

**Crothers Rd - 15 acres - Monroe County**  
44892 Crothers Rd  
Clarington, OH 43915

**\$79,900**  
15.030± Acres  
Monroe County





**Crothers Rd - 15 acres - Monroe County**  
**Clarington, OH / Monroe County**

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**SUMMARY**

**Address**

44892 Crothers Rd

**City, State Zip**

Clarington, OH 43915

**County**

Monroe County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

39.738838 / -80.901733

**Taxes (Annually)**

251

**Acreage**

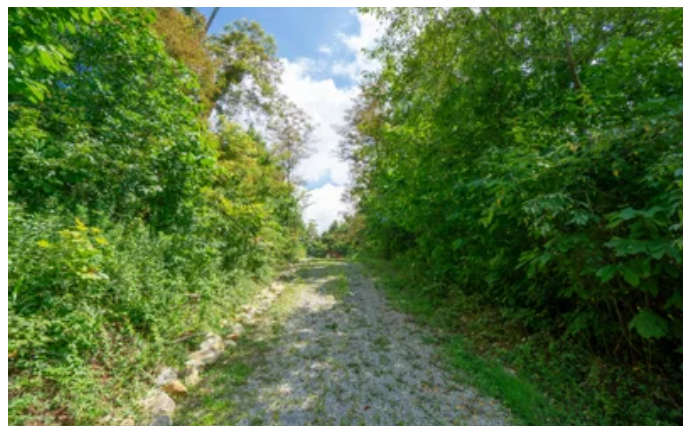
15.030

**Price**

\$79,900

**Property Website**

<https://ohiolandforsale.com/property/crothers-rd-15-acres-monroe-county-monroe-ohio/30712/>





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### **PROPERTY DESCRIPTION**

Land for sale in Monroe County, Ohio. This 15 acre tract offers great opportunities for hunting, camping, and just getting away on the weekends. If you are looking for a nice affordable property, take a look at this one.

Property features include:

- Mostly wooded with young timber
- Thick cover and great habitat for wildlife
- Walking trails leading to treestand locations
- Deer sign throughout
- 175' driveway installed in 2020
- 10x14 insulated cabin
- 8x10 Shed
- Rolling to steep topography
- 600 ft of road frontage
- Electric at road

Annual taxes are \$250.90. Seller does not own the mineral rights. This property is priced to sell and will not last long. Call today with any questions or to schedule a time to view the property.



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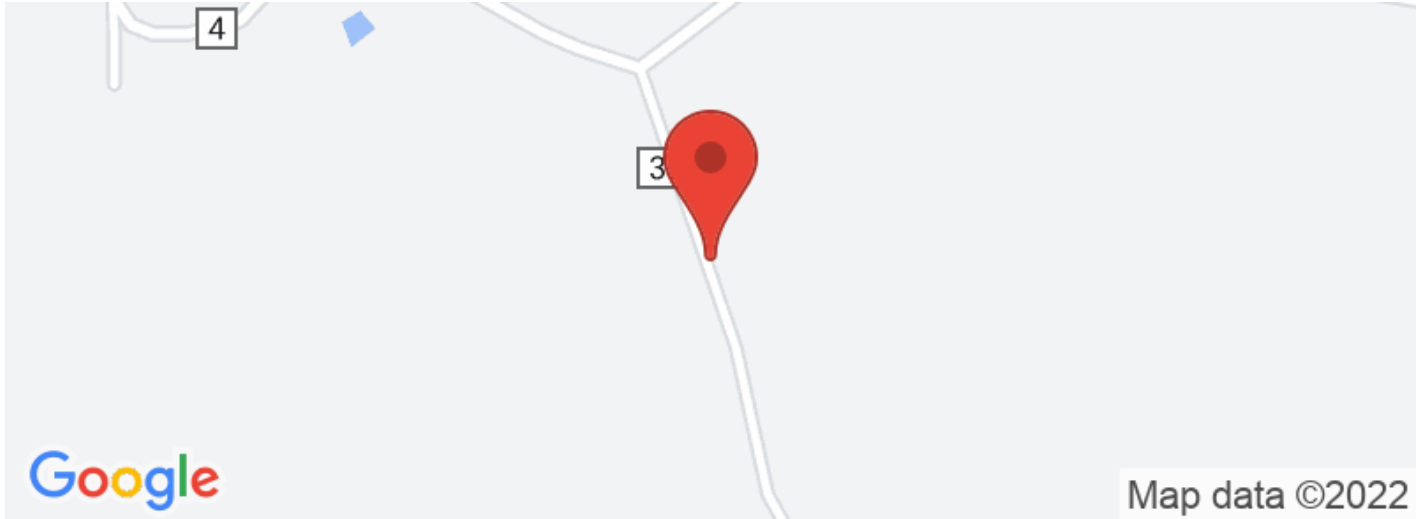




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## Locator Maps





Crothers Rd - 15 acres - Monroe County  
Clarington, OH / Monroe County

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## Aerial Maps





**Crothers Rd - 15 acres - Monroe County  
Clarington, OH / Monroe County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jonathan Davis

**Mobile**

(614) 330-5902

**Email**

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**Address**

6465 LITHOPOLIS ROAD NW

**City / State / Zip**

CARROLL, OH 43112

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**NOTES**

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# NOTES

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## **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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