

**US 35 - 40 acres - Jackson County**  
2947 US-35  
Ray, OH 45672

**\$99,900**  
40.381 +/- acres  
Jackson County





**US 35 - 40 acres - Jackson County**  
**Ray, OH / Jackson County**

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**SUMMARY**

**Address**

2947 US-35

**City, State Zip**

Ray, OH 45672

**County**

Jackson County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

39.156940 / -82.730265

**Taxes (Annually)**

766

**Acreage**

40.381

**Price**

\$99,900

**Property Website**

<https://ohiolandforsale.com/property/us-35-40-acres-jackson-county-jackson-ohio/25483/>





## **PROPERTY DESCRIPTION**

Land for sale in Jackson County, Ohio. Located along US 35, this 40.3 acre property offers lots of possibilities! The acreage is split by US 35. Salt Lick Creek runs through the bottomland portion of the property that is on the West side of US 35. This side of the property has a dedicated gated access just off the highway. A good hay crop could be grown on this side of the property. The all wooded East side of the property has frontage along Tennant Rd. and is mostly hillside. If you install a short driveway, there is a somewhat level area that could be cleared for a cabin or building site. The timber is mostly mature and the land has an open park-like feel. The annual property taxes are approximately \$766. All of the sellers mineral and timber rights will transfer to the buyer. This would be an ideal property for hunting or recreation. Do not miss this opportunity to purchase a well-priced tract of land!



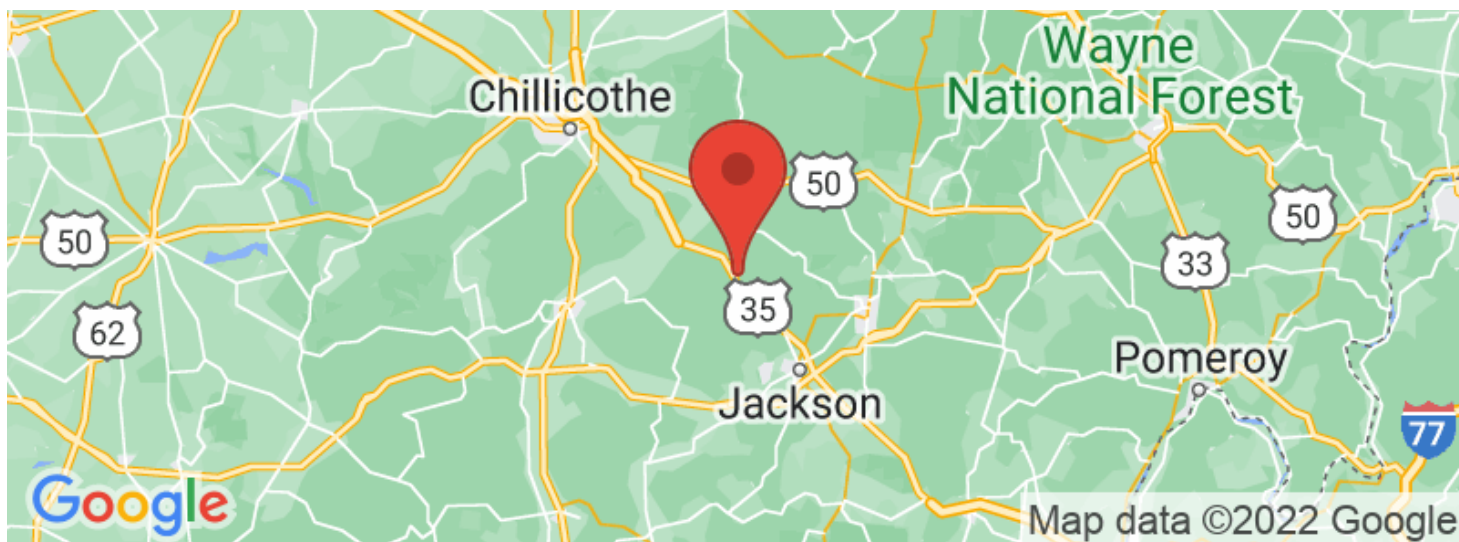
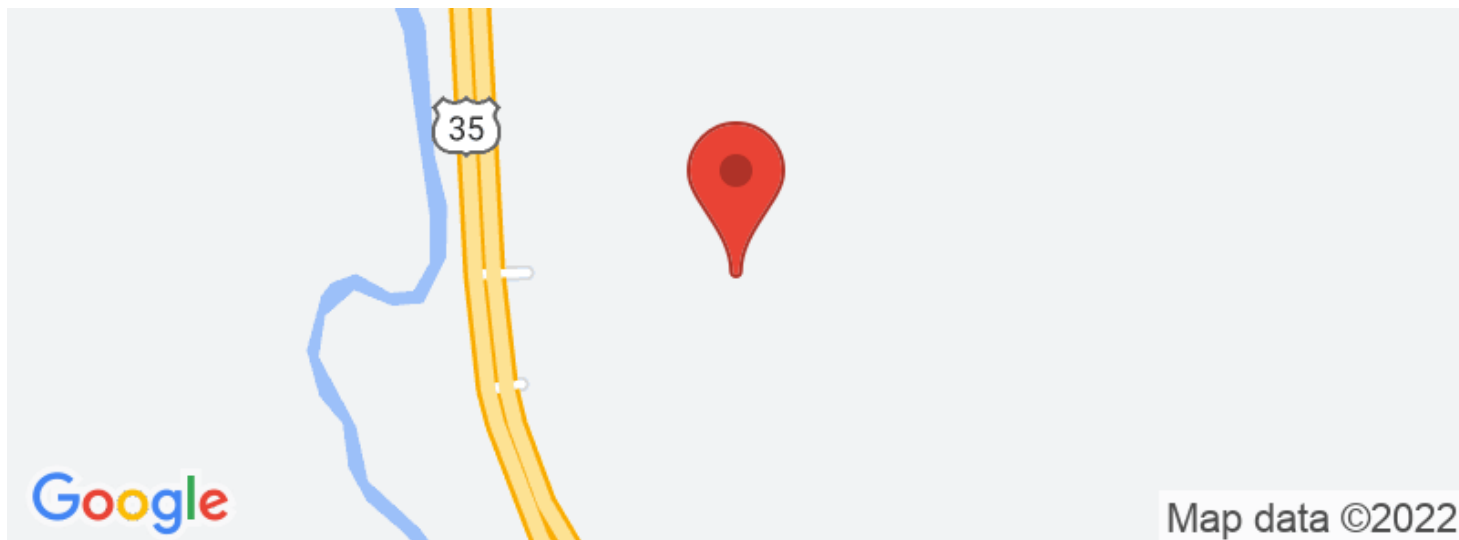
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## Locator Maps





## Aerial Maps





US 35 - 40 acres - Jackson County  
Ray, OH / Jackson County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Brian Bauer

**Mobile**

(614) 949-6764

**Email**

bbauer@mossyoakproperties.com

**Address**

PO BOX 896

**City / State / Zip**

Pickerington, OH 43147

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**NOTES**

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## 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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