

Hawk Station - 35 acres
35 acres Hawk Station Rd
Vinton, OH 45686

\$115,000
35± 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

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Hawk Station - 35 acres
Vinton, OH / Vinton County

SUMMARY

Address

35 acres Hawk Station Rd

City, State Zip

Vinton, OH 45686

County

Vinton County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.112474 / -82.379597

Acreage

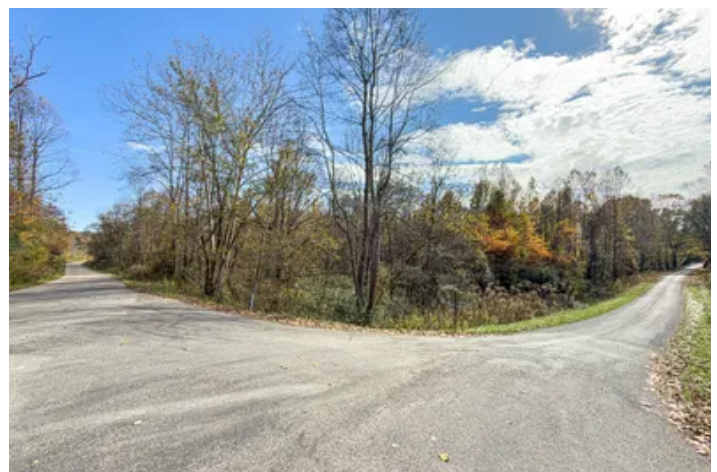
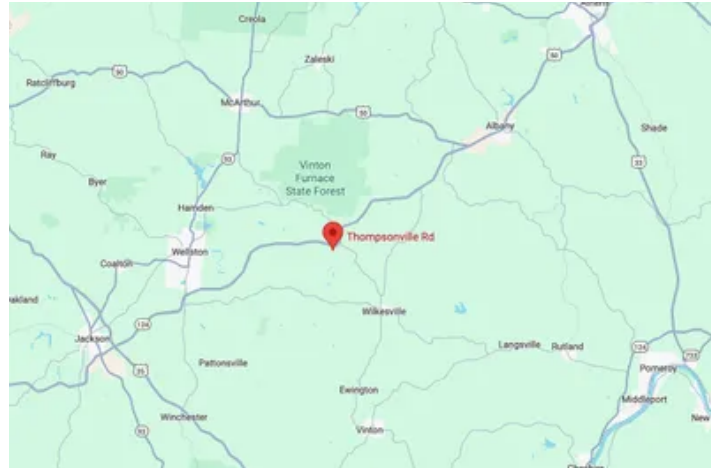
35

Price

\$115,000

Property Website

<https://www.mossoakproperties.com/property/hawk-station-35-acres-vinton-ohio/94007/>



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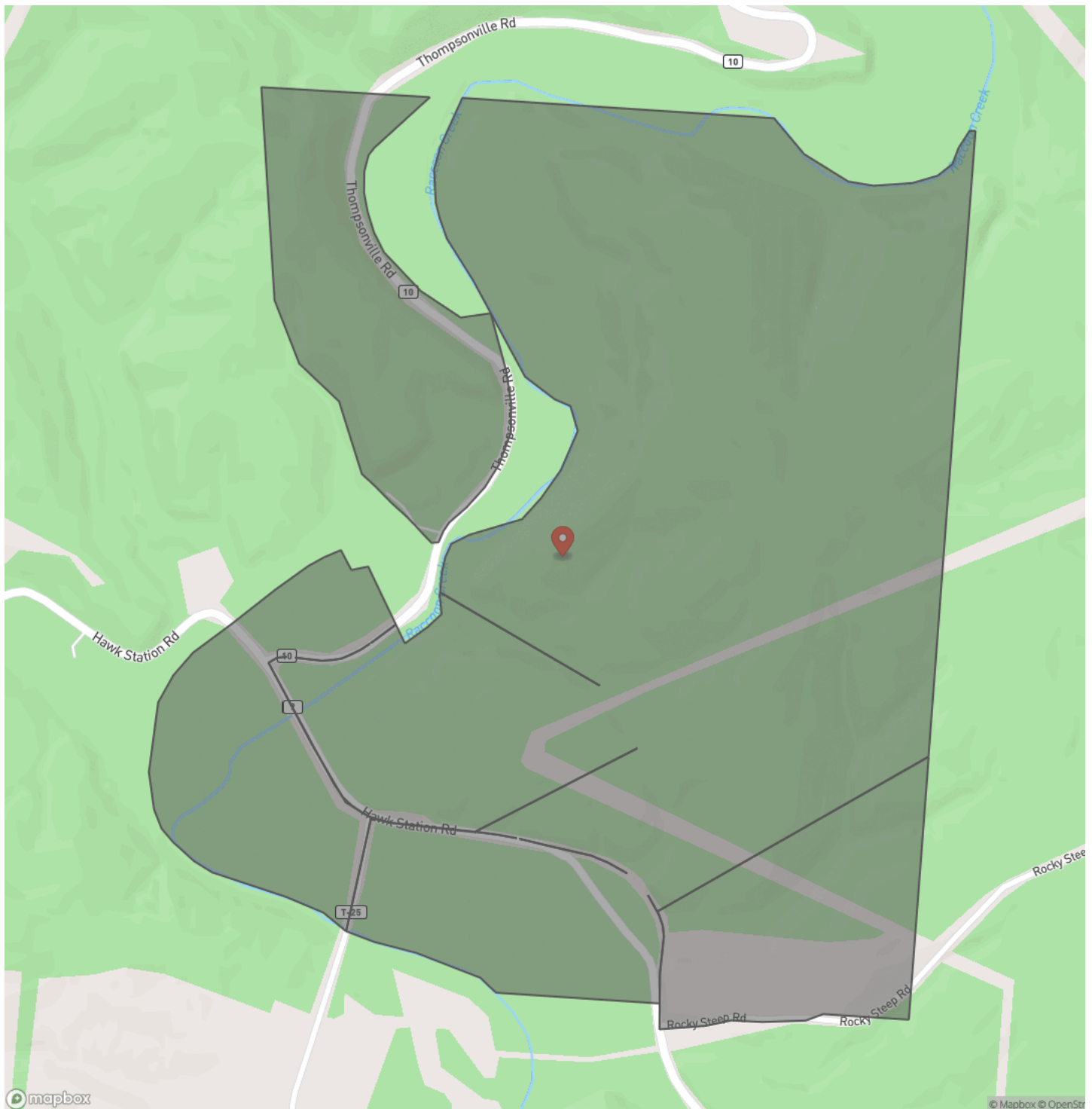
PROPERTY DESCRIPTION

