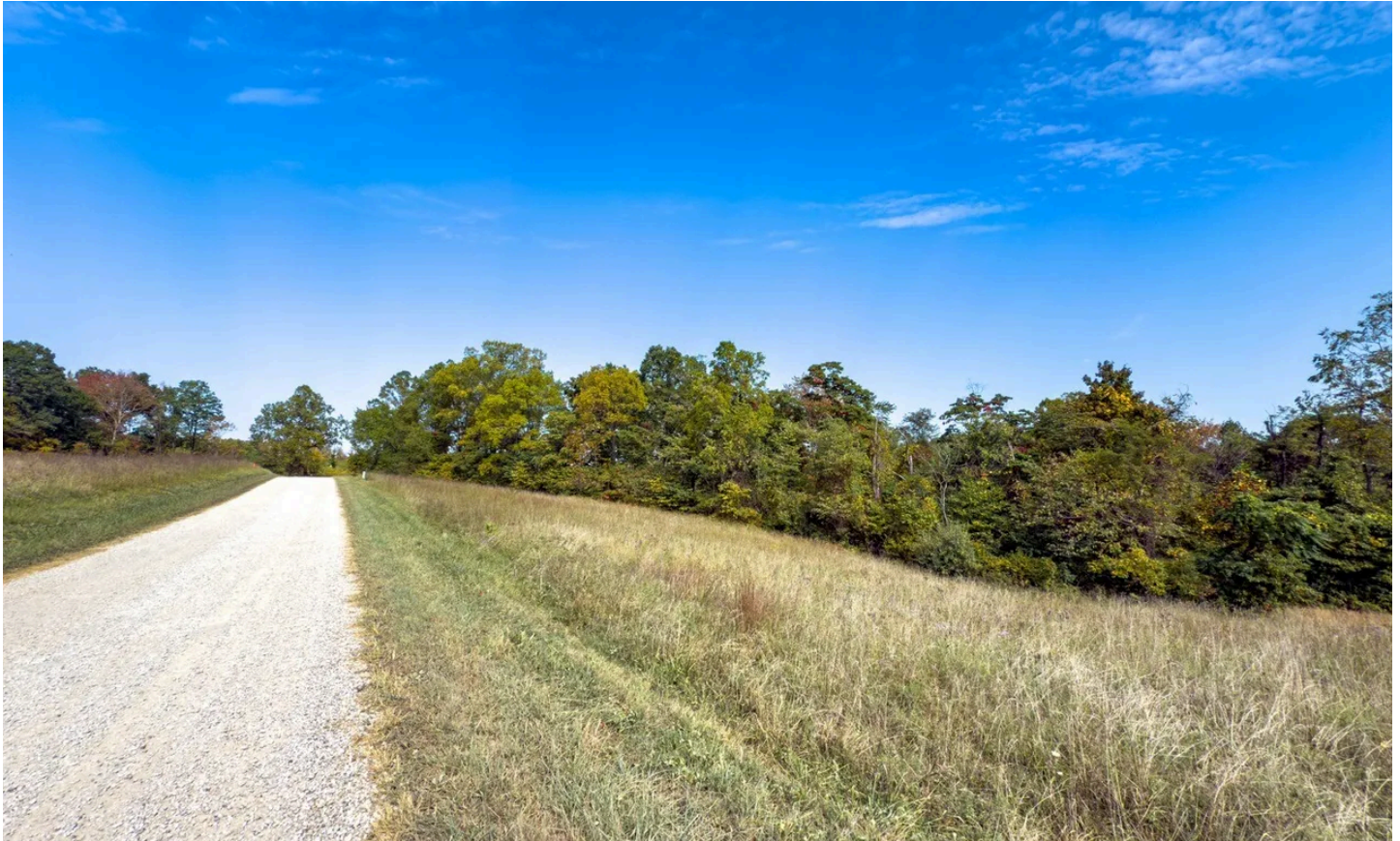


Perry Ridge Rd Parcel 4 - 2 acres  
Parcel 4 Perry Ridge Rd  
Wilkesville, OH 45695

**\$25,000**  
2,500± 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!



[jdavis@mossyoakproperties.com](mailto:jdavis@mossyoakproperties.com) | 614-330-5902



