

Hagerty Rd - 35.08 acres - Pickaway County
Hagerty Rd
Ashville, OH 43103

\$1
29.740± Acres
Pickaway County



Hagerty Rd - 35.08 acres - Pickaway County
Ashville, OH / Pickaway County

SUMMARY

Address

Hagerty Rd

City, State Zip

Ashville, OH 43103

County

Pickaway County

Type

Farms, Recreational Land, Undeveloped Land, Single Family, Lot

Latitude / Longitude

39.66762 / -82.90407

Taxes (Annually)

3159

Dwelling Square Feet

0

Acreage

29.740

Price

\$1

Property Website

<https://www.mossyoakproperties.com/property/hagerty-rd-35-08-acres-pickaway-county-pickaway-ohio/61218/>



MORE INFO ONLINE:

www.mossyoakproperties.com/land-for-sale/ohio/

**Hagerty Rd - 35.08 acres - Pickaway County
Ashville, OH / Pickaway County**

PROPERTY DESCRIPTION

**35.08 Acre Land Auction
Offered in 2 parcels**

Auction begins closing September 12th at 6pm

Property tours Saturday, September 7th 12pm-2pm

Bid online anytime!

Property is located in Pickaway County, Ohio, with frontage along Hagerty Rd. Conveniently located just east of US 23 and close to Columbus, Ashville, and Circleville.

Tract 1 is 29.75 acres and offers 12.5 acres of tillable acreage, multiple building sites, 1/2 acre pond, and great hunting.

Tract 2 is 5.33 acres of mostly wooded land with a nice building site in the rear of the property. Dry Run flows through the northern portion of this tract.

Driveways will need to be installed for access to both tracts. A bridge would need to be installed across Dry Run for access on Tract 2.

County water and electric service is available along Hagerty Rd.

Property Address: Hagerty Rd. Ashville, Ohio 43103

GPS: Lat: 39.66762 Long: -82.90407

Tract 1 Parcel Number: M30-0-003-00-113-00

Tract 2 Parcel Number: M30-0-003-00-113-04

Township: Walnut

Schools: Teays Valley LSD

Tract 1 Annual Property Taxes: \$3,159

Tract 2 Annual Property Taxes: \$881.88

Property is located 0.5 miles West of Winchester Rd and 3.3 miles East of US-23.

All mineral and timber rights transfer with the sale.

Within 6 months of closing, sellers shall provide bridge access across Dry Run Creek to buyer of Tract 2.

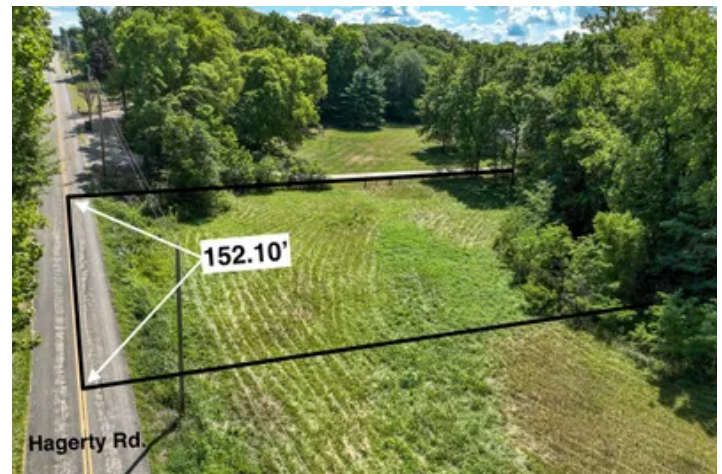
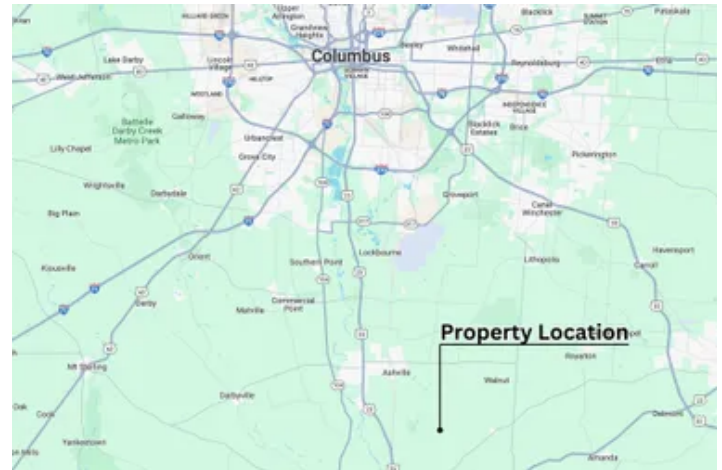
Do not miss this opportunity for an excellent land investment!