Land for sale in southern Vinton County, Ohio. Located along Hawk Station Rd., this 35-acre tract is mostly wooded and includes just under 1,000 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. Due to the Raccoon Creek, the majority of the land is in the flood plain. Electric and county water service is available (Buyer to verify). The property is just 2 miles south of US-32 for quick access to Jackson, Athens, and McArthur. 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.

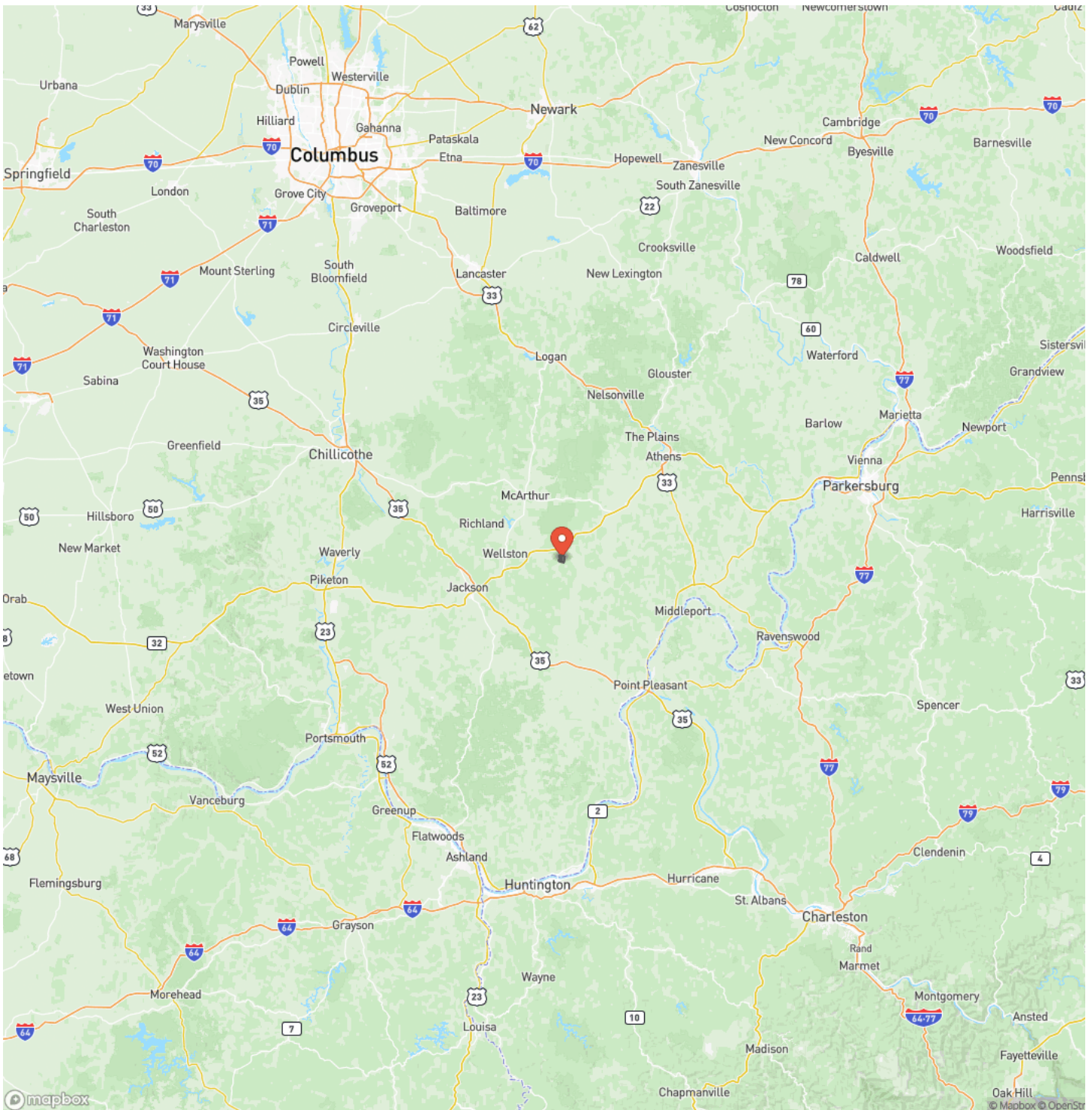
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Locator Map



Locator Map



Satellite Map



Hawk Station - 35 acres
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LISTING REPRESENTATIVE

For more information contact:



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Address

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City / State / Zip

NOTES



MORE INFO ONLINE:

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

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.mossyoakproperties.com/land-for-sale/ohio/

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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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