

Perry Ridge Parcel 1 - 10 acres  
Perry Ridge Rd Parcel 1  
Wilkesville, OH 45695

**\$95,000**  
10± 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!



**MOSSY OAK**  
PROPERTIES  
Bauer Realty & Auctions

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**Perry Ridge Parcel 1 - 10 acres**  
**Wilkesville, OH / Vinton County**

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**SUMMARY**

**Address**

Perry Ridge Rd Parcel 1

**City, State Zip**

Wilkesville, OH 45695

**County**

Vinton County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

39.2047 / -82.32795

**Acreage**

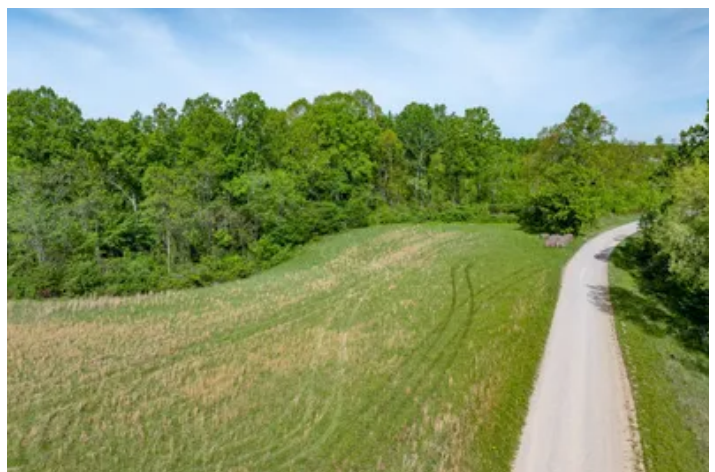
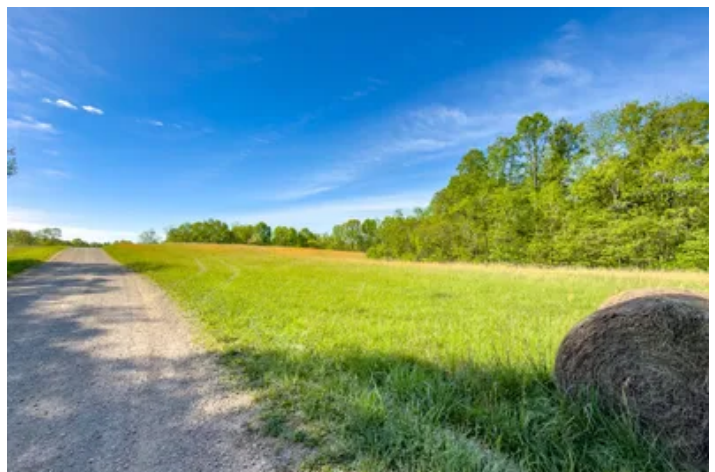
10

**Price**

\$95,000

**Property Website**

<https://www.mossyoakproperties.com/property/perry-ridge-parcel-1-10-acres-vinton-ohio/104776/>



