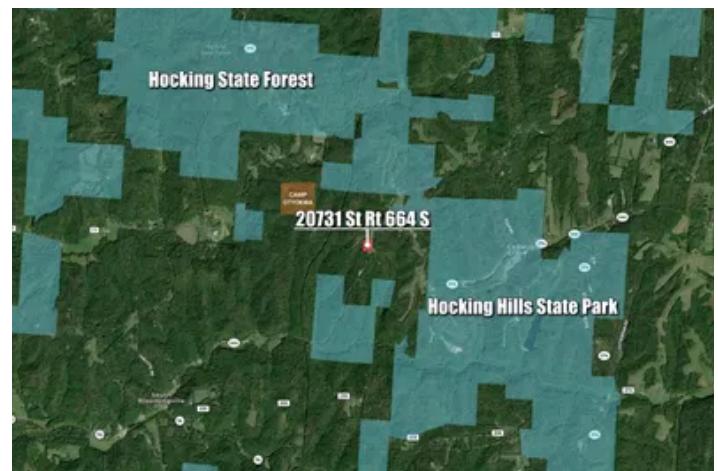
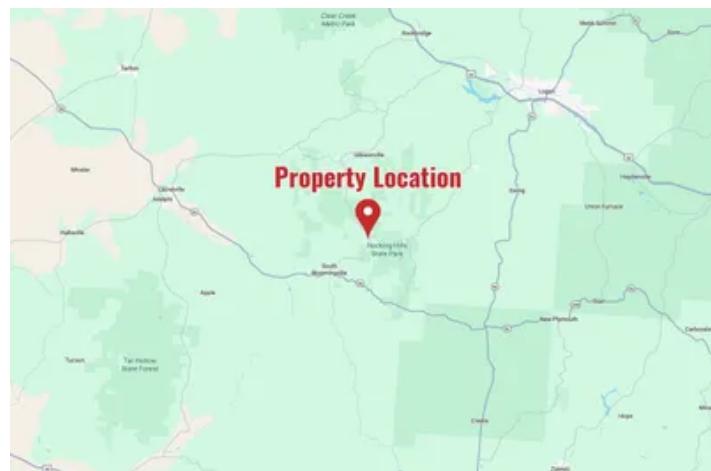


St Rt 664 - 3.14 Acres
20731 St Rt 664 S
South Bloomingville, OH 43152

\$449,900
3.140± Acres
Hocking County



**St Rt 664 - 3.14 Acres
South Bloomingville, OH / Hocking County**

SUMMARY

Address

20731 St Rt 664 S

City, State Zip

South Bloomingville, OH 43152

County

Hocking County

Type

Residential Property

Latitude / Longitude

39.438347 / -82.564407

Dwelling Square Feet

1408

Bedrooms / Bathrooms

2 / 2

Acreage

3.140

Price

\$449,900

Property Website

<https://www.mossyoakproperties.com/property/st-rt-664-3-14-acres-hocking-ohio/97607/>



