

Marlatt Run Rd - 3 acres
Marlatt Run Road
Kimbolton, OH 43832

\$32,000
3.76± Acres
Guernsey County



Scott Bare Jr.
OH & WV AGENT

Scott has 40 years of outdoor experience in land sales and management with Mossy Oak Properties, rooted in childhood adventures with his father. A lifelong Ohio resident, he is knowledgeable about land prices in central, eastern, and southeastern Ohio. Living on a farm in Muskingum County, Scott is dedicated to providing excellent client service, aiming to secure the best deals for sellers and assisting buyers and sellers in Ohio.

MOSSY OAK PROPERTIES
Bauer Realty & Auctions

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Kimbolton, OH / Guernsey County

SUMMARY

Address

Marlatt Run Road

City, State Zip

Kimbolton, OH 43832

County

Guernsey County

Type

Recreational Land, Hunting Land, Lot

Latitude / Longitude

40.218001 / -81.657074

Acreage

3.76

Price

\$32,000

Property Website

<https://www.mossyoakproperties.com/property/marlatt-run-rd-3-acres-guernsey-ohio/119152/>



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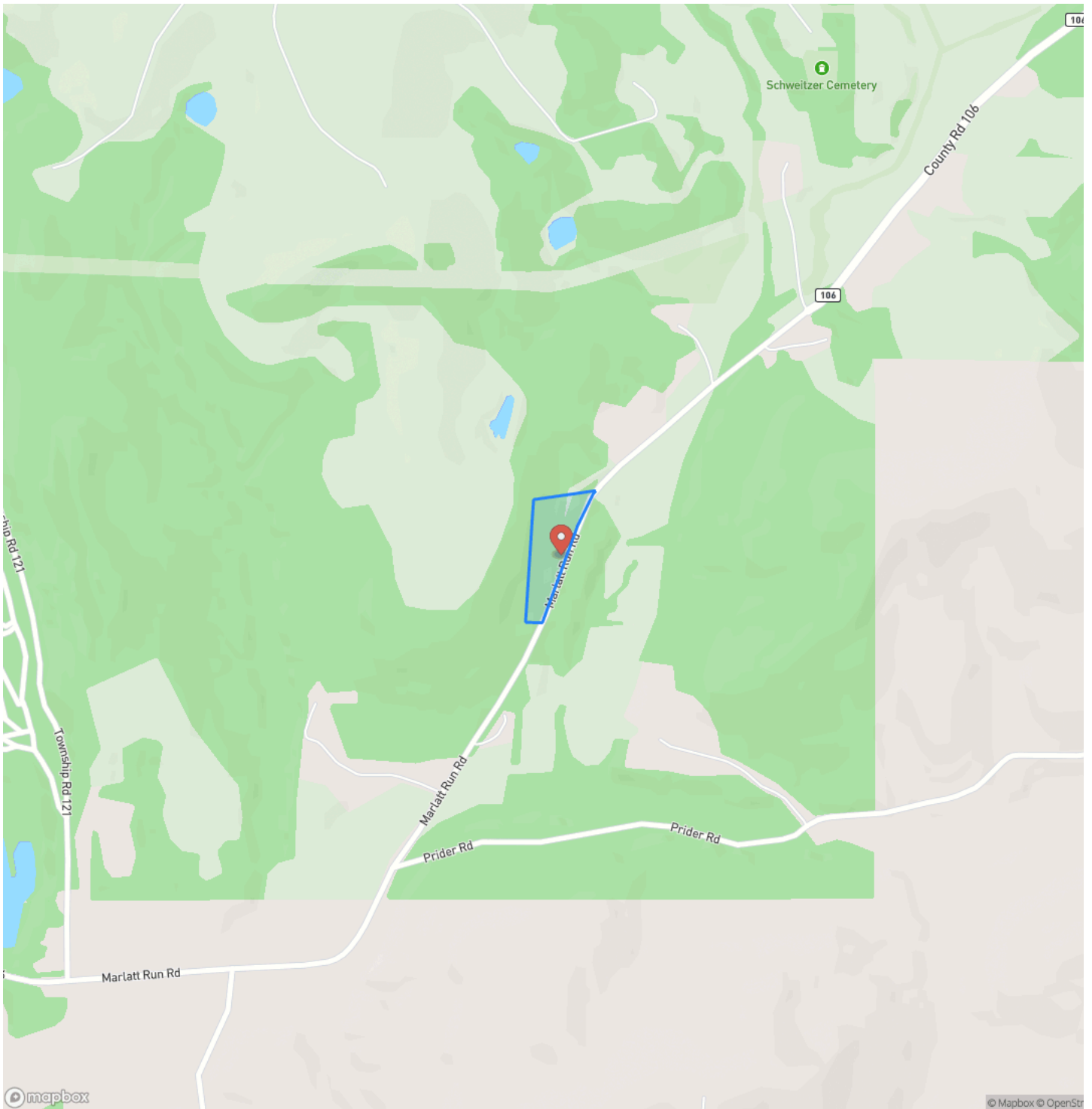
PROPERTY DESCRIPTION

