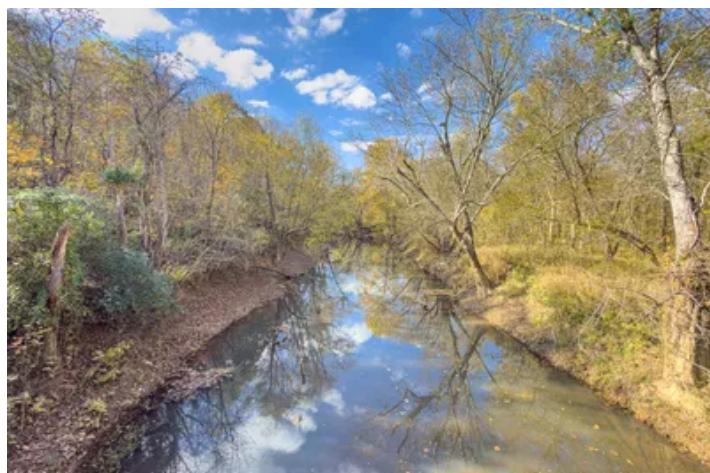


Thompsonville Rd - 42 acres
0 Hawk Station Rd
Vinton, OH 45868

\$126,000
42± 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 - 42 acres
Vinton, OH / Vinton County

