

Brushy Hill Rd - 14 acres
Brushy Hill Rd
Jerusalem, OH 43747

\$89,900
14± 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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Brushy Hill Rd - 14 acres
Jerusalem, OH / Belmont County

SUMMARY

Address

Brushy Hill Rd

City, State Zip

Jerusalem, OH 43747

County

Belmont County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

39.877835 / -81.0862

Acreage

14

Price

\$89,900

Property Website

<https://www.mossyoakproperties.com/property/brushy-hill-rd-14-acres--belmont-ohio/108471/>



Brushy Hill Rd - 14 acres
Jerusalem, OH / Belmont County

PROPERTY DESCRIPTION

Discover the perfect combination of recreation, hunting, and future building potential on this 14-acre property in Belmont County. With approximately 2,000 feet of frontage along Brushy Hill Road, this tract offers excellent access, privacy, and multiple opportunities for development.

An established trail system provides easy access throughout the property, allowing you to fully enjoy the diverse terrain and natural features. A creek winds through the acreage, enhancing both the beauty of the property and the wildlife habitat. Mature mast-producing hardwoods provide a valuable food source for deer and other wildlife, while abundant deer sign throughout the property highlights its strong recreational and hunting appeal.

A newer Amish-built shed is already in place and offers excellent potential for conversion into a weekend cabin, hunting camp, or overnight retreat. Several locations throughout the property present attractive building opportunities for a home, larger cabin, or permanent country getaway.

Whether you're looking for a hunting property, recreational retreat, weekend escape, or future homesite, this versatile Belmont County tract offers the space, habitat, and accessibility to make it your own.

Annual property taxes are \$845.54. Seller does not own the oil, gas, and mineral rights.

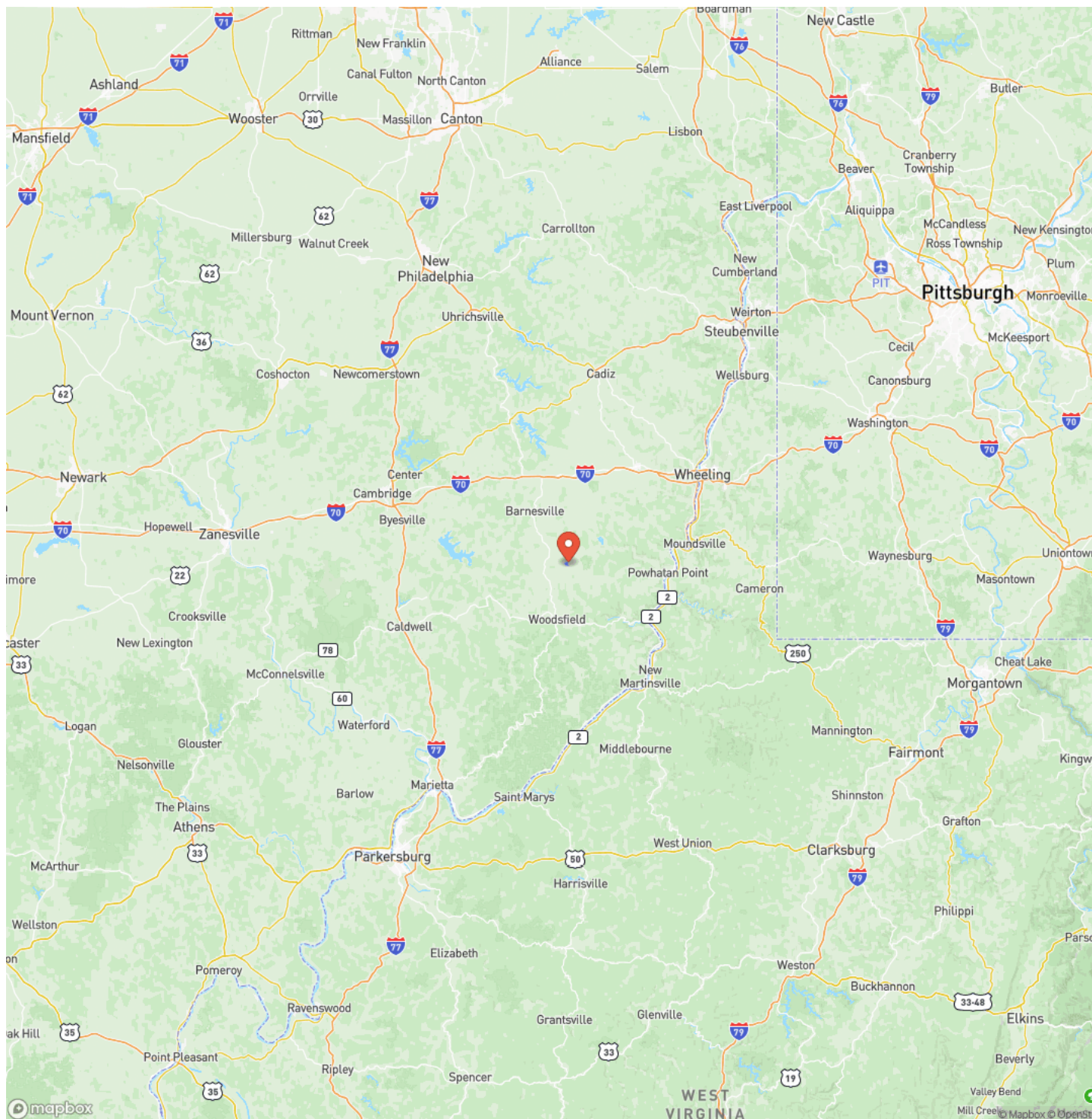
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Locator Map



Locator Map



Satellite Map



Brushy Hill Rd - 14 acres
Jerusalem, OH / Belmont County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

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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