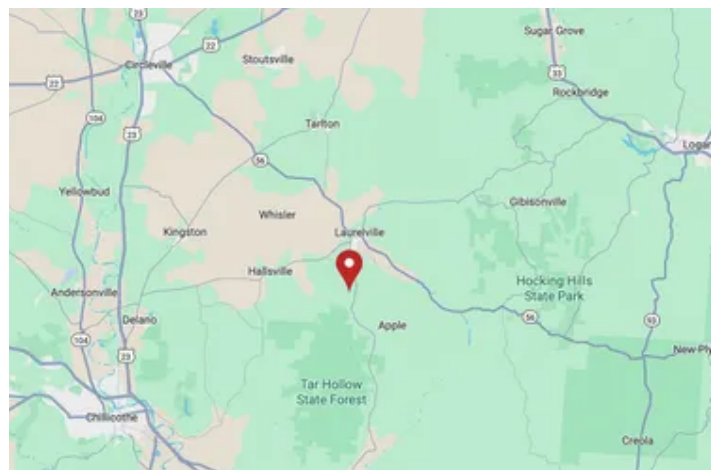
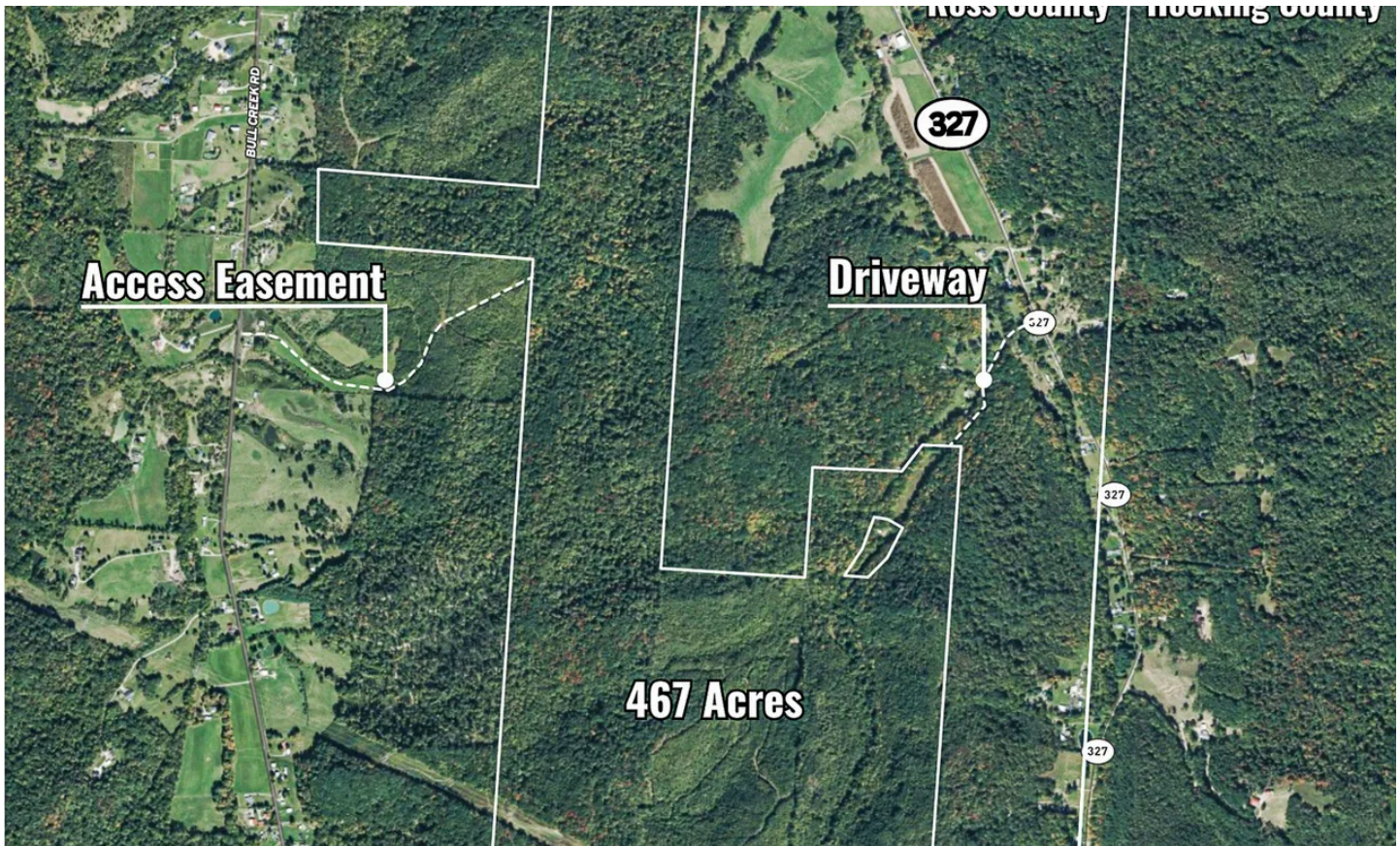


