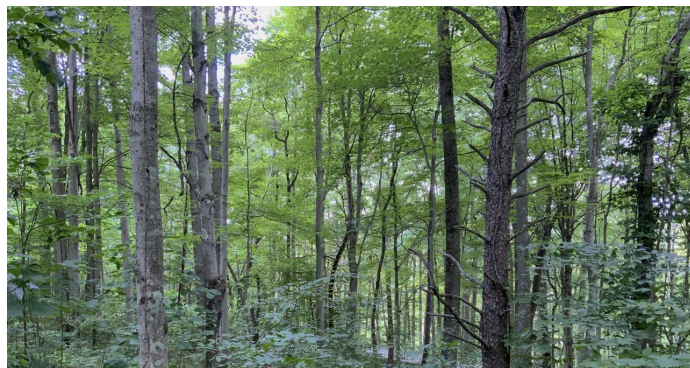


Wiley Rd - 8 acres - Washington County
1230 Wiley Rd
New Matamoras, OH 45767

\$109,900
8.860 +/- acres
Washington County



Wiley Rd - 8 acres - Washington County
New Matamoras, OH / Washington County

SUMMARY

Address

1230 Wiley Rd

City, State Zip

New Matamoras, OH 45767

County

Washington County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.5472 / -81.1309

Taxes (Annually)

584

Dwelling Square Feet

1400

Bedrooms / Bathrooms

3 / 1

Acreage

8.860

Price

\$109,900

Property Website

<https://ohiolandforsale.com/property/wiley-rd-8-acres-washington-county-washington-ohio/19709/>



PROPERTY DESCRIPTION

Come check out this secluded 8+/- acres for sale in Washington County. This property is nearly surrounded by thousands of acres of public land. This is a turn key private get away, and includes everything you need to maintain, and enjoy it.

The property features include:

- Nearly surrounded by Wayne National Forest
- Great deer and turkey habitat
- Deer stands and feeders in place
- Gated access from the road
- Access to the property from two different roads
- Seller raves about the deer hunting in the area
- Topography is mostly rolling with a few steeper spots and ridge-top trails
- Several fruit bearing trees
- Storage shed that includes riding mower, push mower, and other property maintenance items

Home Features Include:

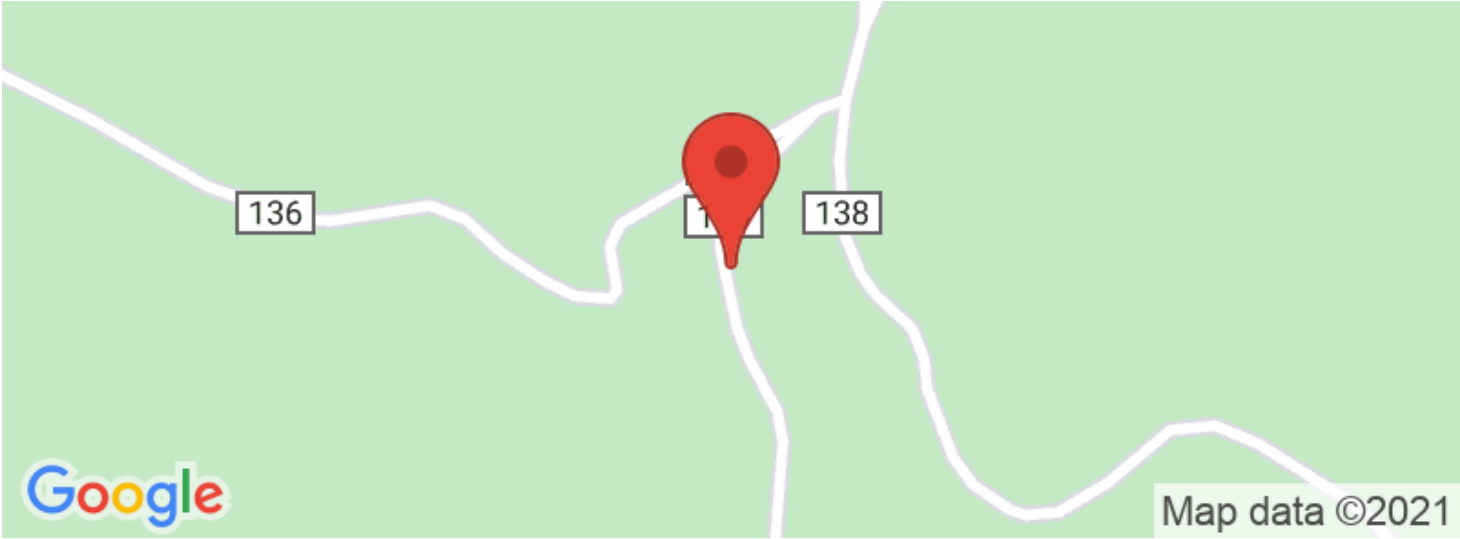
- 3-bedroom, 1 full Bath on main floor
- Loft for additional sleeping/storage
- Electric & Septic, Cistern for water
- New metal roof in 2018
- Recently remodeled kitchen
- Fully furnished and all appliances stay
- Covered wrap around porch to sit and overlook the beautiful landscape and wildlife

