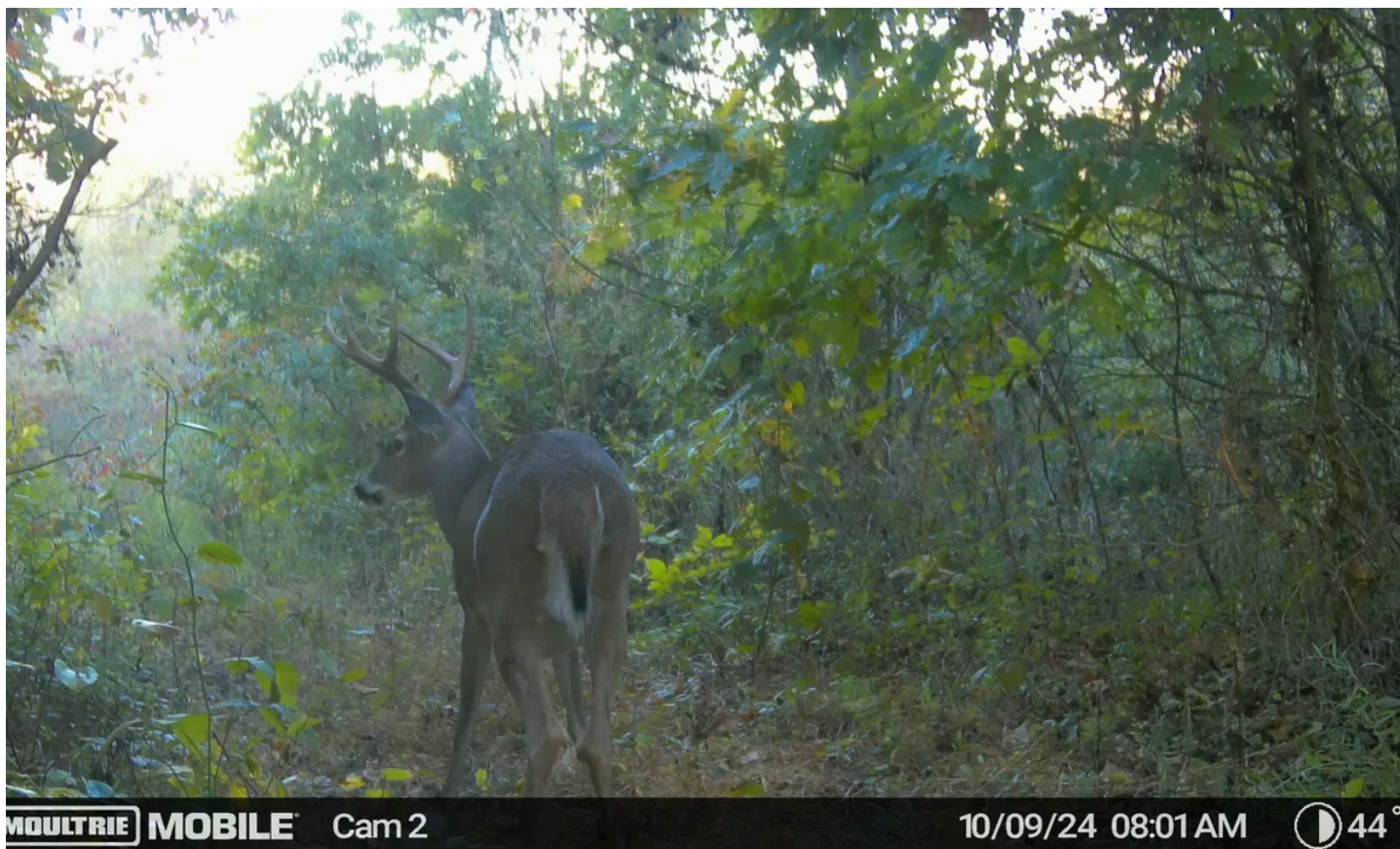


Thompsonville Rd - 483 acres - Vinton County  
0 Thompsonville Rd  
Wilkesville, OH 45695

