

Kern Rd - 150 acres
Kern Rd
Nelsonville, OH 45764

\$799,900
150± Acres
Hocking County



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

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Nelsonville, OH / Hocking County

SUMMARY

Address

Kern Rd 36472 Kern Rd

City, State Zip

Nelsonville, OH 45764

County

Hocking County

Type

Recreational Land

Latitude / Longitude

39.4477 / -82.3518

Dwelling Square Feet

1072

Bedrooms / Bathrooms

-- / 1

Acreage

150

Price

\$799,900

Property Website

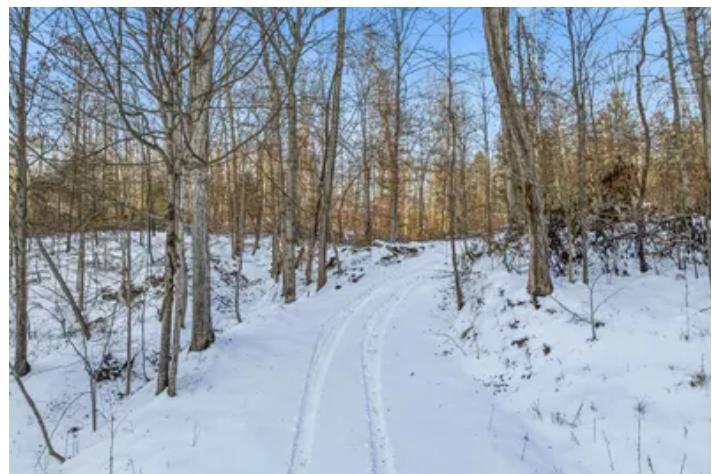
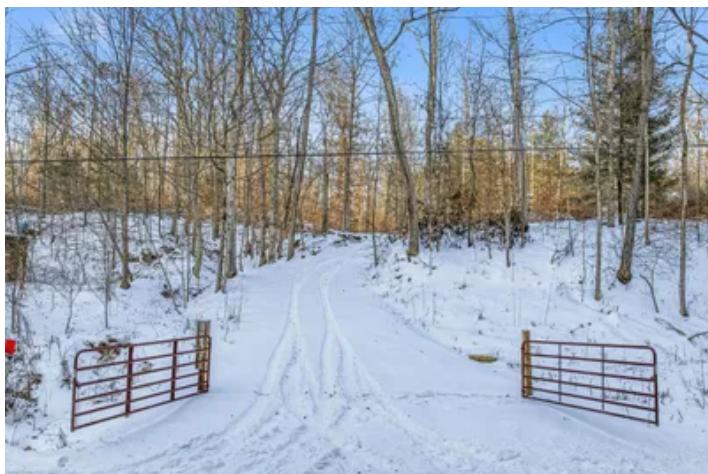
<https://www.mossyoakproperties.com/property/kern-rd-150-acres-hocking-ohio/98884/>



