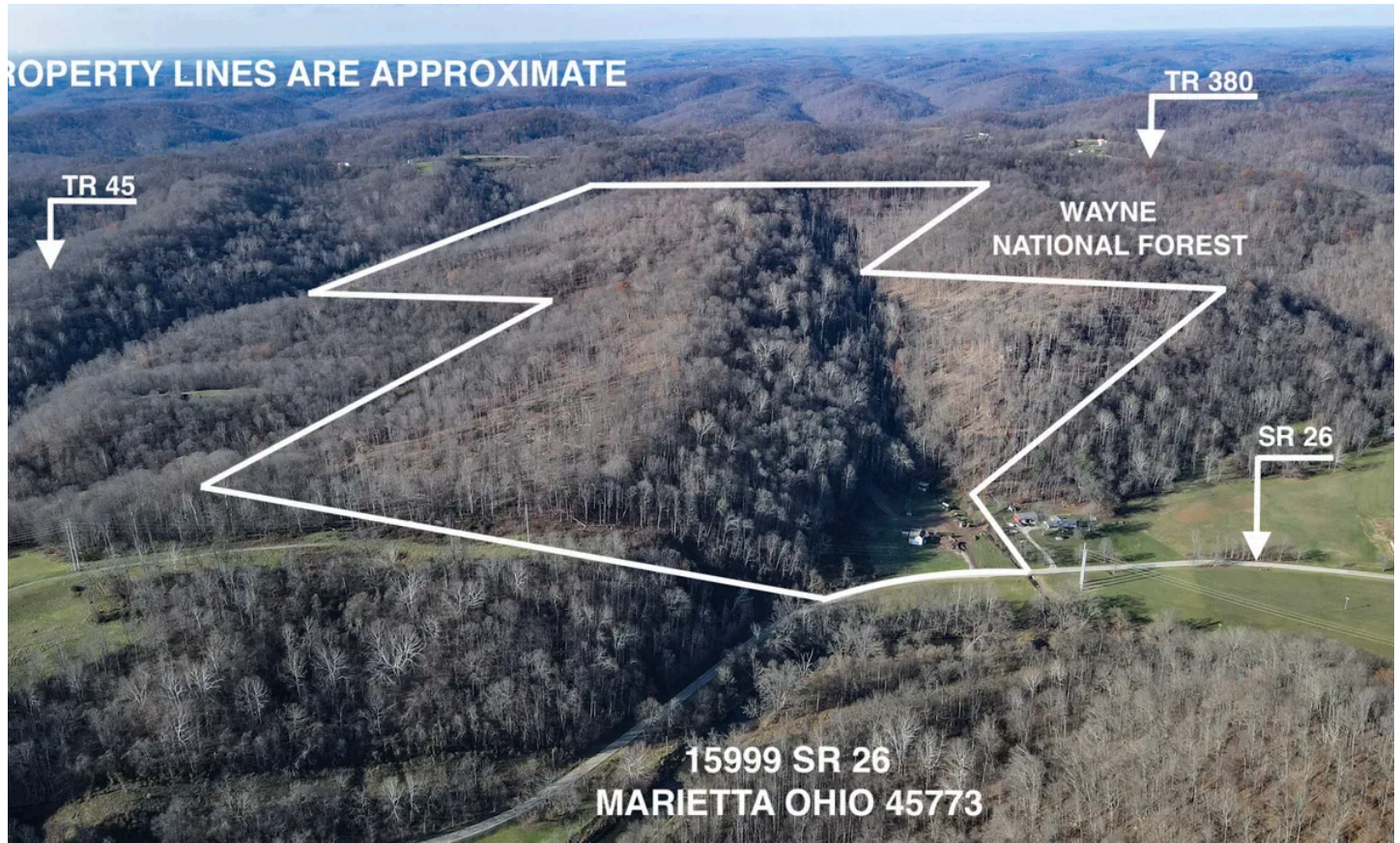


SR 26 - 160 acres - Washington County
15999 State Route 26
Marietta, OH 45750

\$649,900
160.4± Acres
Washington 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

sbare@mossyoakproperties.com | 740-404-8915

**SR 26 - 160 acres - Washington County
Marietta, OH / Washington County**

SUMMARY

Address

15999 State Route 26

City, State Zip

Marietta, OH 45750

County

Washington County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

39.493137 / -81.263329

Acreage

160.4

Price

\$649,900



**SR 26 - 160 acres - Washington County
Marietta, OH / Washington County**

PROPERTY DESCRIPTION

160.4 +/- acres for sale in Washington County, Ohio. Nice recreational tract next to Wayne National Forest. Large acreage with deep ravines and steep hillsides. Long rolling ridge top should be good hunting and a great secluded location to camp. There looks to be plenty of wildlife in this area and several additional parcels of National Forest close by. The Little Muskingum River is located right across the road from this property.