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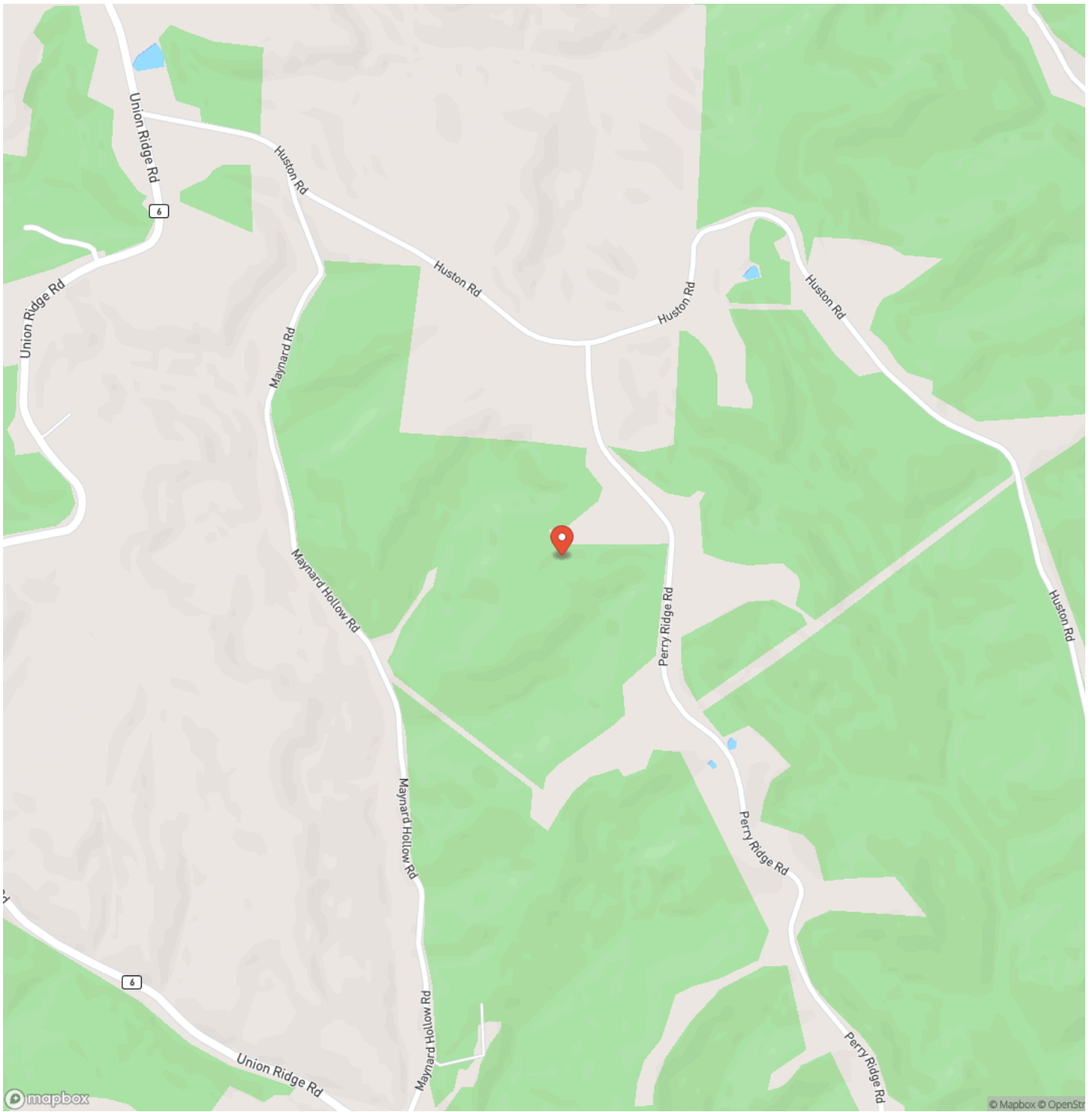
**PROPERTY DESCRIPTION**

10 acres for sale off Perry Ridge Road in Vinton County. This mostly wooded property offers a nice mix of privacy and usability with a small clearing near the road that would make a good spot for a home or cabin. Soil testing has already been completed for a septic system. The land features some mature timber along with rolling terrain and a ravine. The area is home to a diverse range of wildlife, including deer and turkey, making it a solid option for hunting or recreation. Located 1 hour and 44 minutes from Columbus, 28 minutes from Athens, and 30 minutes from Jackson, the property is easily accessible while still feeling tucked away. This 10-acre tract will be split from a larger parcel with a new survey to be completed if sold separately. An additional 28 acres is also available. Seller states they do not own the mineral rights. Annual taxes to be determined after a new survey is completed.

