

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

\$1,199,000
483± Acres
Vinton 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

bbauer@mossyoakproperties.com | 614-949-6764

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

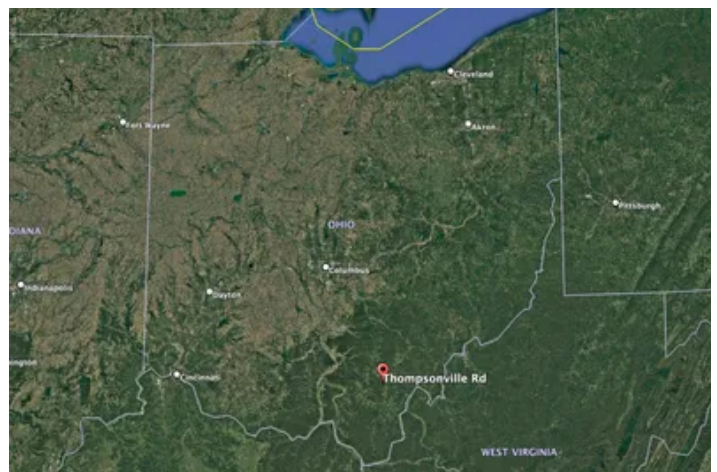
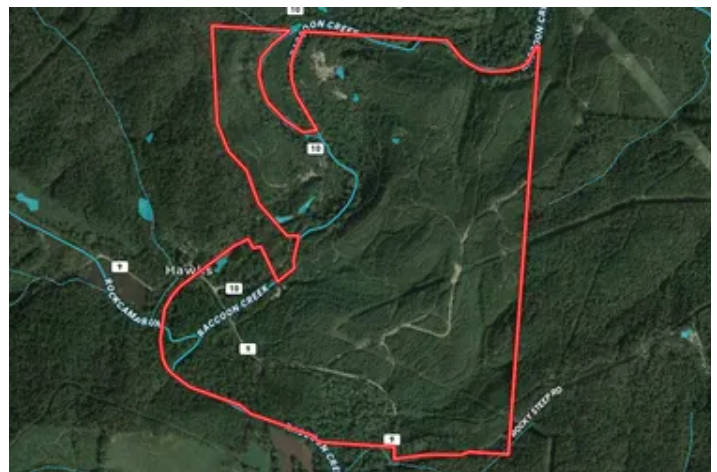
483

Price

\$1,199,000

Property Website

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

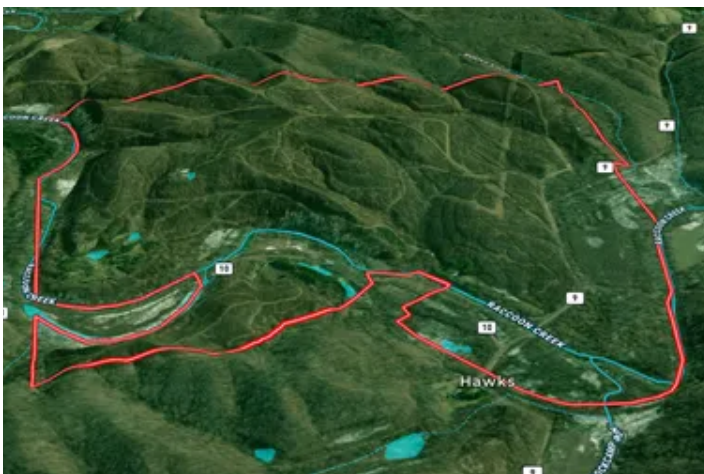
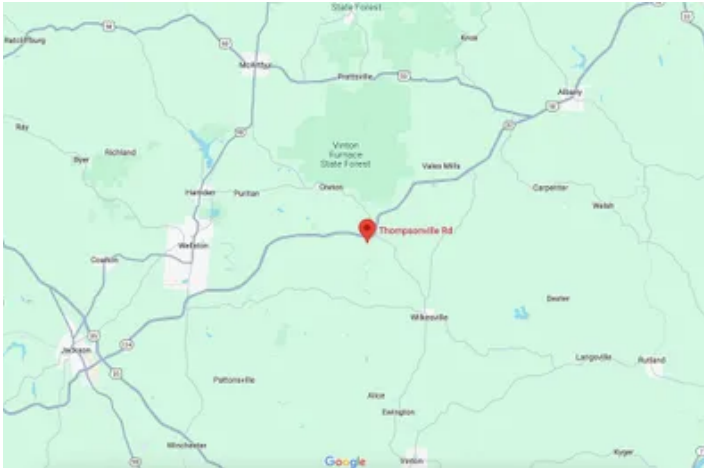


