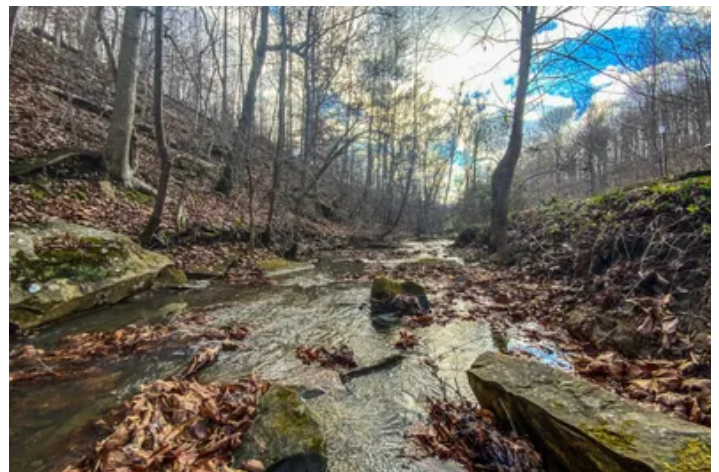


Pond Run Rd - 1 acre - Scioto County  
418 Pond Run Rd  
Stout, OH 45684

**\$49,900**  
1± Acres  
Scioto County





**Pond Run Rd - 1 acre - Scioto County**  
**Stout, OH / Scioto County**

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**SUMMARY**

**Address**

418 Pond Run Rd

**City, State Zip**

Stout, OH 45684

**County**

Scioto County

**Type**

Residential Property

**Latitude / Longitude**

38.672408 / -83.141058

**Dwelling Square Feet**

768

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

1

**Price**

\$49,900

**Property Website**

<https://www.mossyoakproperties.com/property/pond-run-rd-1-acre-scioto-county-scioto-ohio/68533/>



**Pond Run Rd - 1 acre - Scioto County**  
**Stout, OH / Scioto County**

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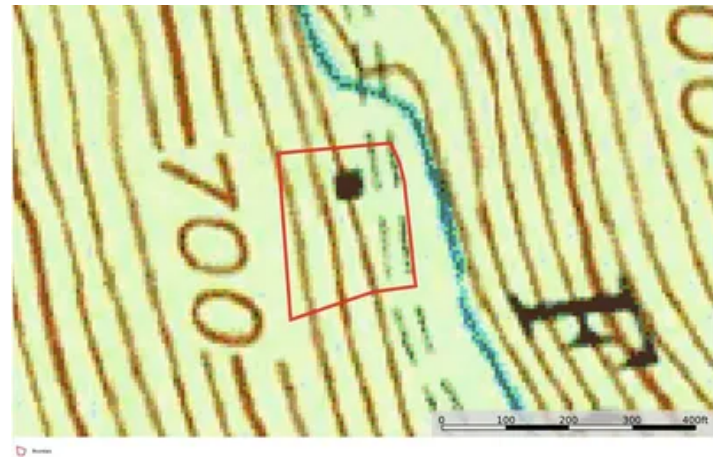
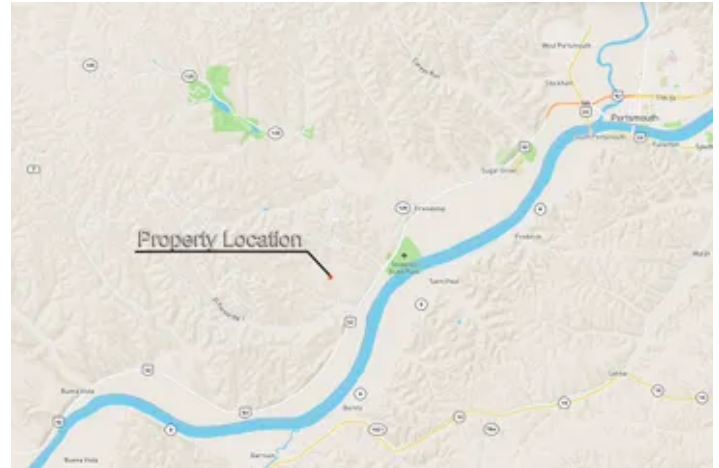
**PROPERTY DESCRIPTION**

1 acre of land for sale in Scioto County, Ohio, featuring a 768 sq. ft. home that would make the perfect base camp. This property is at the end of a peaceful dead-end road with all utilities in place, including high-speed internet. One of the stand-out features of this property is its direct access to Shawnee State Forest, which spans over 63,000 acres. This state forest offers endless opportunities for hiking, hunting, fishing, and wildlife observation. This property also offers a beautiful creek that runs the entire length of the property. Don't miss the chance to make this peaceful retreat your own. Annual taxes are \$1,272.17.

