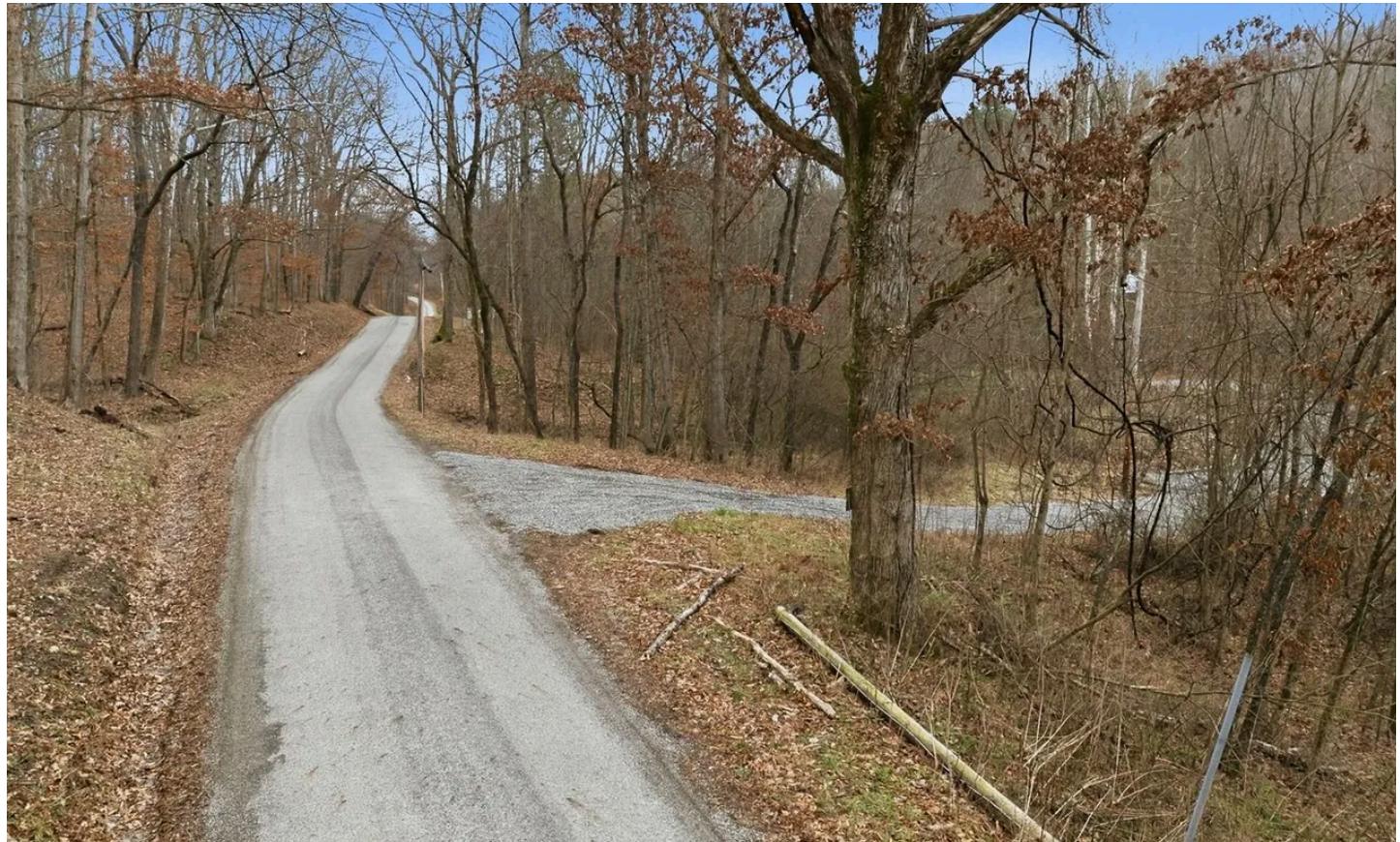


**Cox Rd - 5 acres
E Side Geer Mill Rd
Vinton, OH 45686**

**\$40,000
5.790± 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 | 614-330-5902



Cox Rd - 5 acres
Vinton, OH / Vinton County

SUMMARY

Address

E Side Geer Mill Rd

City, State Zip

Vinton, OH 45686

County

Vinton County

Type

Recreational Land

Latitude / Longitude

39.06055 / -82.37264

Acreage

5.790

Price

\$40,000

Property Website

<https://www.mossyoakproperties.com/property/cox-rd-5-acres-vinton-ohio/97820/>



Cox Rd - 5 acres
Vinton, OH / Vinton County

PROPERTY DESCRIPTION

Land for sale in Vinton County. Here is an affordable 5-acre tract located just outside the town of Wilkesville. Only 1.5 hours from Columbus and just 30 minutes from Athens, this property is perfect for a weekend retreat. Whether you are looking to park a