Thompsonville Rd - 483 acres - Vinton County
Wilkesville, OH / Vinton County

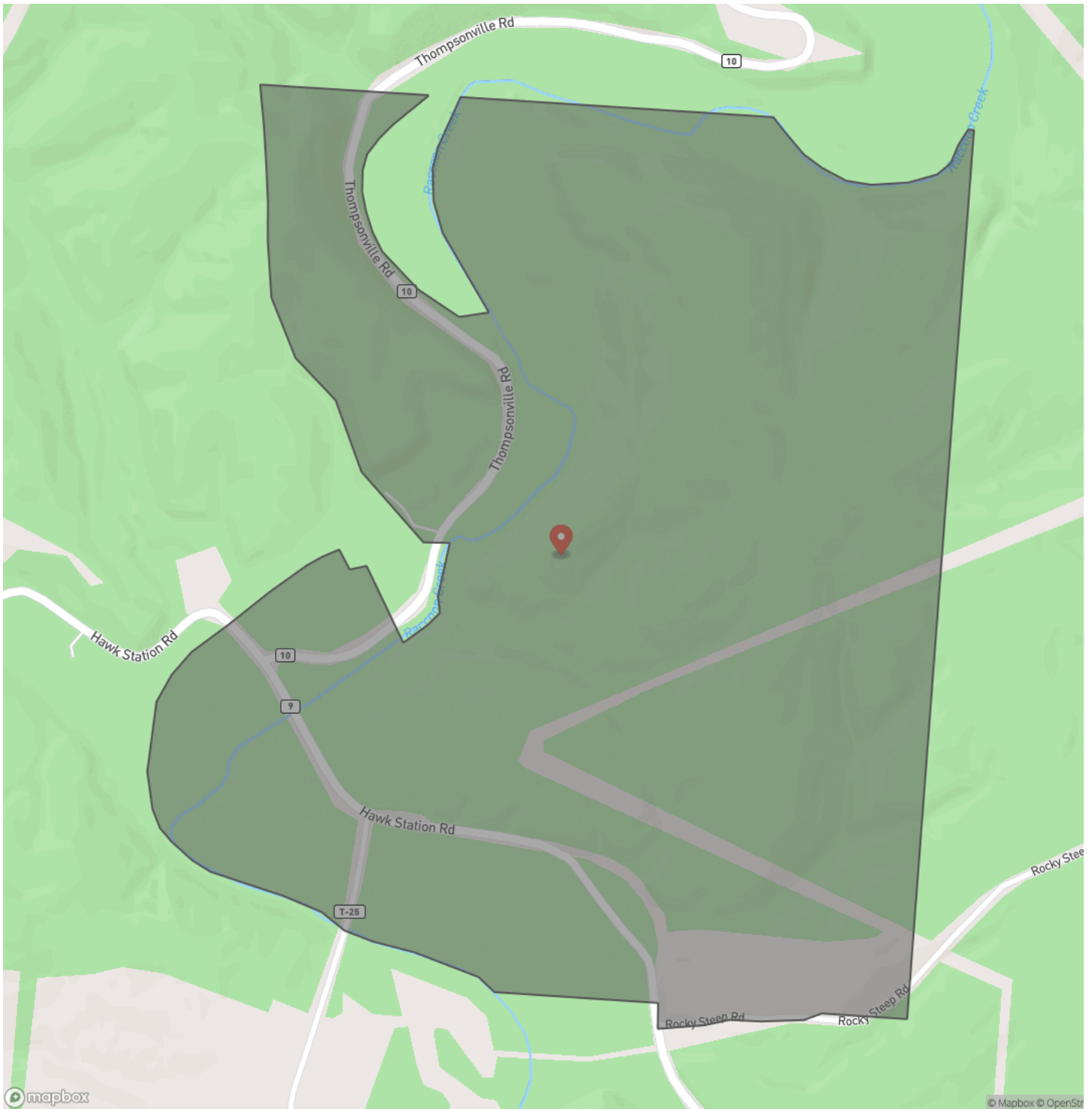
PROPERTY DESCRIPTION

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 16th 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



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



This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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

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 Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
www.mossyOakproperties.com/land-for-sale/ohio/

