

Bushby Rd - 4.6 Acres
24442 Bushby Rd.
South Bloomingville, OH 43152

\$119,900
4.65± Acres
Hocking County

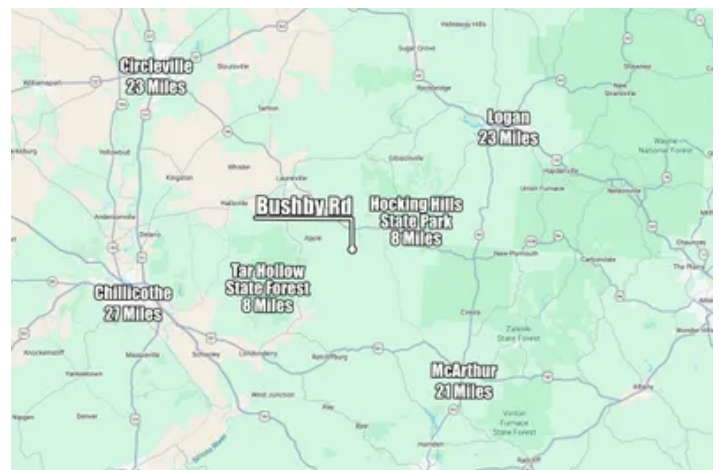


Brian Bauer
FL, OH, WV, WY REALTOR | AUCTIONEER

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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Bushby Rd - 4.6 Acres
South Bloomingville, OH / Hocking County

SUMMARY

Address

24442 Bushby Rd.

City, State Zip

South Bloomingville, OH 43152

County

Hocking County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.387747 / -82.651626

Acreage

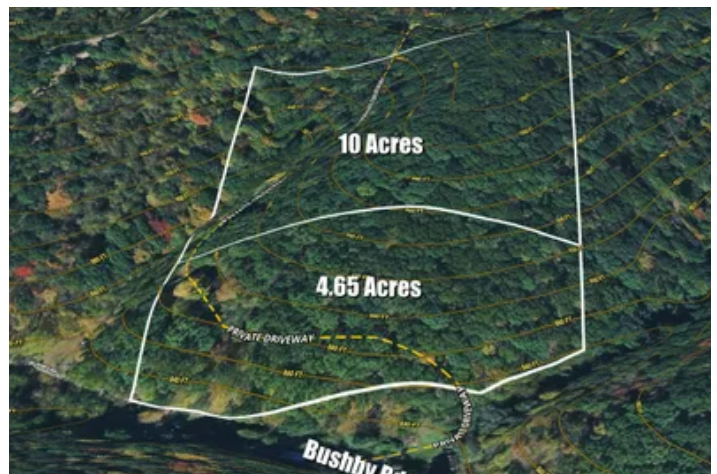
4.65

Price

\$119,900

Property Website

www.mossyoakproperties.com



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South Bloomingville, OH / Hocking County

PROPERTY DESCRIPTION

Priced to sell! Located in the Hocking Hills region, this 4.65 acre property offers a solid mix of recreational use, timber, and investment potential. The property includes a 2-bedroom, 1-bath ranch home that would work well as a hunting camp or weekend getaway. The home has electric and a woodburner for heating. For water, there is a cistern tank that fills from the rain gutters. It would be ideal to have a water well drilled for potable water. A septic system is also in place. The acreage is mostly wooded with rolling to steep terrain and includes marketable timber consisting of red oak, white oak, and hard maple. Access is provided by a shared easement road that runs through the property that additional neighbors use as well. Electric service runs through the property and is connected to the home. This is also an ideal property to build a few weekend rental cabins. Seller does not own the mineral rights. Hocking County parcel 15-000548.0100. Annual property taxes are approximately \$1,240.66. An additional all-wooded 10 acre parcel that directly borders this listing is also available for purchase. 10 miles to Old Man's Cave and 8 miles to Tar Hollow State Forest! Property is agent owned.