camper, build a cabin, or simply enjoy some time in nature, this spot has great potential. The land features rolling terrain with a few mature oak trees. Access is provided by a shared easement through a neighboring parcel. Electric is available along the road, making it easy to set up for a future build or campsite. There is an old travel trailer on the property that is no longer in use and can be removed. This is a great small tract for recreation, hunting, or camping. According to the seller, mineral rights are included and transfer with the sale. Annual taxes are approximately \$74.22. Located in Wilkesville Township and within the Vinton County Local School District. If you are looking for a manageable and affordable slice of the outdoors, this could be the one.

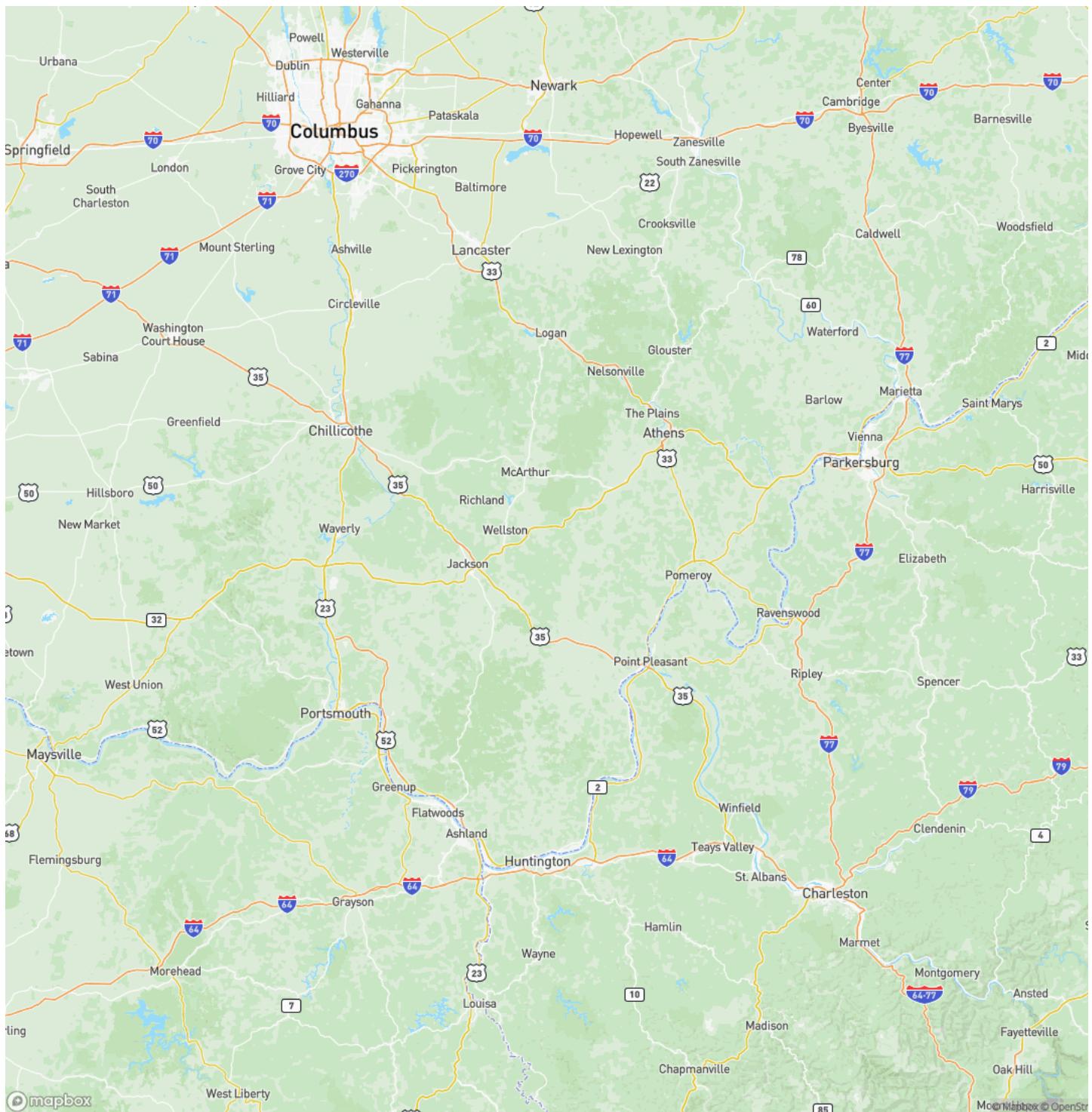
Cox Rd - 5 acres
Vinton, OH / Vinton County