SUMMARY

Address

0 Hawk Station Rd

City, State Zip

Vinton, OH 45868

County

Vinton County

Type

Recreational Land, Hunting Land

Latitude / Longitude

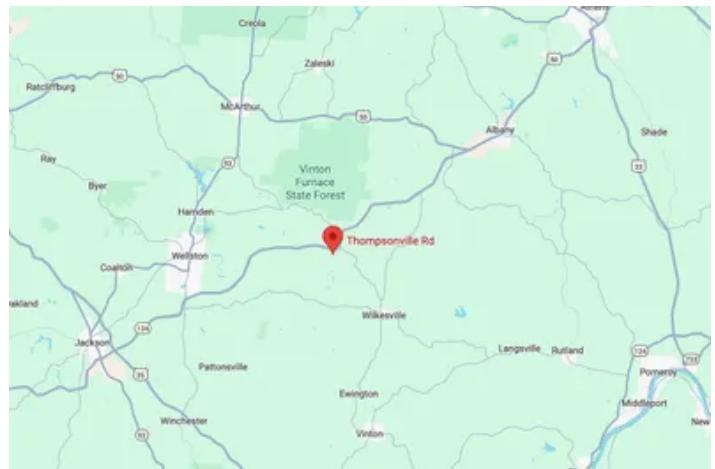
39.112474 / -82.379597

Acreage

42

Price

\$126,000



Thompsonville Rd - 42 acres
Vinton, OH / Vinton County

PROPERTY DESCRIPTION

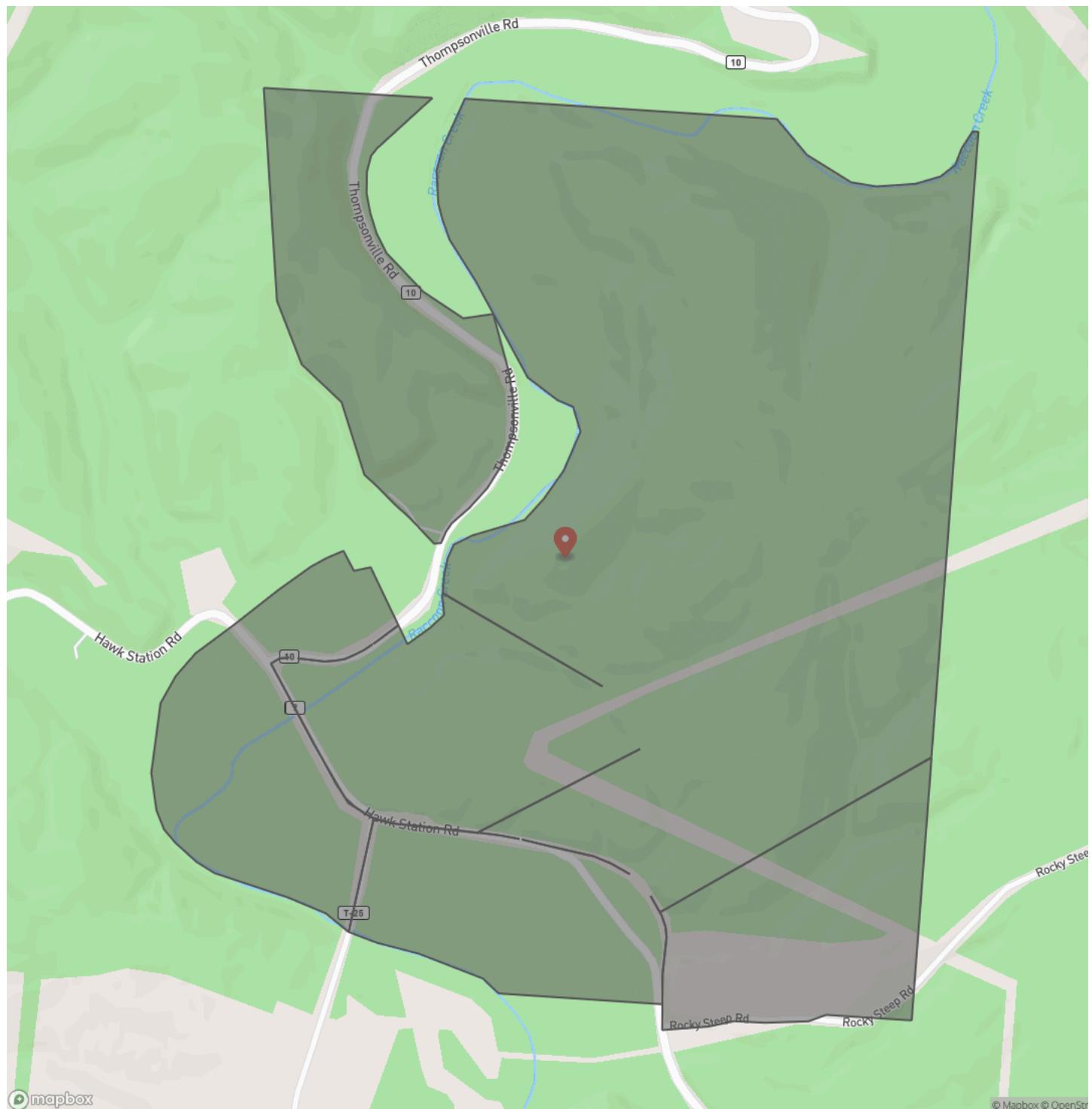
Land for sale in southern Vinton County, Ohio. Located along Thompsonville Rd. and Hawk Station Rd., this 42-acre tract is mostly wooded and includes more than 2,500 feet of Raccoon Creek frontage. This stretch of the creek offers excellent fishing, kayaking, and summer recreation. The year-round water source also draws wildlife and enhances the hunting opportunities on the property. In November 2024, Raccoon Creek was designated as Ohio's 16th State Scenic River. The land includes several potential building sites, with approximately 4+ acres outside the floodplain; the balance lies within the floodplain. The property is just 2 miles south of US-32 for quick access to Jackson, Athens, and McArthur. Future lot-split possibilities exist. Additional acreage is available to purchase. Annual property taxes are to be determined due to the new property split. The sellers do not own the mineral rights. Don't miss this well-priced tract with strong recreational potential, including excellent hunting.

