

**US 50 - 105 acres - Vinton County**  
US-50  
Ray, OH 45672

**\$275,000.00**  
105.820 +/- acres  
Vinton County



**US 50 - 105 acres - Vinton County**  
**Ray, OH / Vinton County**

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## **SUMMARY**

**Address**

US-50

**City, State Zip**

Ray, OH 45672

**County**

Vinton County

**Type**

Recreational Land

**Latitude / Longitude**

39.2479 / -82.7079

**Acreage**

105.820

**Price**

\$275,000.00

**Property Website**

<https://ohiolandforsale.com/property/us-50-105-acres-vinton-county-vinton-ohio/8477/>





## **PROPERTY DESCRIPTION**

Located along US 50, this well rounded property would be an ideal investment.

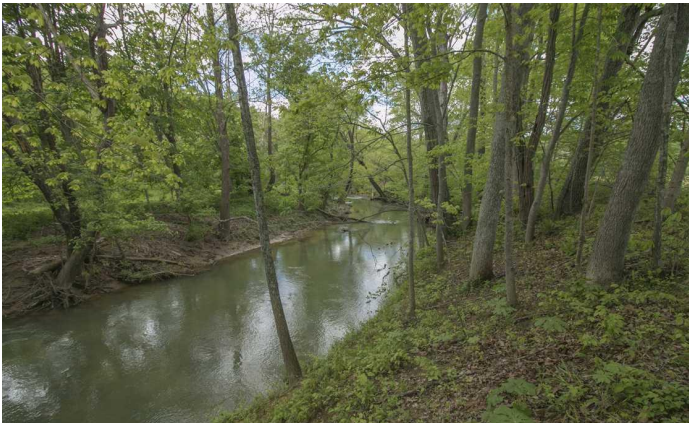
Property features include:

- Approximately 50 acres of tillable land
- 1/2 acre pond
- The southern border of the property is Salt Creek
- Owner reports excellent hunting and fishing
- Lots of bedding and cover for the wildlife
- Approximately 15 acres of woods
- Topography is mostly flat with a large hill in the Northeast corner

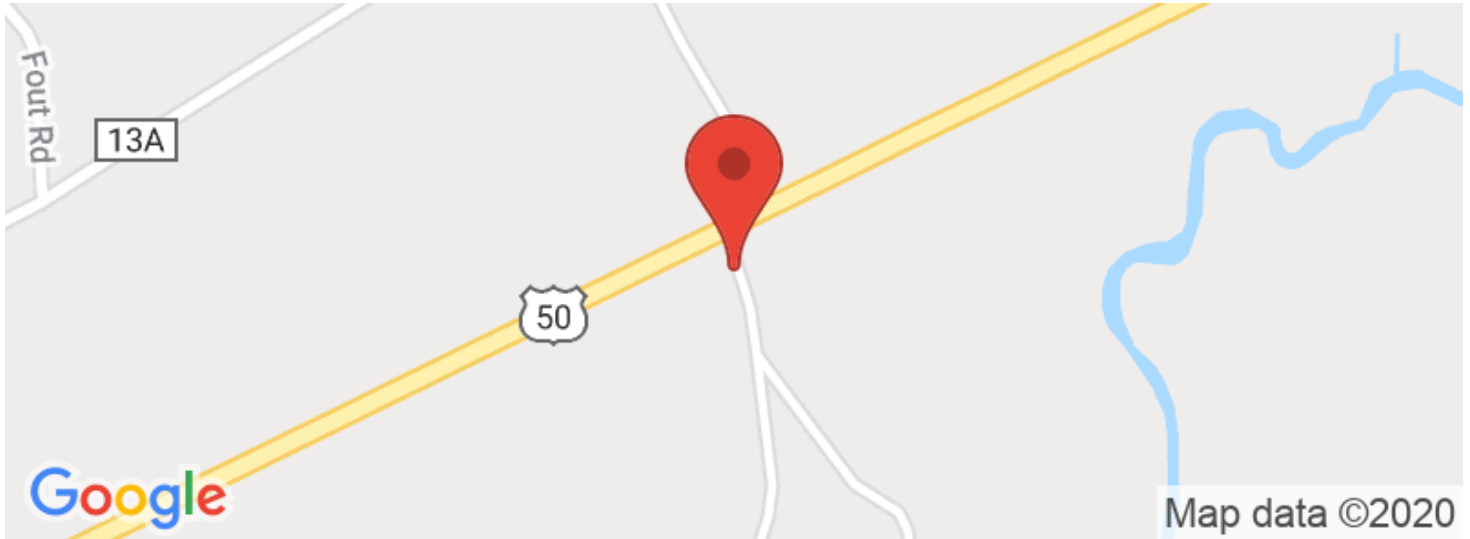
This property is conveniently located 17 miles east of Chillicothe and 14 miles west of McArthur. Current annual taxes are approximately \$2,000. The property is enrolled in CAUV. All mineral rights owned by the seller will transfer.

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## Locator Maps





## Aerial Maps



US 50 - 105 acres - Vinton County  
Ray, OH / Vinton County

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## LISTING REPRESENTATIVE

For more information contact:



### Representative

Brian Bauer

### Mobile

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### Email

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### 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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