**St Rt 664 - 3.14 Acres
South Bloomingville, OH / Hocking County**

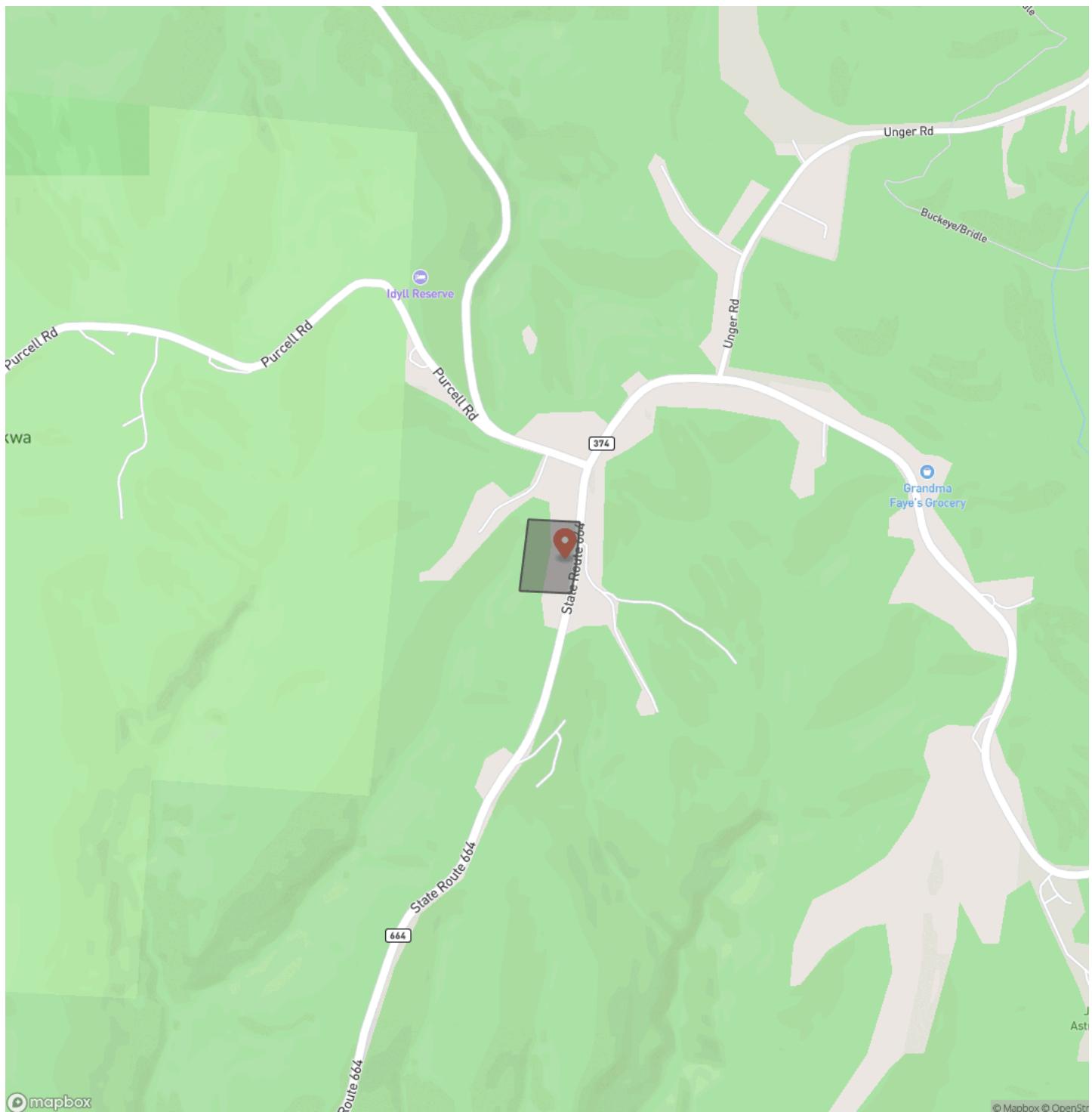
PROPERTY DESCRIPTION

Situated in the heart of the Hocking Hills, this 3.14-acre property features a charming 1,408 sq ft, 2-bedroom, 2-full-bath home that has been extensively remodeled over the years. The open floor plan is ideal for both entertaining and everyday living. The partially finished basement provides additional space for guests, along with a laundry area, mechanical room, and ample storage. A developed spring supplies an excellent water source to the home, and the property is equipped with central heating and cooling. The large wraparound deck overlooks the backyard and wooded acreage, creating a peaceful setting for enjoying the outdoors. Several outbuildings offer additional space for entertaining and storage. The wooded portion of the land provides excellent opportunities for hiking, hunting, and enjoying nature. Wildlife regularly visits the property, and the seller has cultivated a thriving hummingbird habitat, with large groups returning each year. Located just minutes from Hocking Hills State Park and Hocking State Forest, this property would make an ideal weekend getaway, short-term rental, or permanent residence. No deed restrictions. Property taxes are approximately \$1,470 annually. Don't miss this opportunity to purchase a very well-kept home in the heart of the Hocking Hills!

