

Elkhorn Rd. - 386 acres - Jefferson County
466 Elkhorn Rd
Bergholz, OH 43908

\$1,355,000
386.920 +/- acres
Jefferson County



Elkhorn Rd. - 386 acres - Jefferson County
Bergholz, OH / Jefferson County

SUMMARY

Address

466 Elkhorn Rd

City, State Zip

Bergholz, OH 43908

County

Jefferson County

Type

Timberland

Latitude / Longitude

40.514282 / -80.901523

Taxes (Annually)

1663

Acreage

386.920

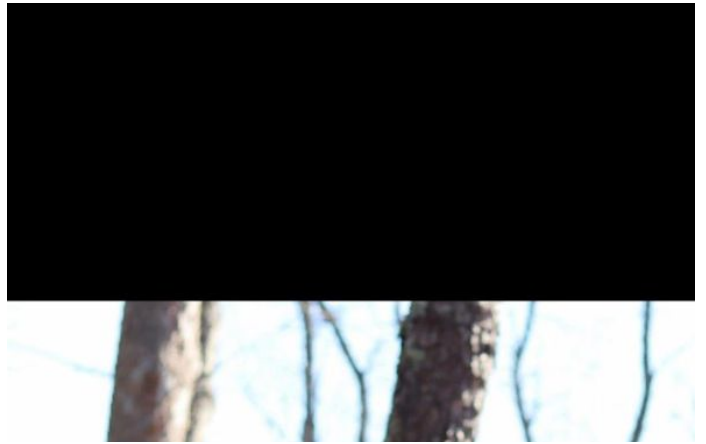
Price

\$1,355,000

Property Website

<https://ohiolandforsale.com/property/elkhorn-rd-386-acres-jefferson-county-jefferson-ohio/11824/>







PROPERTY DESCRIPTION

Land for sale in Jefferson County, Ohio. Here is an exceptional opportunity to purchase a large well-rounded property. Situated along Elkhorn Rd., this 386 acre property offers lots of possibilities to the outdoor enthusiast. The property boasts a single-wide mobile home that is currently rented for \$500 per month along with a huge garage that features multiple bays, living area and plenty of room for equipment storage.

Additional property features include:

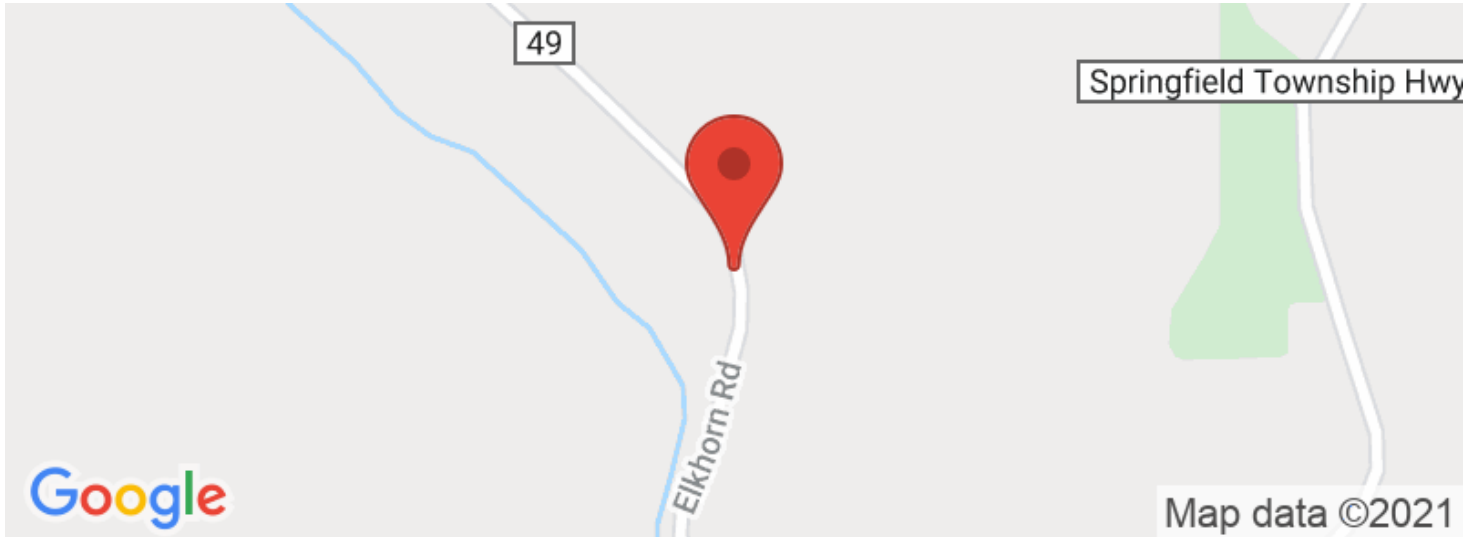
- Multiple building sites
- Recently drilled water well
- 50+ acres of tillable land
- Elkhorn Creek runs through property
- Future timber sale potential
- Ridge-top food plots
- Strategically placed micro plots
- Strategic stand locations
- TSI work implemented throughout the timber ridges
- Access trails to enter hunting areas in consideration for various wind directions

This property has been strictly managed for wildlife habitat and it shows! If you have been looking for a turn-key property that has the potential to provide a trophy Whitetail every year, this is the one. The owner is serious about selling and has a recent appraisal in hand for over \$1.4M. Annual property taxes are \$1,663. Oil/gas rights have been previously reserved. DO NOT miss this opportunity! Showings by appointment only. All of our listings can be viewed at OhioLandForSale.com

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Locator Maps



Aerial Maps



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Bergholz, OH / Jefferson 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

Pickerington, OH 43147

NOTES

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 Real Estate
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
OhioLandForSale.com