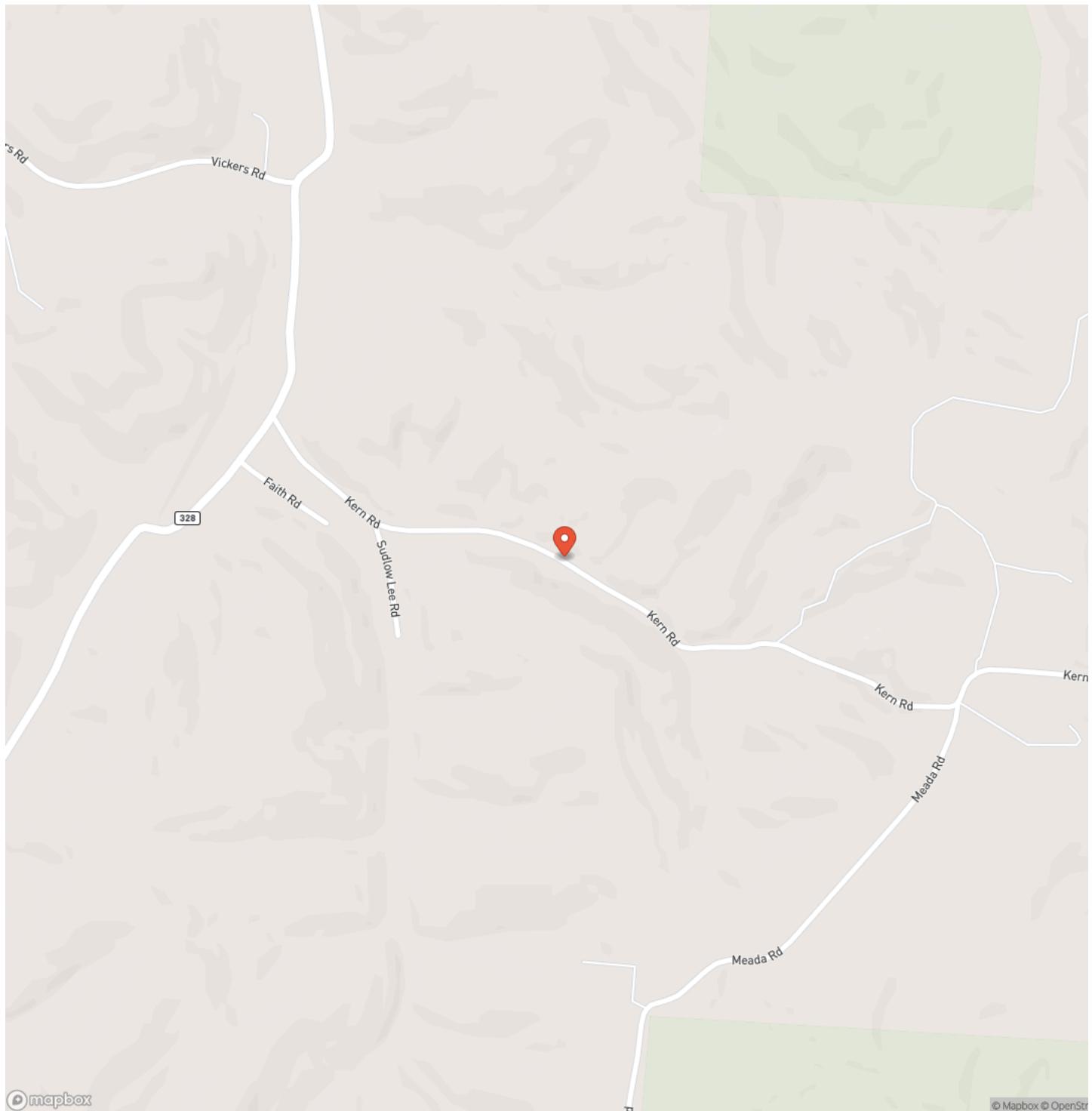
PROPERTY DESCRIPTION

Situated in southeastern Hocking County, this 150-acre, mostly wooded property offers recreational and investment opportunities. Constructed in 1990, the 1,072 sq ft cabin is tucked deep into the property and features an open floor plan with a kitchen, full bath, and a bedroom on the main level. Upstairs, the loft features two small rooms, ideal for guests or additional storage. The cabin is equipped with a wood-burning stove and baseboard heat, along with a cistern water system and septic system. The large wraparound deck provides plenty of space for relaxing or entertaining, and the garage offers ample storage for vehicles, equipment, or recreational gear. A small pond is located just below the cabin. ATV trails provide access to the majority of the property. The topography is typical of the area, with multiple valleys and long ridgetops. For the hunter in the family, this property will not disappoint! There is a 1/4-acre clearing on one of the ridges that is ideal for a food plot. This land is conveniently located just 7 miles from Logan and approximately 5.5 miles south of US 33. There is road frontage and established driveway access from both State Route 328 and Kern Road. The property also borders a portion of the Wayne National Forest and offers ample unrestricted land for additional development. Mineral rights transfer. Annual property taxes are approximately \$2,086.