St Rt 327 - 467 Acres
0 St Rt 327
Laurelville, OH 43135

\$1,870,000
467.610± Acres
Ross County



St Rt 327 - 467 Acres
Laurelville, OH / Ross County

SUMMARY

Address

0 St Rt 327

City, State Zip

Laurelville, OH 43135

County

Ross County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

39.436677 / -82.75825

Acreage

467.610

Price

\$1,870,000

Property Website

<https://www.mossyoakproperties.com/property/st-rt-327-467-acres-ross-ohio/88338/>



Brian Bauer
FL, OH, WV, WY REALTOR | AUCTIONEER

Brian is a leader in rural property sales, successfully brokering hundreds of transactions and recognized as a top performer in the Mossy Oak Properties network. He has developed innovative marketing strategies, resulting in numerous satisfied clients. Brian owns successful real estate brokerages in Ohio, Wyoming, and West Virginia, and also works as an associate broker in Florida. His expertise and proven track record make him a leading expert in rural property transactions.

 **MOSSY OAK**
PROPERTIES
Bauer Realty & Auctions

bbauer@mossyoakproperties.com | 614-949-6764



St Rt 327 - 467 Acres
Laurelville, OH / Ross County

PROPERTY DESCRIPTION

467 acres of land for sale in Ross County, Ohio. This large tract offers a rare opportunity for recreation, investment, or a private retreat. Located just 2 miles south of Laurelville, the property is mostly wooded with areas of marketable timber. Access is provided by a shared driveway from St. Rt. 327 as well as an easement from Bull Creek Rd. There are many possible building sites on the property, and a good portion of the land can be accessed by the ATV trails.

For the hunter in the family, this property will not disappoint. Ross County is well known for excellent whitetail and turkey hunting, and this property is no exception. The land features open woods, thick clear cuts, and several small creeks, along with plenty of ridges and valleys—all providing excellent wildlife habitat.

With multiple potential building sites and close proximity to Tar Hollow State Park and the Hocking Hills, this is also an ideal property for weekend rental cabins.

Colerain Township. Zane Trace Local Schools. No zoning. No deed restrictions. Annual property taxes are approximately \$4,563.68. All of the sellers' mineral rights will transfer with the sale.

A land investment of this size and location is a rare find and a smart addition to any portfolio! Contact Brian Bauer at [614-949-6764](tel:614-949-6764) for more information.