Property Features Include:

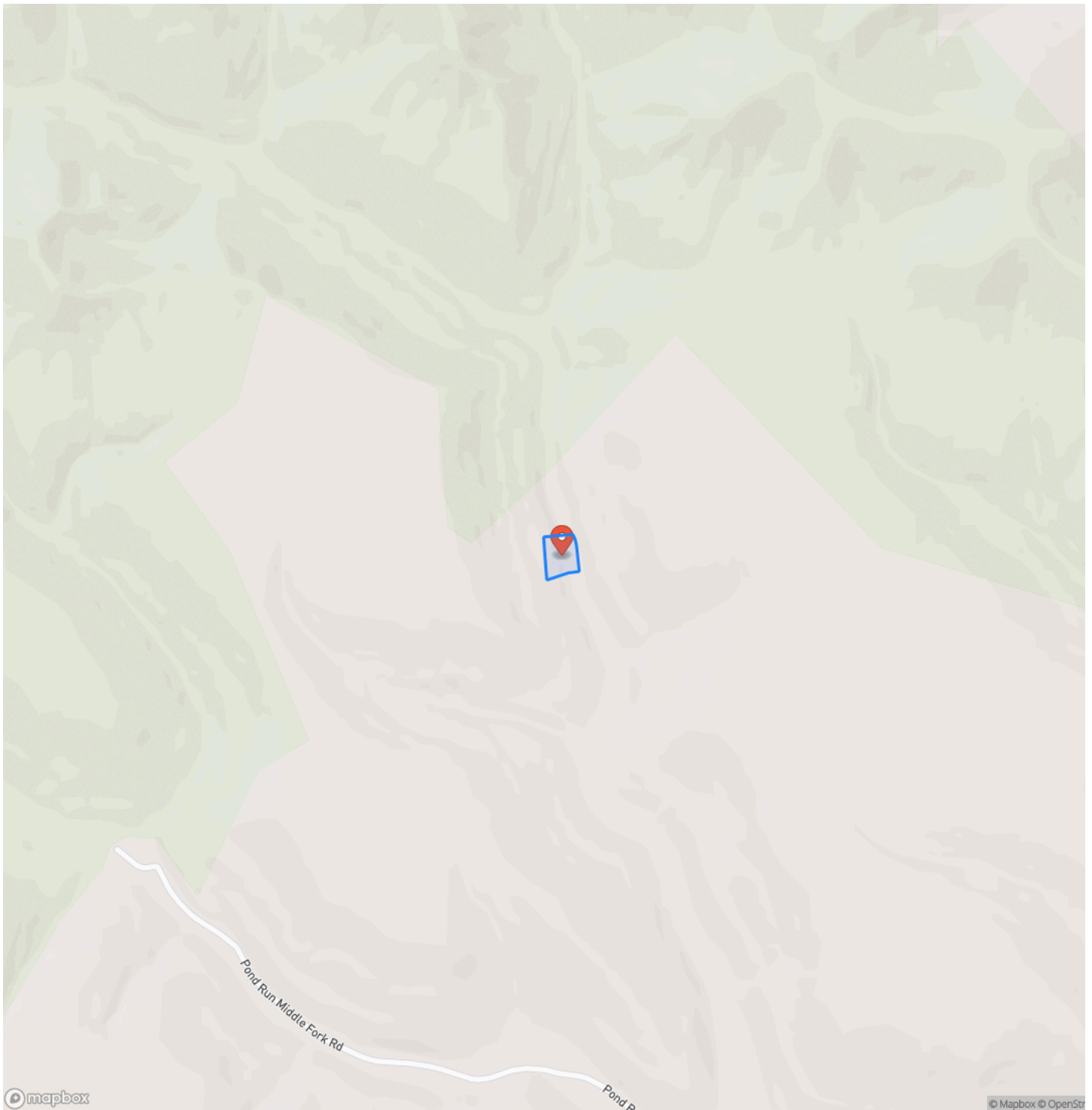
- 768 sq. ft. home (interior will need to be rehabbed)
- Electric, sewer, public water, & high-speed internet
- Last house on a long dead-end road
- Direct access to over 63,000 acres of Shawnee State Forest via deeded easement
- Would make an excellent base camp
- Beautiful Creek that runs the length of the property