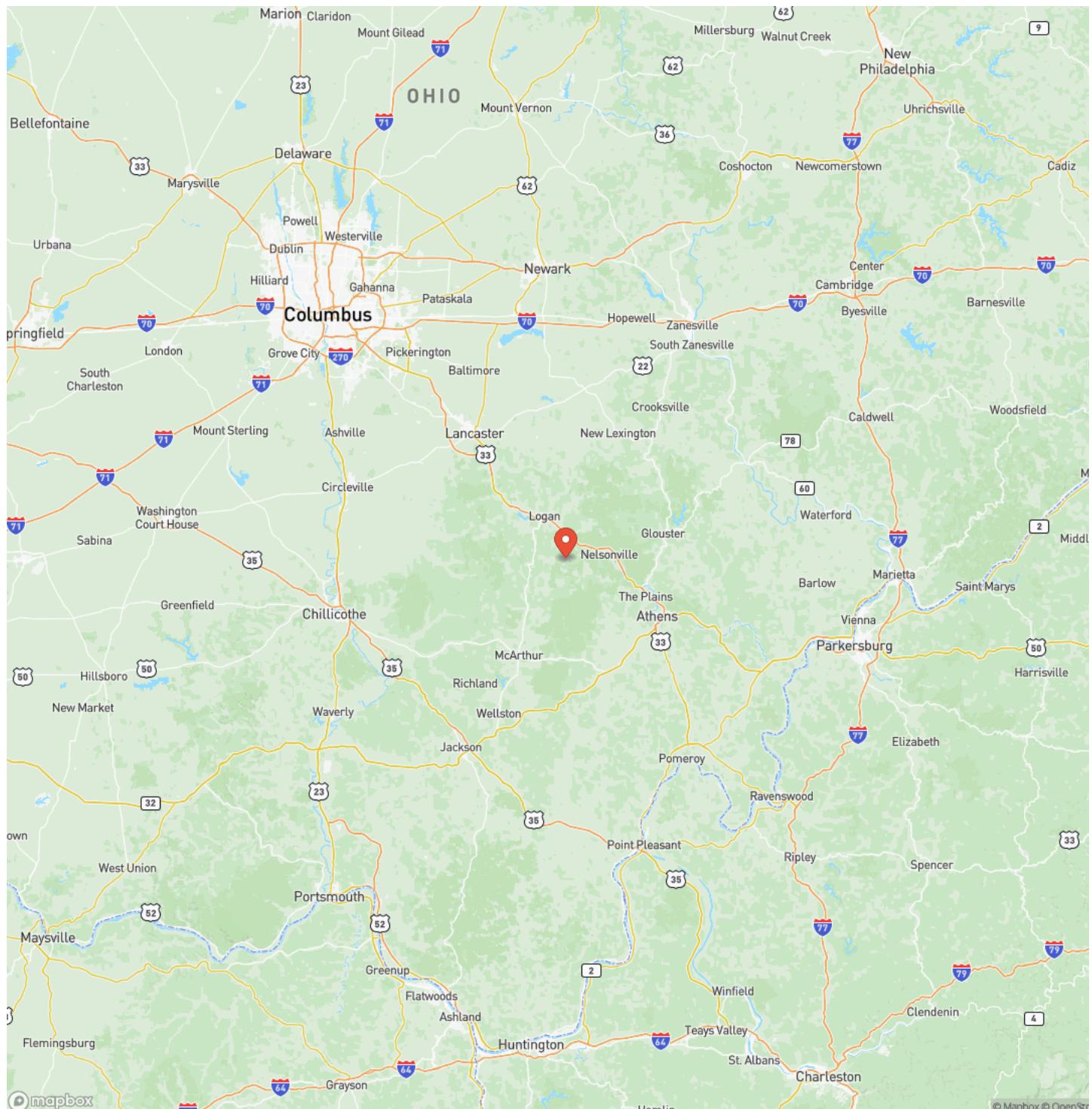
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Locator Map



Locator Map



Satellite Map



**Kern Rd - 150 acres
Nelsonville, OH / Hocking County**

LISTING REPRESENTATIVE

For more information contact:



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Address

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City / State / Zip

NOTES



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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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