3.767 acres for sale in Northwest Guernsey County, Ohio. If you're looking for a small hunting tract, look no further! This all-wooded parcel has plenty of deer sign and several locations for your deer stand or ground blind! The west end of this property has a small flat with some giant oak trees that produce acorns the deer can't resist! This flat area could also be a great location to build a small cabin or create a nice spot for your camper. There is electric service at the road. This parcel is located only minutes from Wills Creek and Muskingum Watershed property that allows the public to hunt and fish! The topography is fairly steep, with elevation ranging from 832 feet up to 922 feet. There is approximately 846+/- feet of road frontage along Marlatt Run Road. Mineral rights do not transfer, and annual taxes are approximately \$377.00. GPS coordinates are 40.2182, -81.6573. Call today before this one is sold!

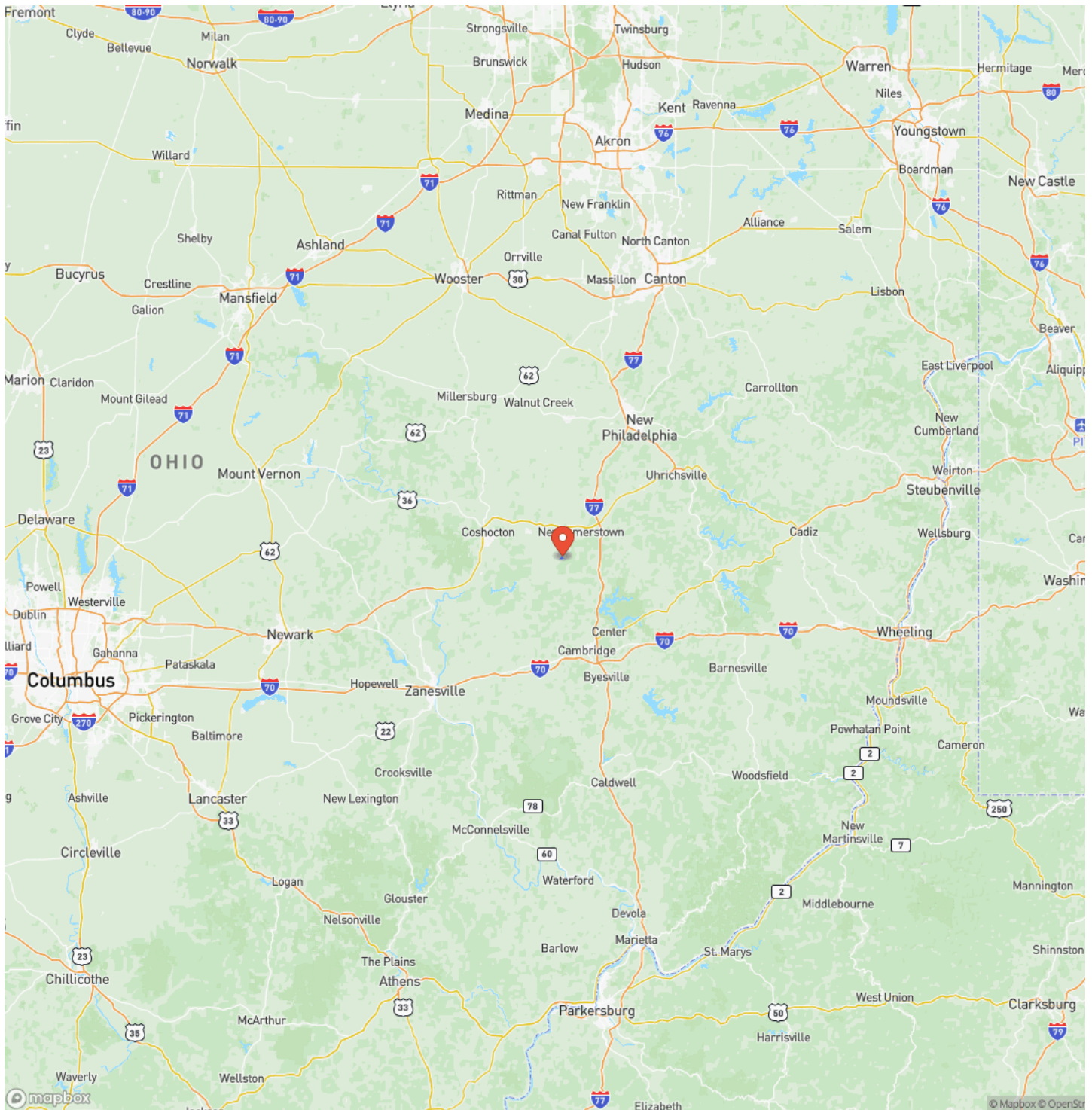
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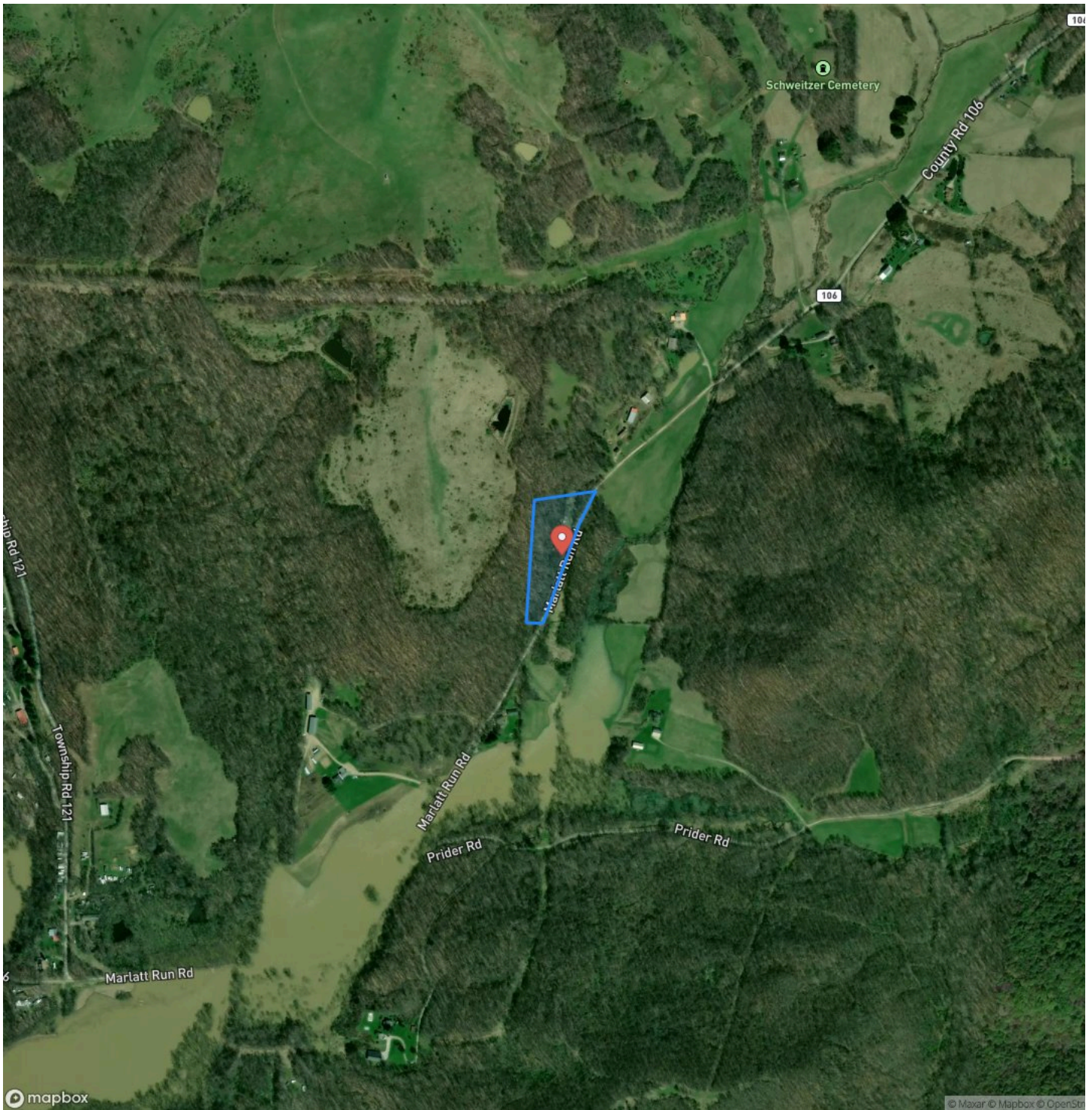
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES



MORE INFO ONLINE:

<https://www.mossyoakproperties.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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