

**Witten Creek Rd - 31 acres - Monroe  
County**  
34590 Witten Creek Rd  
Graysville, OH 45734

**\$104,900**  
31.075 +/- acres  
Monroe County





## Witten Creek Rd - 31 acres - Monroe County Graysville, OH / Monroe County

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### **SUMMARY**

**Address**

34590 Witten Creek Rd

**City, State Zip**

Graysville, OH 45734

**County**

Monroe County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

39.61138 / -81.20637

**Taxes (Annually)**

591

**Acreage**

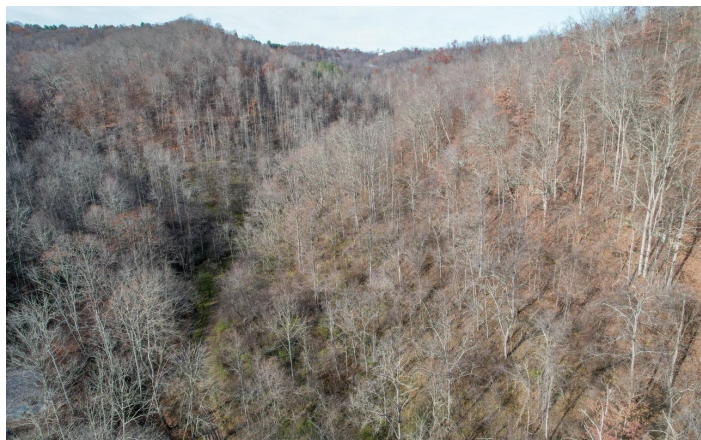
31.075

**Price**

\$104,900

**Property Website**

<https://ohiolandforsale.com/property/witten-creek-rd-31-acres-monroe-county-monroe-ohio/23945/>



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**PROPERTY DESCRIPTION**

Land for sale in Monroe County, Ohio. Situated along Witten Creek Rd., this 31 acre property directly borders hundreds of acres of Wayne National Forest! The small cabin on the property makes for a nice place to stay while hunting or just enjoying your property.

Property features include:

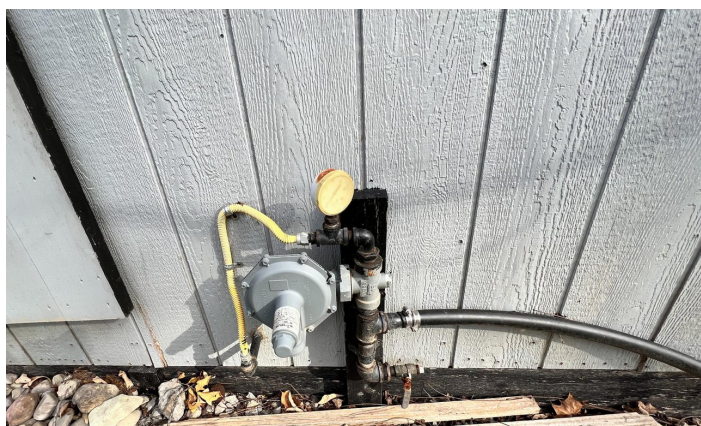
- Easy access into property
- 14'X24' Finished cabin
- 10'X24' Storage barn
- Outhouse
- Free natural gas heat
- ATV trail through property
- Large flowing creek
- Great hunting!

Due to the high cost, there is currently no electric service ran to the property. The cabin is wired for a generator and inverter. The seller does not own the mineral rights. Annual property taxes are approximately \$591.00. In todays real estate market, this property will not last long! Call anytime to schedule your private showing!



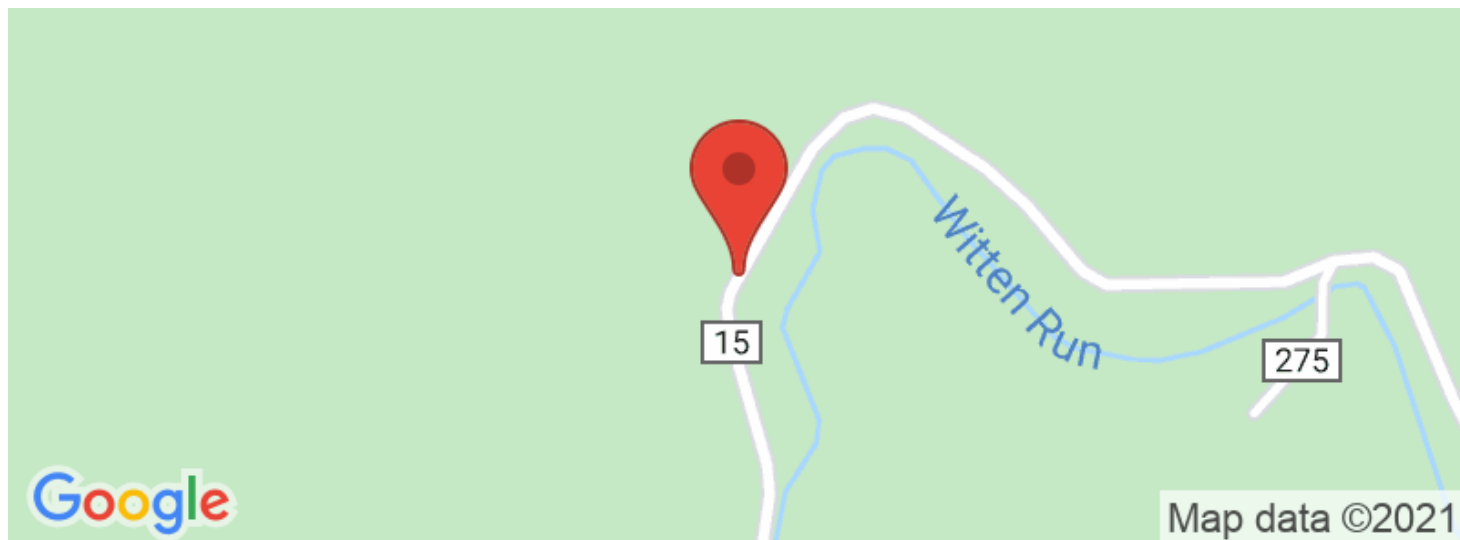
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## Locator Maps



## Aerial Maps



Witten Creek Rd - 31 acres - Monroe County  
Graysville, OH / Monroe 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

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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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