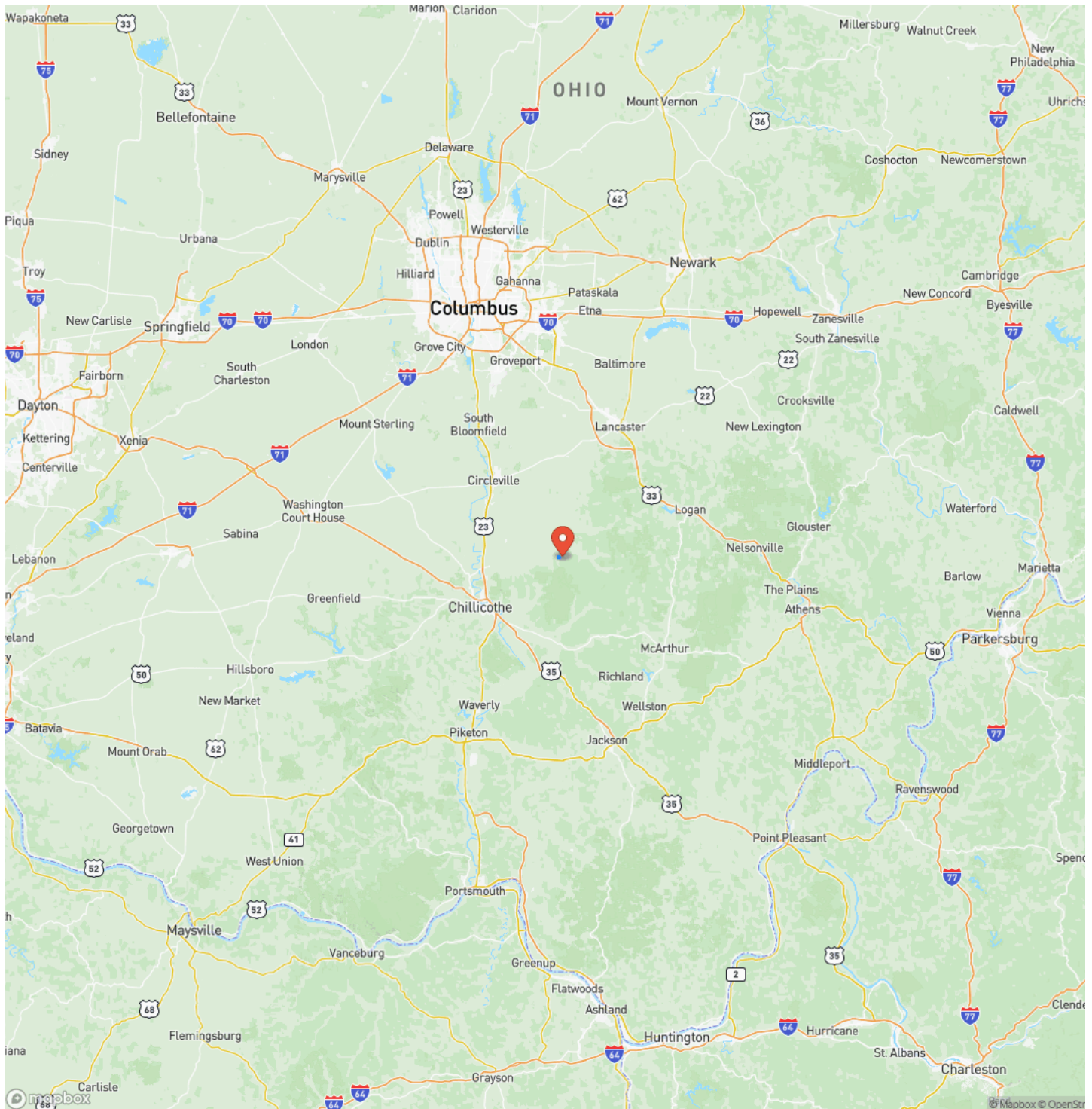
St Rt 327 - 467 Acres
Laurelville, OH / Ross County