**Perry Ridge Rd Parcel 4 - 2 acres**  
**Wilkesville, OH / Vinton County**

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**SUMMARY**

**Address**

Parcel 4 Perry Ridge Rd

**City, State Zip**

Wilkesville, OH 45695

**County**

Vinton County

**Type**

Recreational Land, Undeveloped Land

**Latitude / Longitude**

39.205928 / -82.3265

**Acreage**

2.500

**Price**

\$25,000

**Property Website**

<https://www.mossyoakproperties.com/property/perry-ridge-rd-parcel-4-2-acres-vinton-ohio/90315/>



**Perry Ridge Rd Parcel 4 - 2 acres**  
**Wilkesville, OH / Vinton County**

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**PROPERTY DESCRIPTION**

Land for sale in Vinton County. This 2.5-acre tract is the perfect size for anyone looking for a manageable piece of country property. It will be surveyed from a larger 40-acre parcel once all tracts have sold. The land features road frontage and a small cleared area that's ideal for building a cabin, home, or weekend retreat. The remainder of the property is wooded, offering both privacy and space to explore. A brand new soil test for septic has already been completed, making it easy to move forward with your plans. Annual taxes will be determined after a new survey, and the seller states that mineral rights will transfer with the property. All 40 acres can also be purchased as a whole.