Annual property taxes approximately \$584.18 per year.

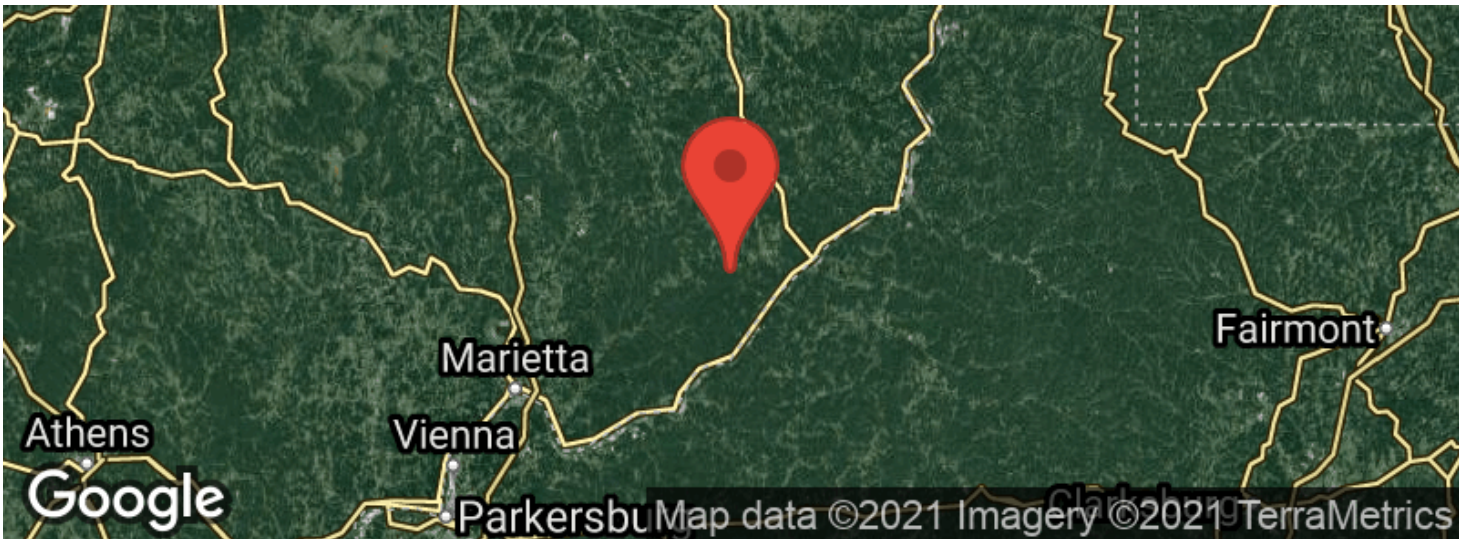
Wiley Rd - 8 acres - Washington County
New Matamoras, OH / Washington County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Shreve

Mobile

(740) 407-7380

Email

jshreve@mossyoakproperties.com

Address

9745 RAIDERS ROAD

City / State / Zip

Frazeysburg, OH 43822

NOTES

This image shows a blank sheet of white paper with horizontal 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.



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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