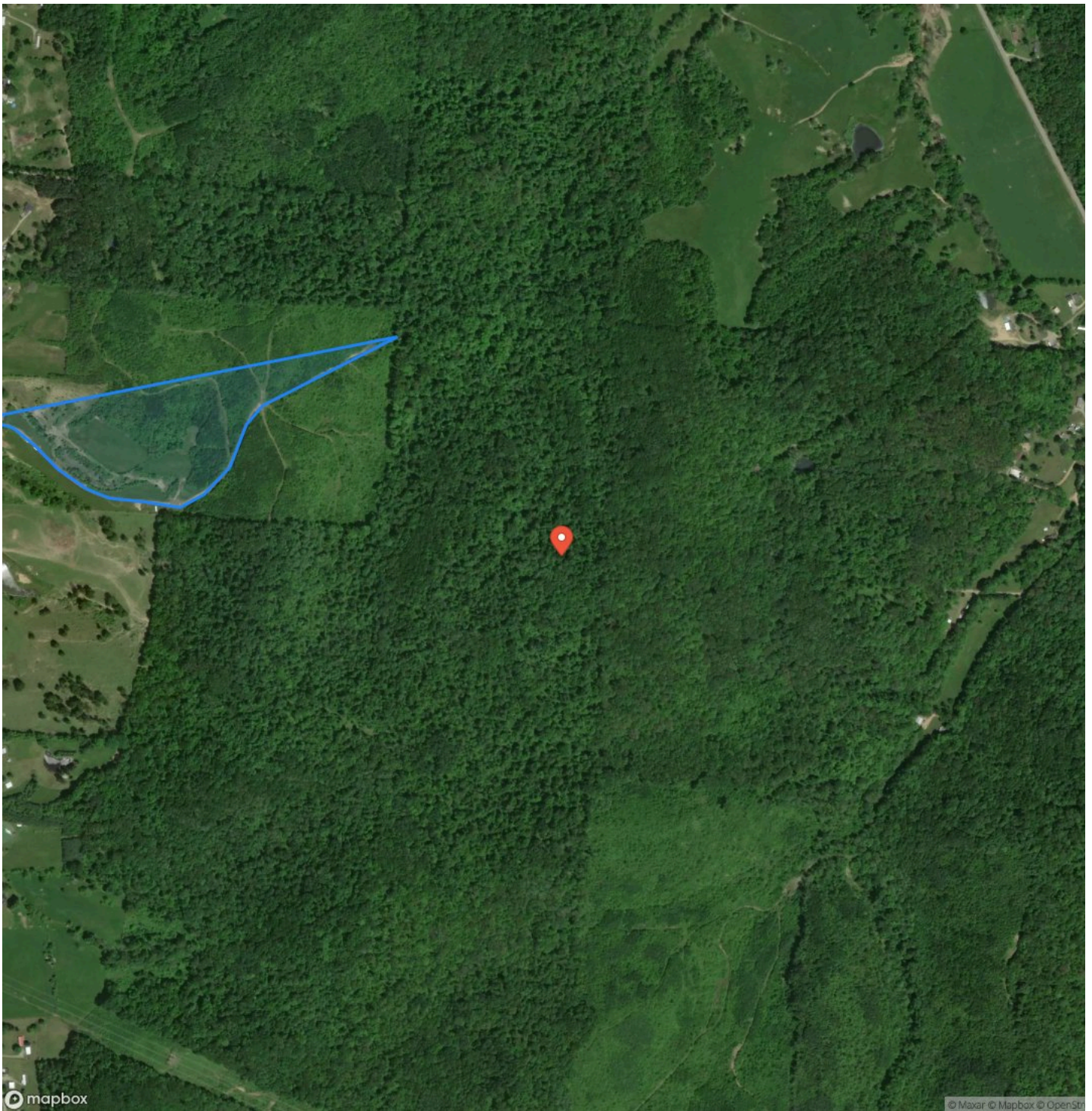
Locator Map



Locator Map



Satellite Map



St Rt 327 - 467 Acres
Laurelville, OH / Ross 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



MORE INFO ONLINE:

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

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

DISCLAIMERS

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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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