Thompsonville Rd - 42 acres
Vinton, OH / Vinton County

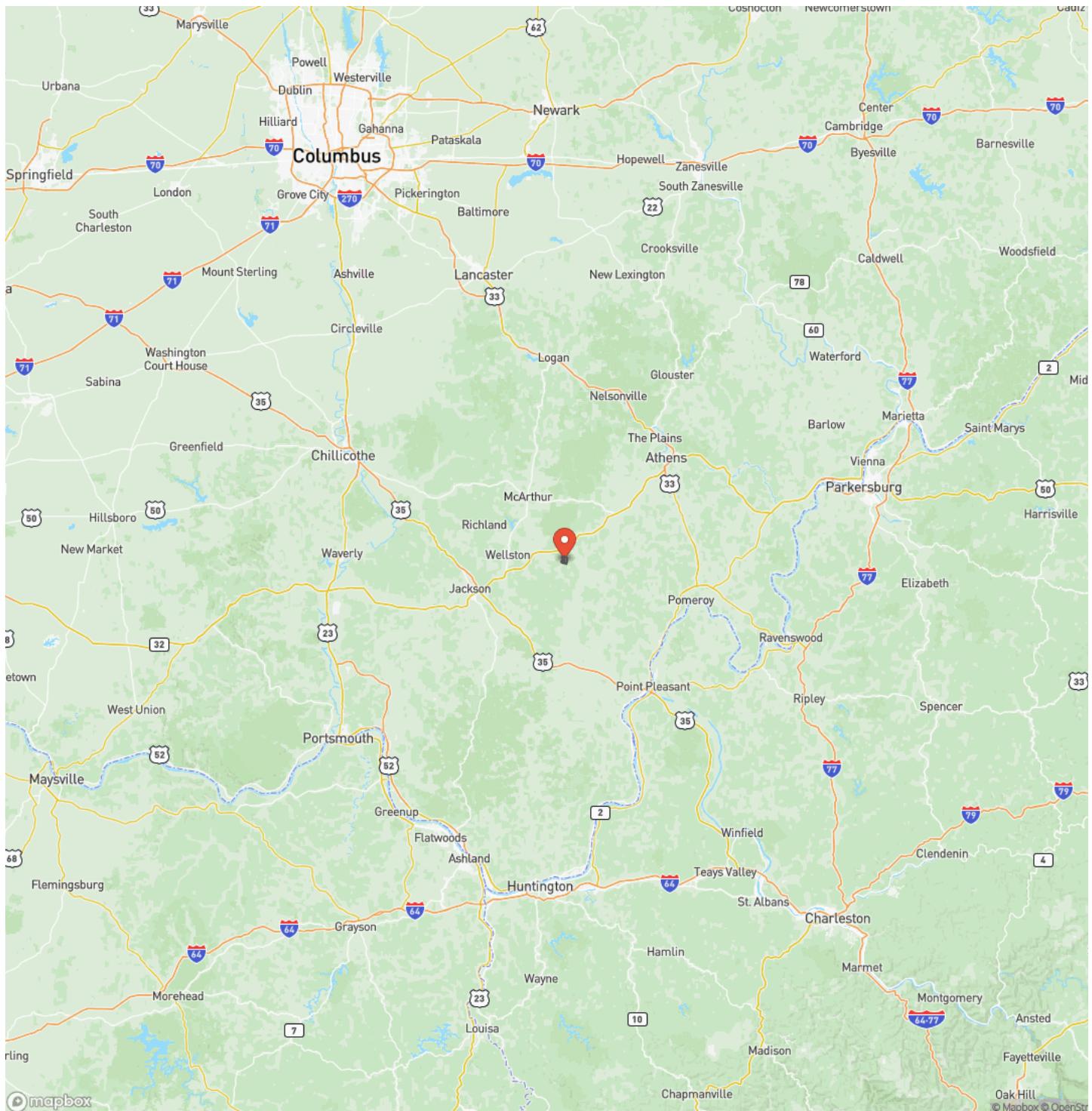


Thompsonville Rd - 42 acres
Vinton, OH / Vinton County

Locator Map

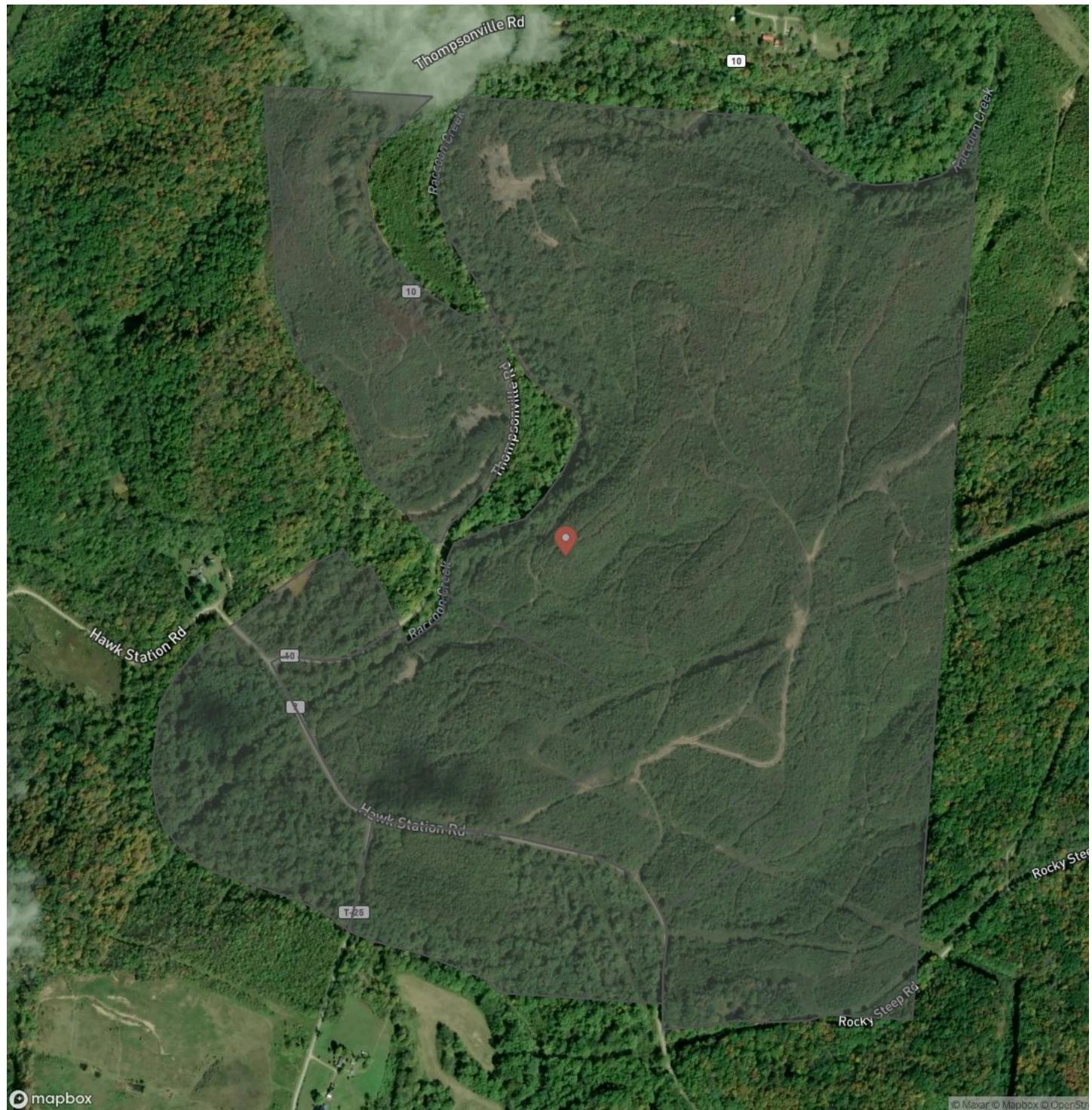


Locator Map



Thompsonville Rd - 42 acres
Vinton, OH / Vinton County

Satellite Map



Thompsonville Rd - 42 acres
Vinton, 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

Pickerington, OH 43147

NOTES

NOTES

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) 829-7070
www.mossyoakproperties.com/land-for-sale/ohio/
