

New Cut Rd - 11 acres  
New Cut Rd  
Shadyside, OH 43947

**\$79,500**  
11± Acres  
Belmont County



**Josh Shreve**  
OHIO AGENT

Josh's passion for the great outdoors began at a young age, hunting and fishing on public land with his late father in Eastern Ohio. As a boy, Josh grew up dreaming of one day owning his very own piece of "heaven on earth". After fulfilling his childhood dream, Josh now enjoys spending his free time hunting and fishing with his kids in Central Ohio. Josh joined the Mossy Oak Properties team to help his clients achieve the same dreams that he once had. Josh specializes in selling hunting and recreational properties, farms, investment properties, and rural homes in Southern Ohio. Call Josh today so that he can help you find the property of your dreams!



**MOSSY OAK  
PROPERTIES**  
Bauer Realty & Auctions



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**Shadyside, OH / Belmont County**

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**SUMMARY**

**Address**

New Cut Rd

**City, State Zip**

Shadyside, OH 43947

**County**

Belmont County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

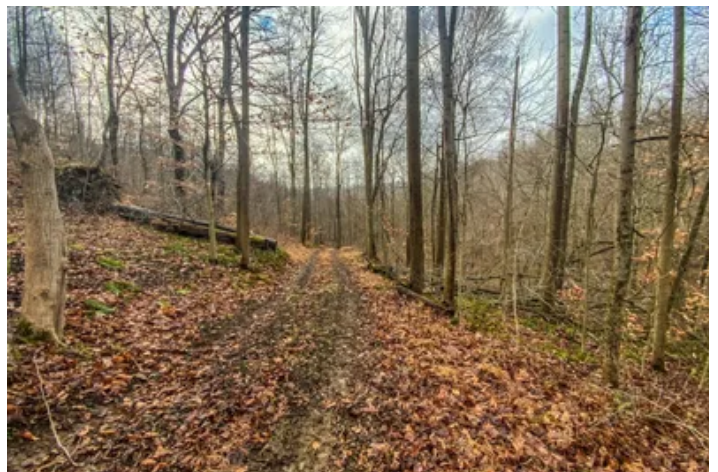
39.9831 / -80.7936

**Acreage**

11

**Price**

\$79,500



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**PROPERTY DESCRIPTION**

Escape to the outdoors with this 11-acre recreational property located in Pultney township in Belmont County, offering the perfect blend of privacy, usability, and natural beauty. A newly installed gravel driveway with gated access welcomes you onto the property, making it easy to enjoy right away while maintaining seclusion. The land features an established trail system ideal for ATV riding, hiking, or accessing hunting spots, along with a scenic creek that winds through the property and adds to the peaceful setting. Abundant deer sign throughout makes this a great option for the avid hunter or outdoor enthusiast looking for a private retreat. Whether you're dreaming of a weekend hunting camp, a rustic cabin, or a permanent homestead surrounded by nature, this property offers the flexibility to make it happen. As a bonus, a new Bad Boy tractor equipped with a loader and backhoe is also available for purchase with the property, making land maintenance and future improvements even easier. Quite, scenic, and full of potential, this is a rare opportunity to own a versatile piece of land that can be enjoyed now and built on later. Seller does not own mineral rights. Annual taxes are \$496.30.

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## Locator Map

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## Locator Map

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## Satellite Map

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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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