**\$1,199,000**  
483± Acres  
Vinton County



**Thompsonville Rd - 483 acres - Vinton County**  
**Wilkesville, OH / Vinton County**

---

**SUMMARY**

**Address**

0 Thompsonville Rd

**City, State Zip**

Wilkesville, OH 45695

**County**

Vinton County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

39.11249 / -82.379594

**Taxes (Annually)**

2250

**Acreage**

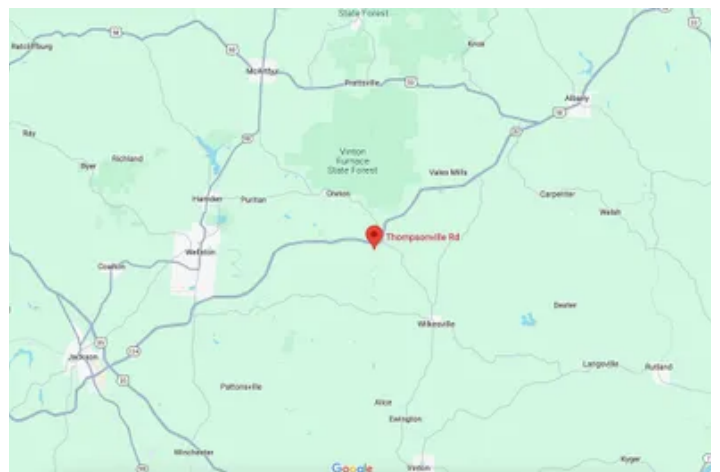
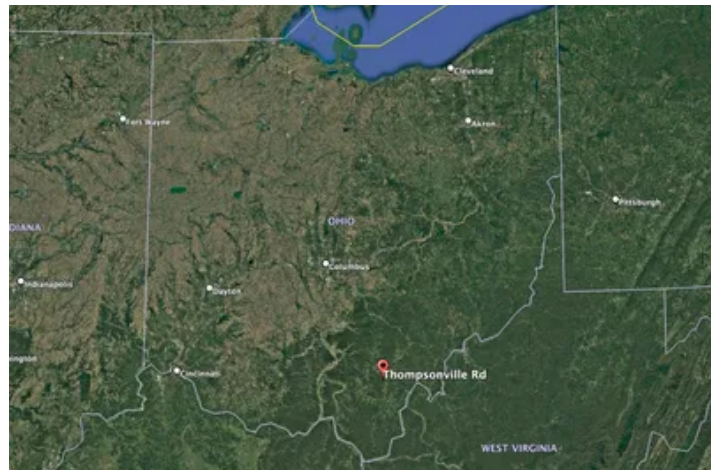
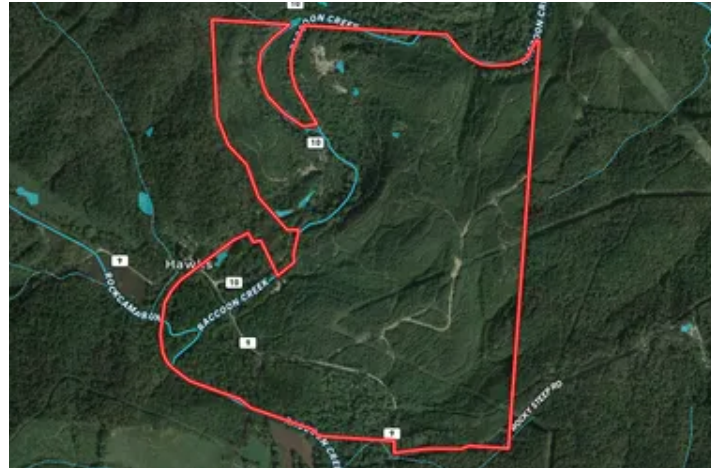
483

**Price**

\$1,199,000

**Property Website**

<https://www.mossyoakproperties.com/property/thompsonville-rd-483-acres-vinton-county-vinton-ohio/65525/>



**Thompsonville Rd - 483 acres - Vinton County**  
**Wilkesville, OH / Vinton County**

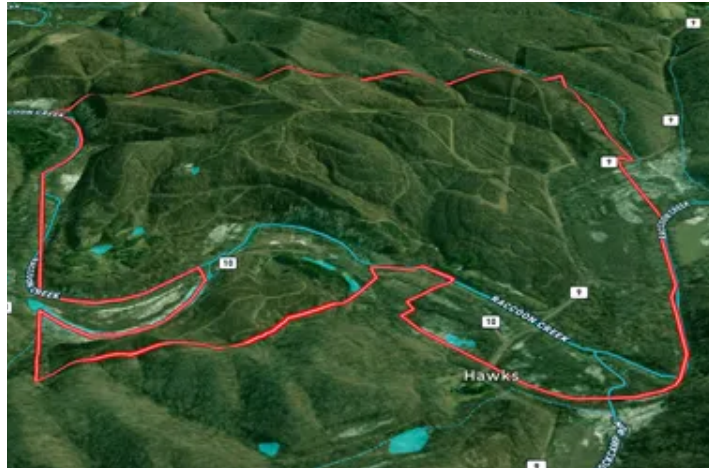
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**PROPERTY DESCRIPTION**

Conveniently situated 1.3 miles South of St Rt 32, this 483.53 acre property consists of 10 surveyed parcels. The land offers excellent lot split potential, having frontage along Thompsonville, Hawk Station, Rocky Steep, and Clarion roads. Over a mile of Raccoon Creek flows through the property, which in November 2024 was designated as the 16<sup>th</sup> state scenic river in Ohio. There is a good trail system that provides access to the majority of the land. There are many building sites on the property, and electric service is available. Approximately 12 years ago, the majority of the timber on the property was clear-cut, leaving new timber growth that provides incredible cover and bedding for the wildlife. Vinton County is well known for producing trophy whitetail, and this property is no exception. Annual property taxes are approximately \$2,250. All of the seller's mineral rights will transfer with the sale. Do not miss this opportunity to purchase a large tract of SE Ohio land with incredible potential!