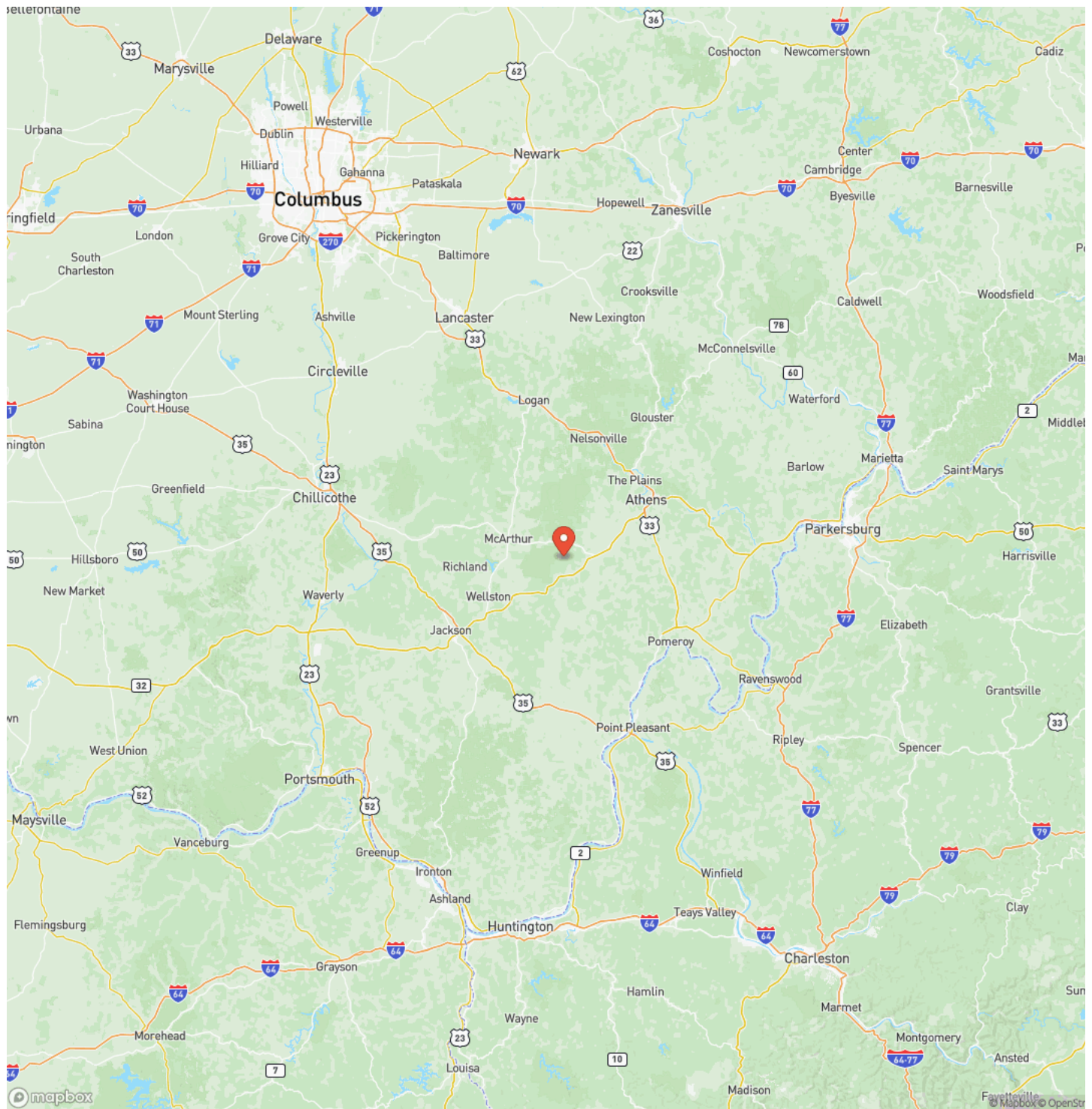
Perry Ridge Parcel 1 - 10 acres  
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## Locator Map



# Locator Map



## Satellite Map







## **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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