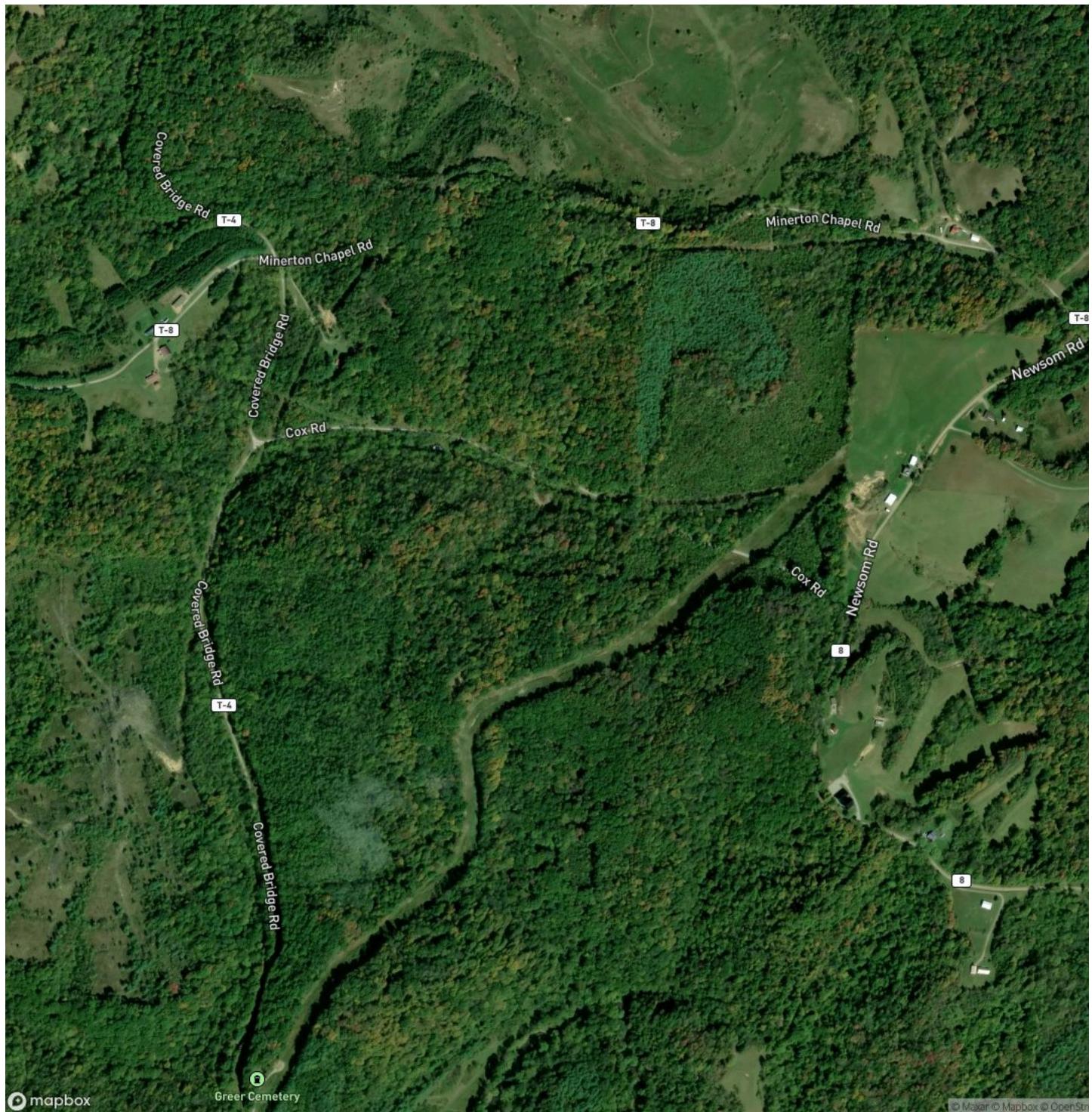
Locator Map



Locator Map



Satellite Map



Cox Rd - 5 acres
Vinton, OH / Vinton County

LISTING REPRESENTATIVE
For more information contact:



Representative

Jonathan Davis

Mobile

(614) 330-5902

Email

jdavis@mossyoakproperties.com

Address

City / State / Zip

NOTES

NOTES

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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