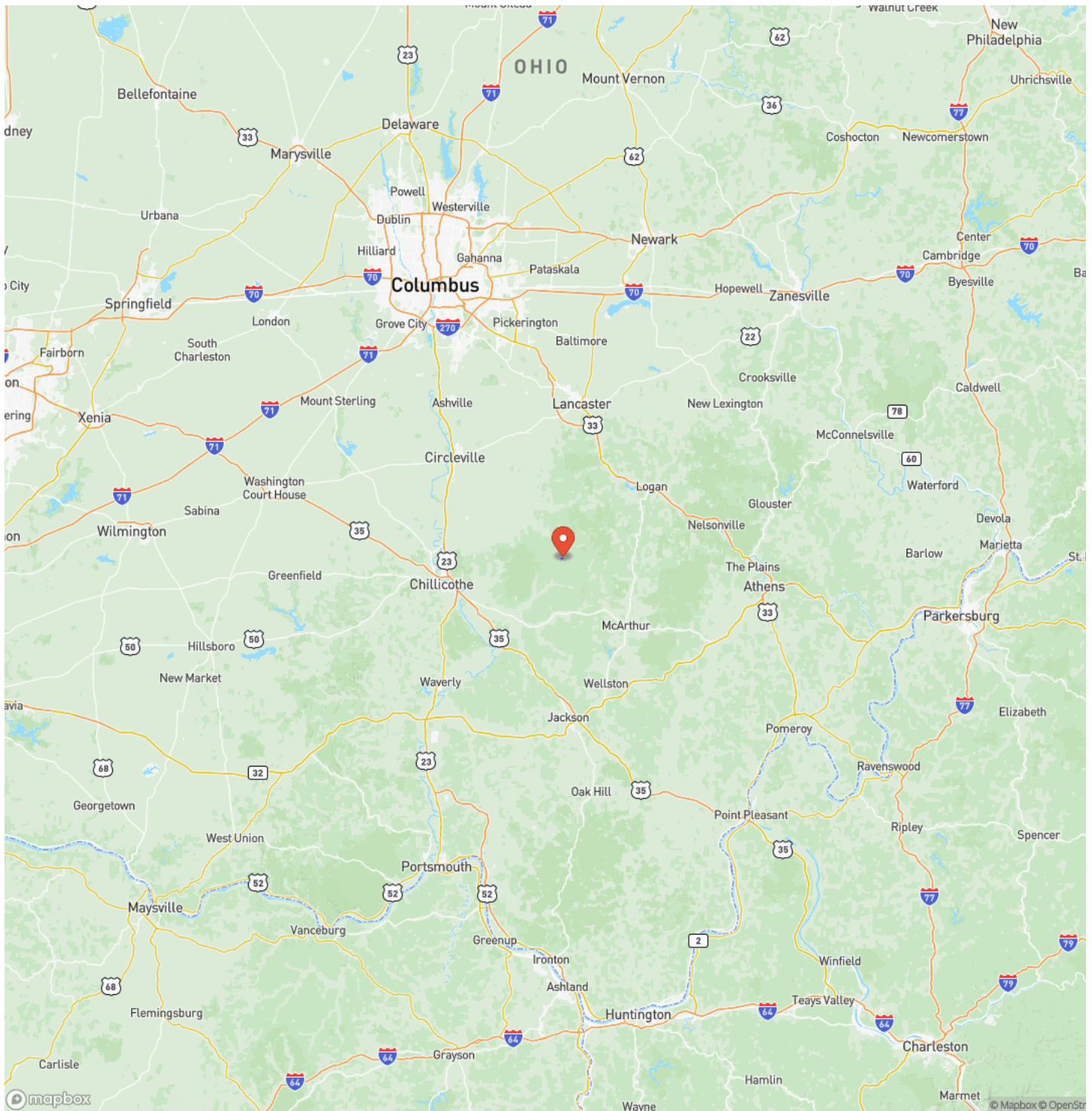
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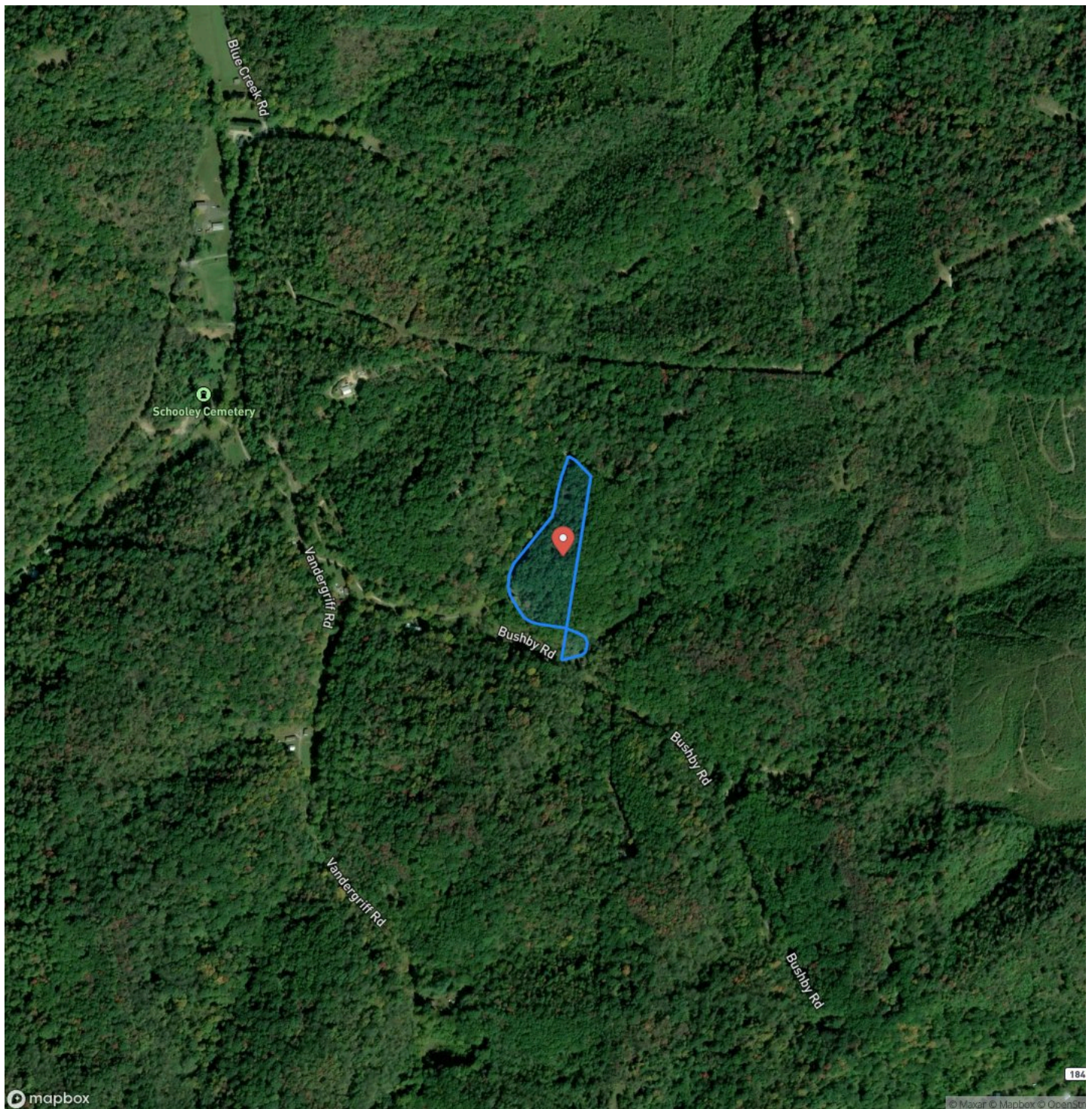
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

PO BOX 896

City / State / Zip

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NOTES



MORE INFO ONLINE:

<https://www.mossoakproperties.com/>

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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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