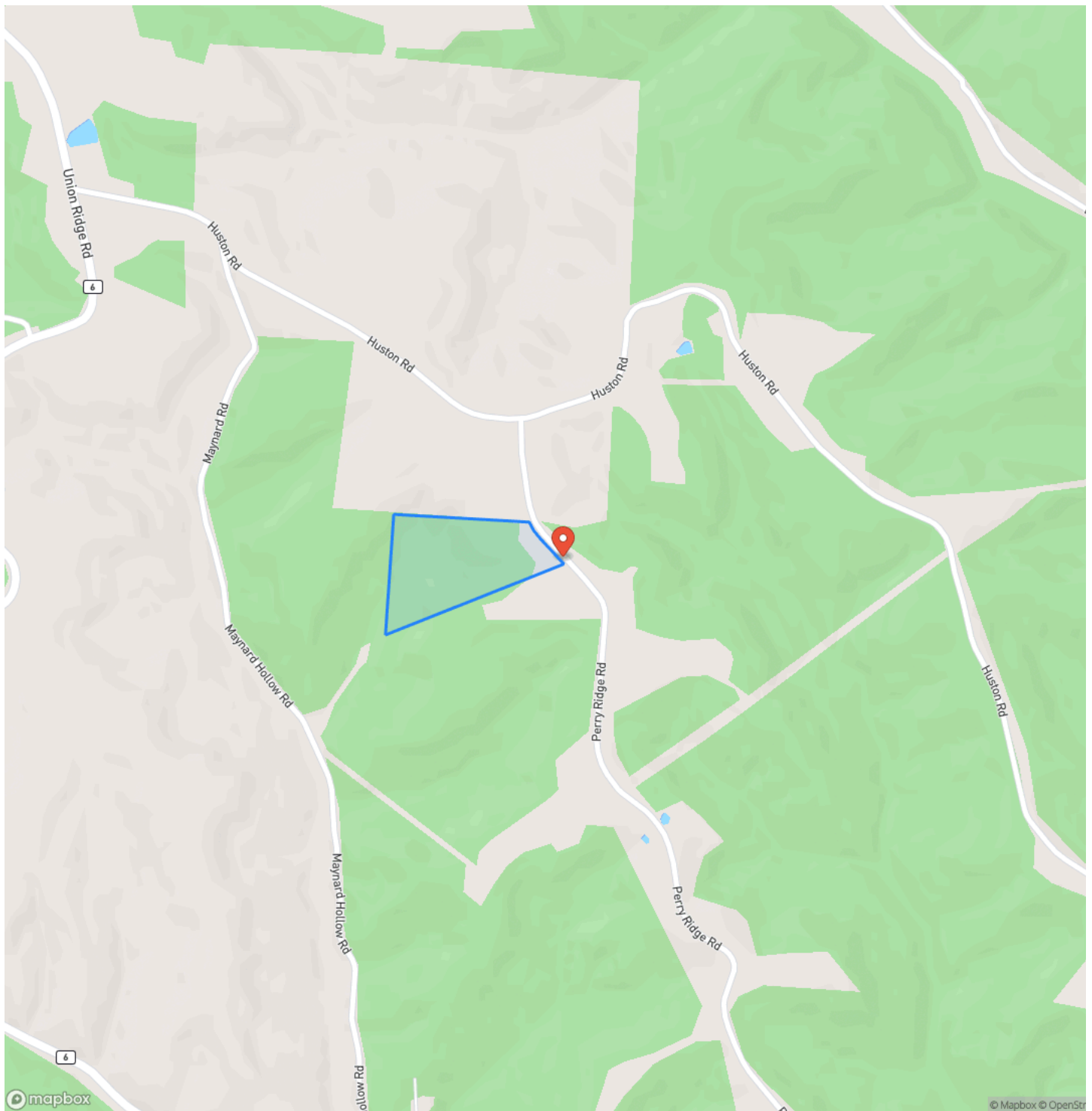


Perry Ridge Rd Parcel 4 - 2 acres  
Wilkesville, OH / Vinton County

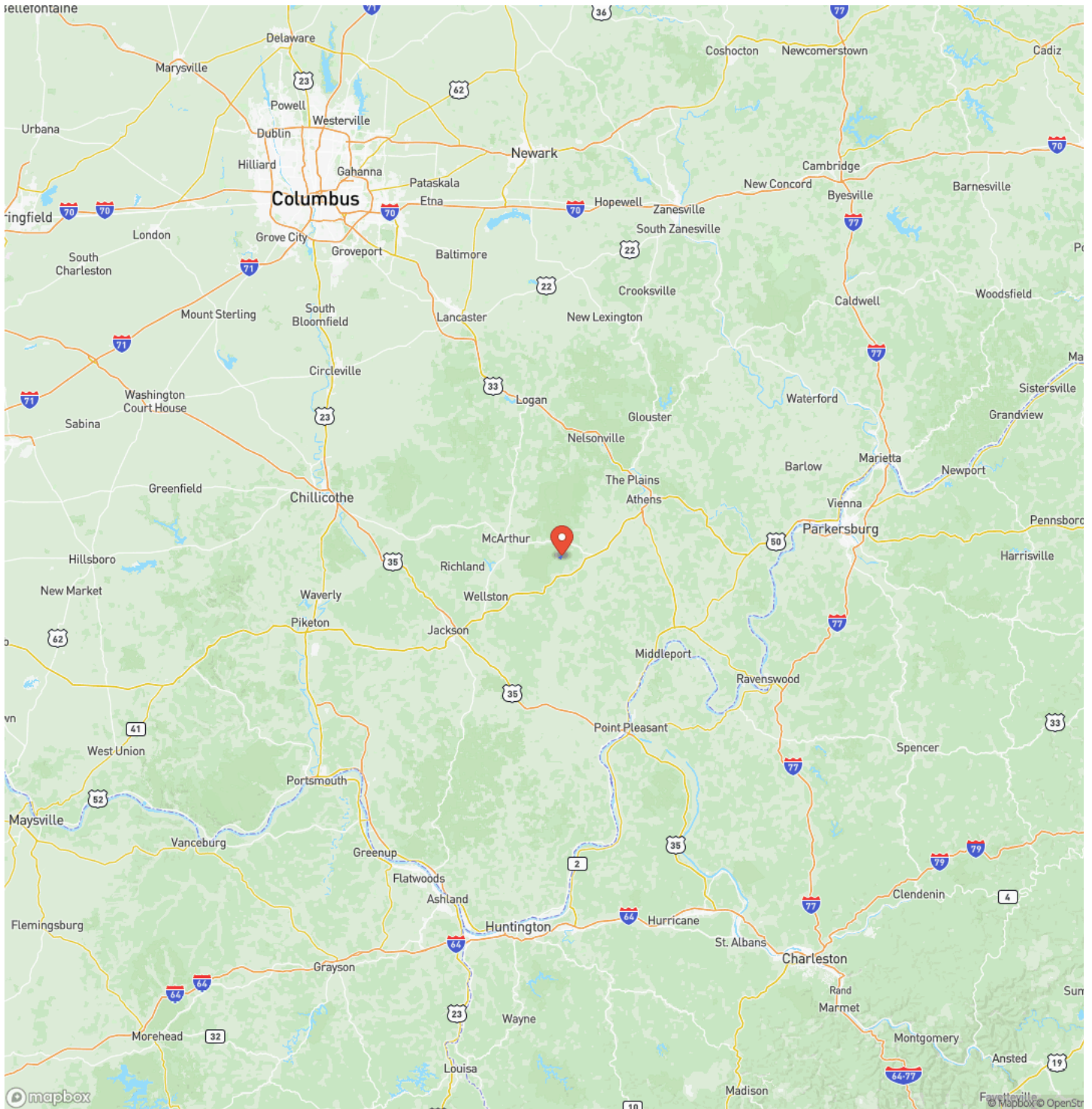




## Locator Map

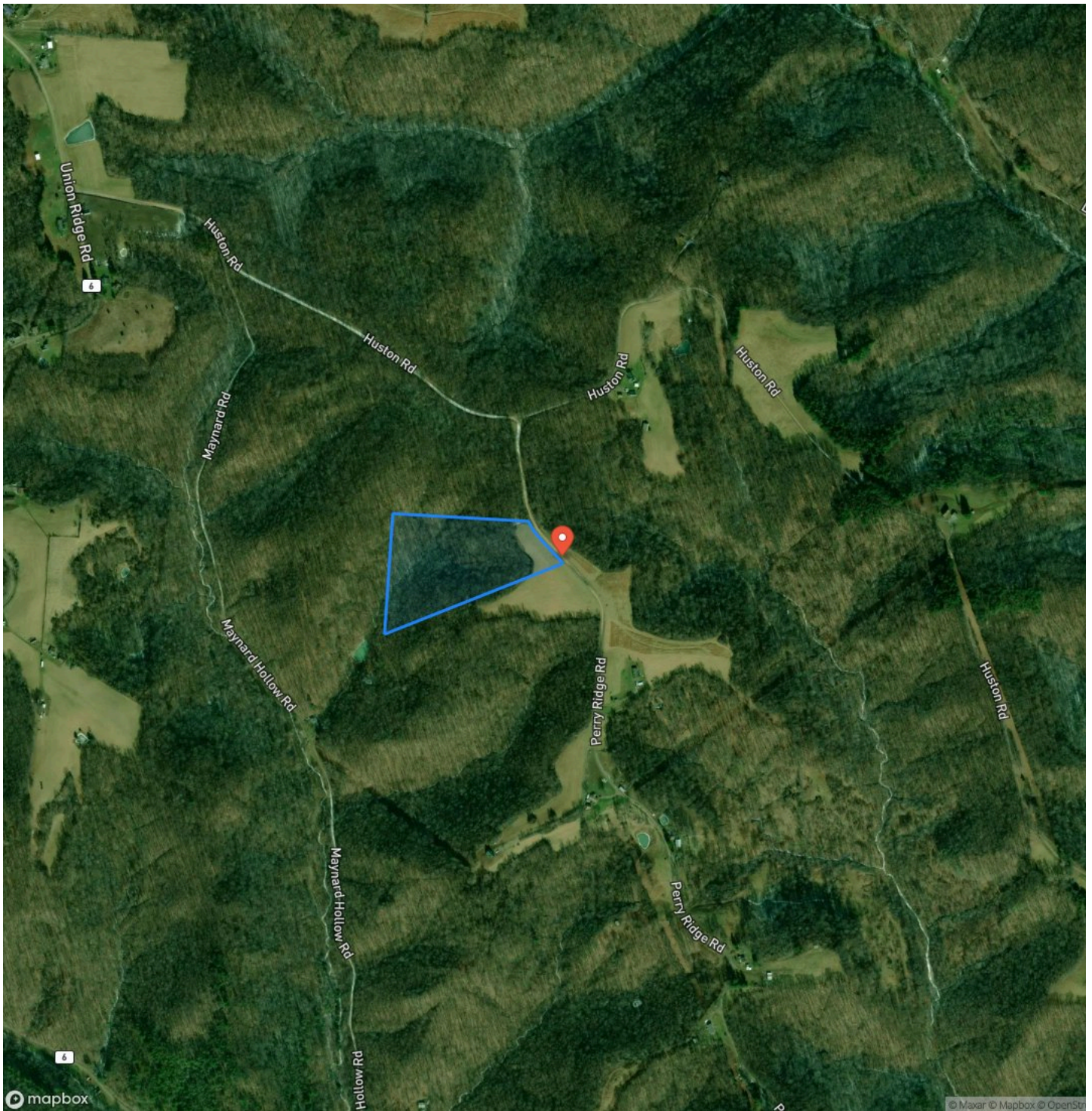


## Locator Map





## Satellite Map



**Perry Ridge Rd Parcel 4 - 2 acres**  
**Wilkesville, OH / Vinton County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jonathan Davis

## Mobile

(614) 330-5902

## Email

[jdavis@mossyoakproperties.com](mailto:jdavis@mossyoakproperties.com)

## Address

City / State / Zip

## NOTES



**MORE INFO ONLINE:**

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



[illegible]

## **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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