Thompsonville Rd - 483 acres - Vinton County  
Wilkesville, OH / Vinton County

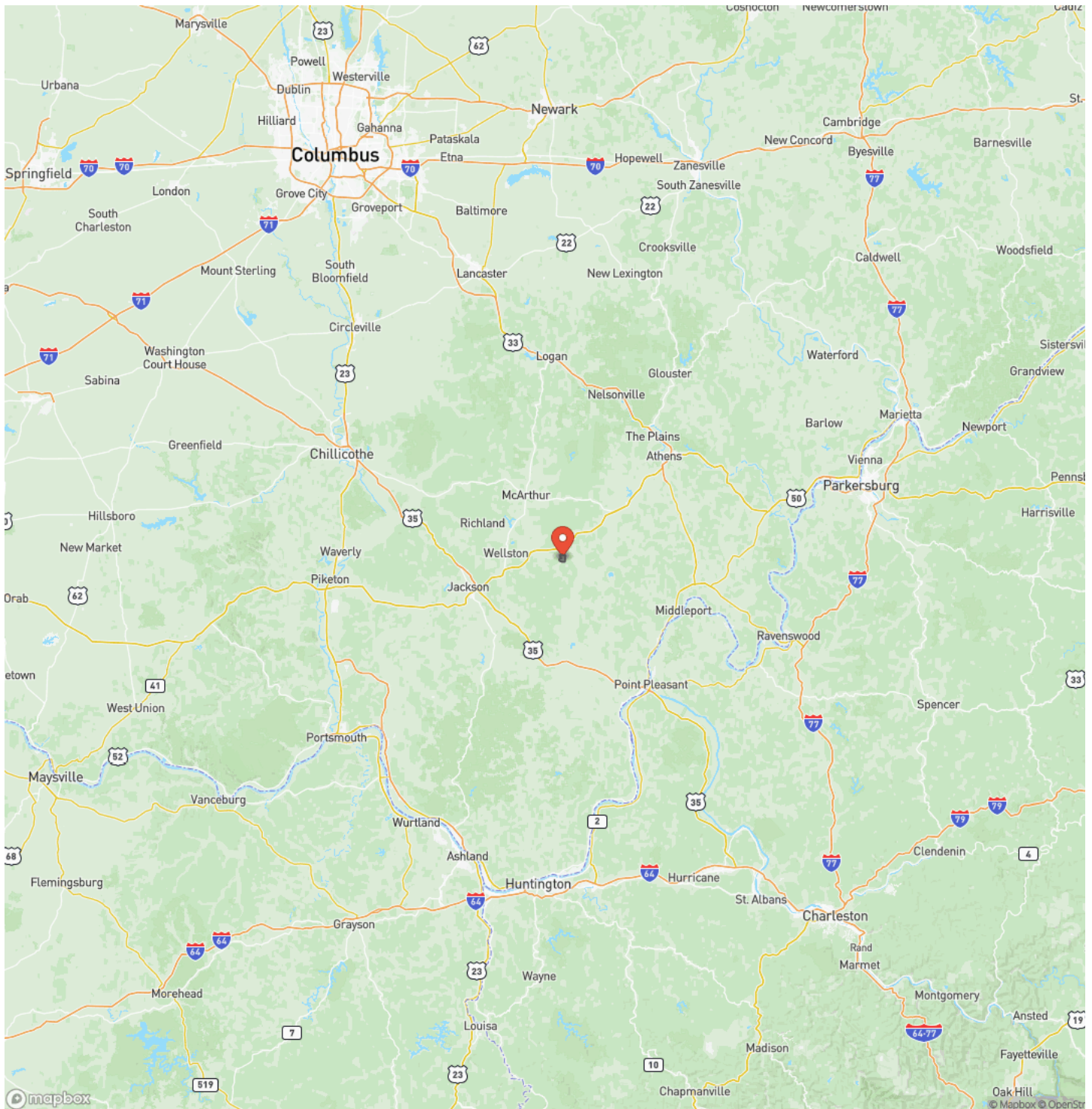


## Locator Map





## Locator Map





## Satellite Map



**Thompsonville Rd - 483 acres - Vinton County  
Wilkesville, OH / Vinton 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





[illegible]

**[www.mossyoakproperties.com/land-for-sale/ohio/](http://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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