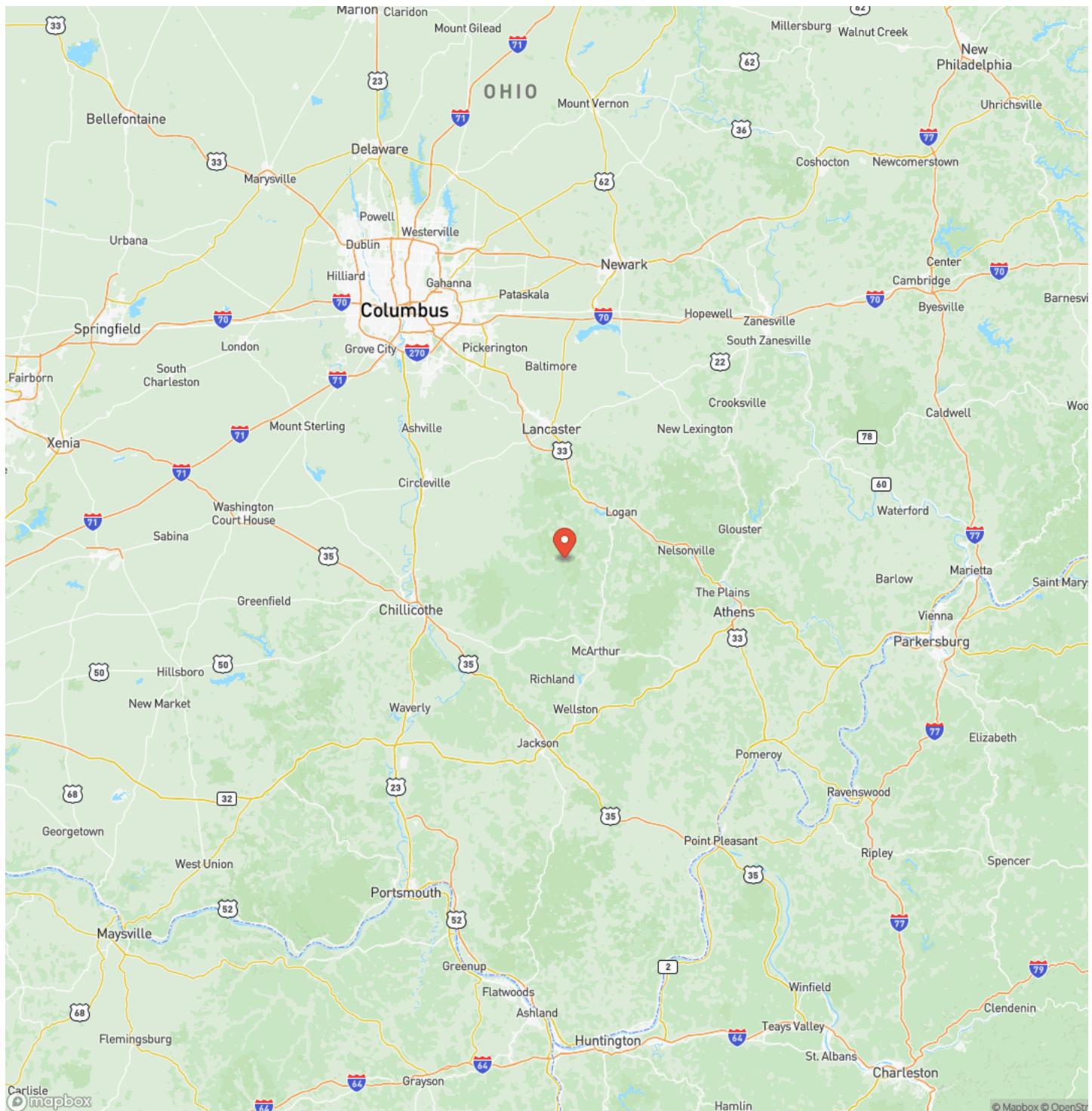
**St Rt 664 - 3.14 Acres
South Bloomingville, OH / Hocking County**



Locator Map



Locator Map



Satellite Map



**St Rt 664 - 3.14 Acres
South Bloomingville, OH / Hocking County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Bauer

Mobile

(614) 949-6764

Email

bbauer@mossyoakproperties.com

Address

PO BOX 896

City / State / Zip

NOTES



NOTES

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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