This auction has an undisclosed reserve price. If the highest bid meets or exceeds the reserve price, the property will sell. A 10% Buyer's Premium will be added to the highest bid prices to determine the final purchase price of each tract. Acceptance of auction terms is required prior to bidding.

Contact auctioneer Brian Bauer anytime at [614-949-6764](tel:614-949-6764) or bbauer@mossyoakproperties.com or Auctioneer David McCain at [740-604-0600](tel:740-604-0600) or dmccain@mossyoakproperties.com



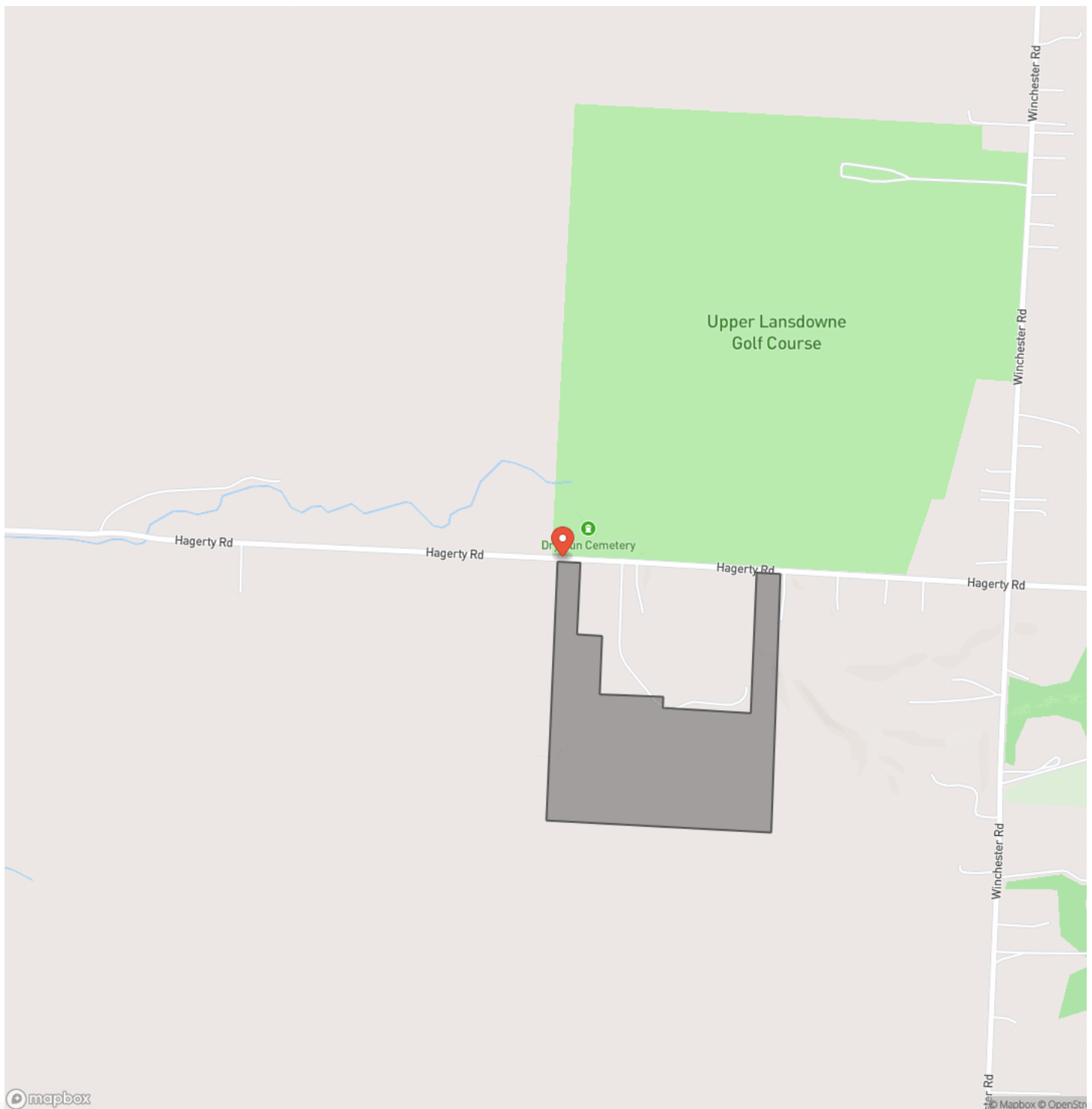
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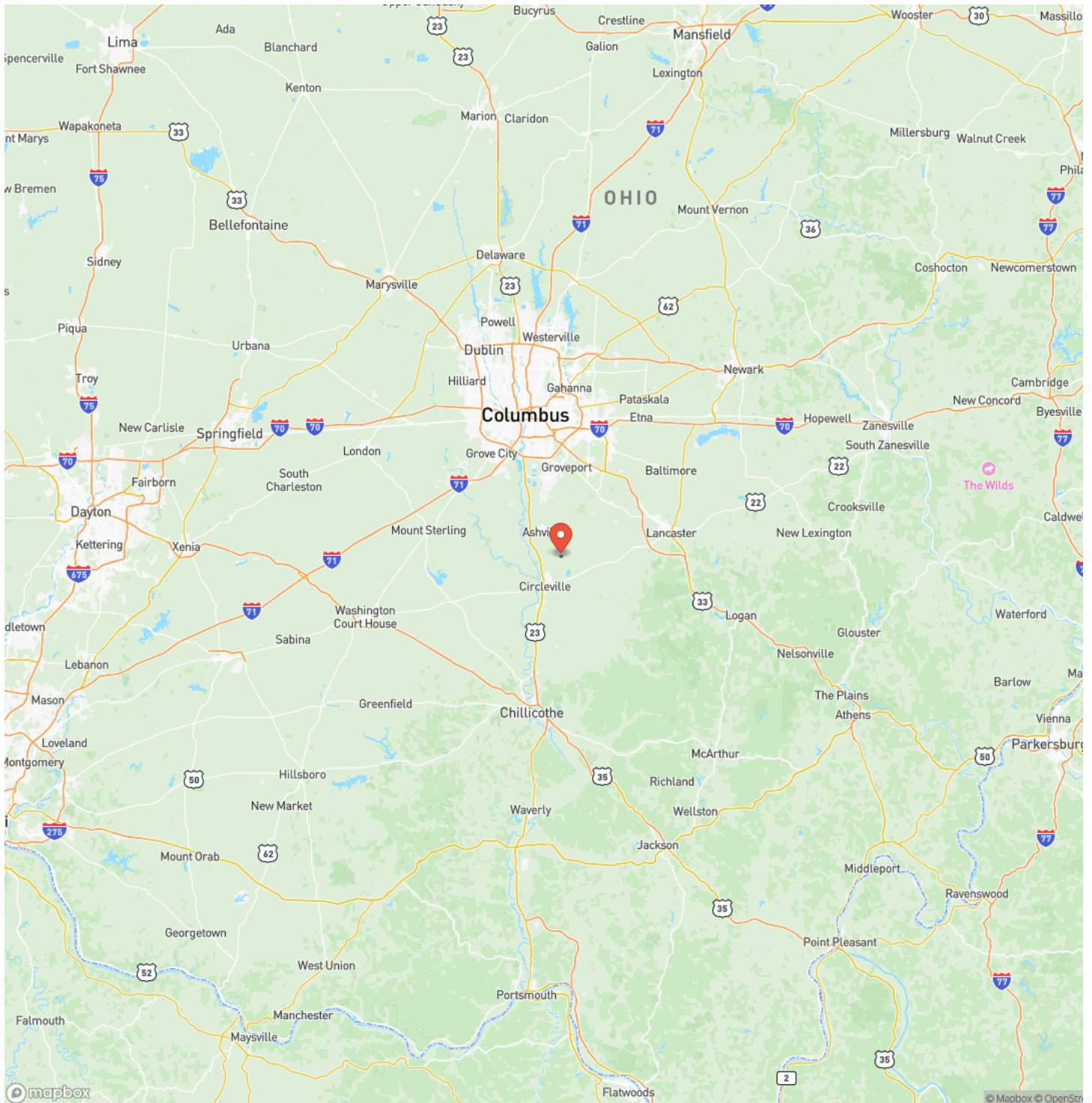
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Locator Map



Ashville, OH / Pickaway County

Locator Map



MORE INFO ONLINE:

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Satellite Map



Hagerty Rd - 35.08 acres - Pickaway 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

NOTES



MORE INFO ONLINE:

www.mossoakproperties.com/land-for-sale/ohio/

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.



Mossy Oak Properties Bauer Realty & Auctions
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(614) 949-6764
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