**Pond Run Rd - 1 acre - Scioto County**  
**Stout, OH / Scioto County**

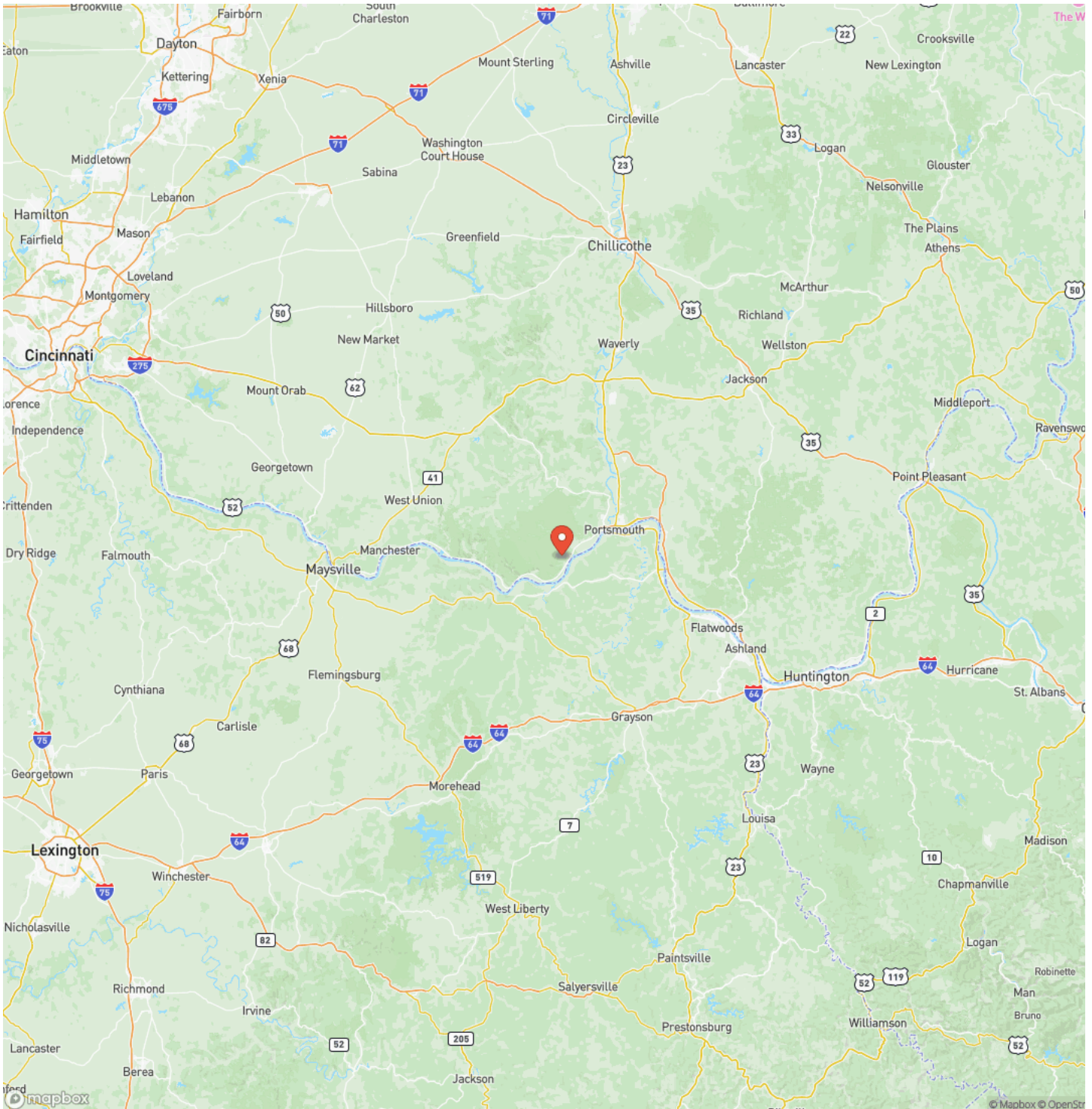




## Locator Map

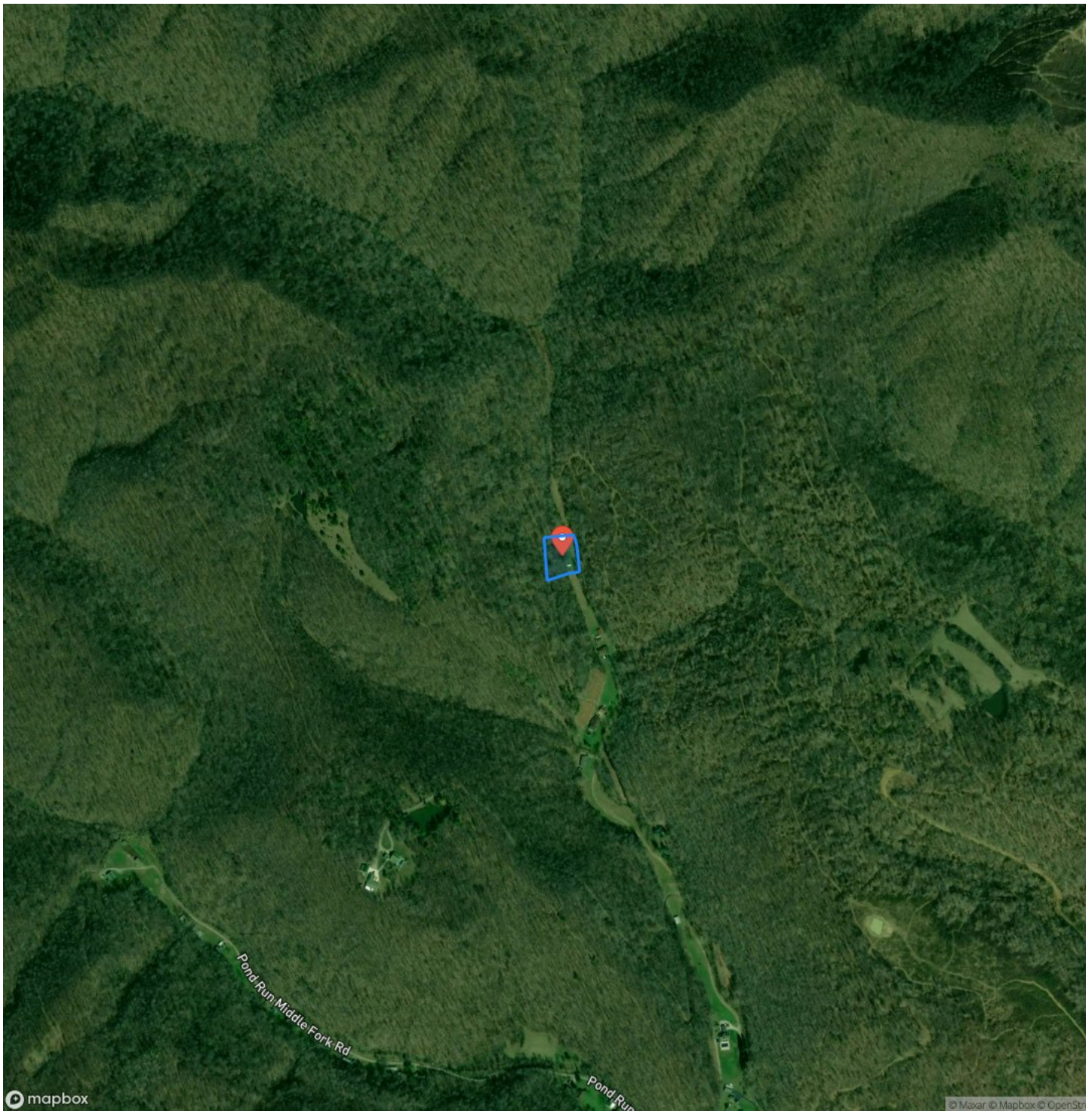


## Locator Map





## Satellite Map



**Pond Run Rd - 1 acre - Scioto County**  
**Stout, OH / Scioto County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Josh Shreve

## Mobile

(740) 407-7380

## Email

jshreve@mossyoakproperties.com

## Address

3210 Sportsman Club Rd

## City / State / Zip

Johnstown, OH 43031

## NOTES

[illegible]



[illegible]

## **DISCLAIMERS**

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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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