Property features include:

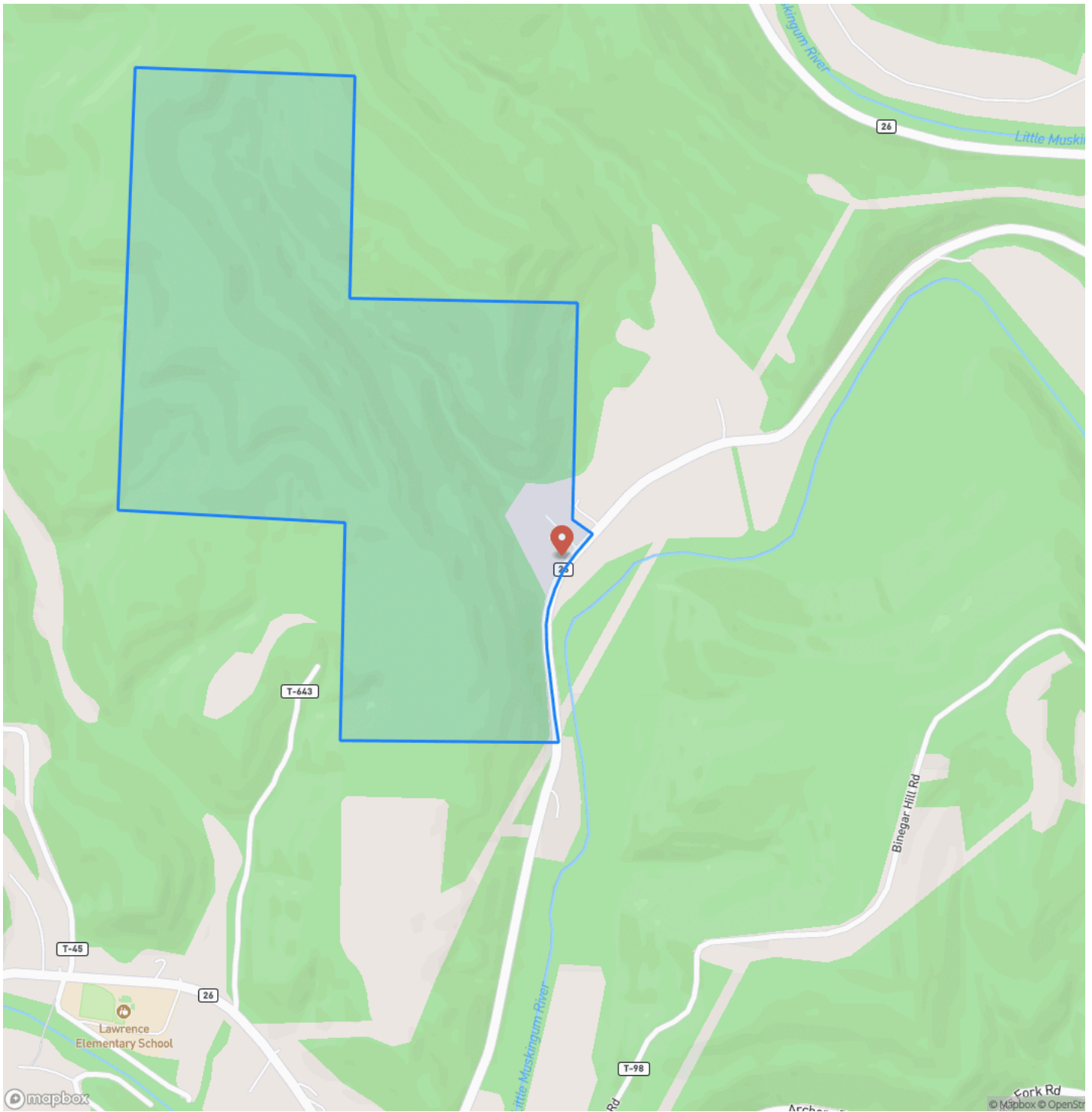
- 160 +/- acres pending new survey
- Mostly wooded parcel
- Select timber harvest 2024
- Good road and trail system throughout property
- Rolling to steeper topography
- Rock outcroppings
- Hunting for deer, turkey, and small game
- Borders Wayne National Forest
- Elevation rises from 660' to 1060'
- GPS Coordinates are 39.4931, -81.2637

1800s farmhouse and outbuildings on the property are in unknown condition and selling as is. The seller is reserving all gas & oil rights. Annual taxes are TBD due to the new split.

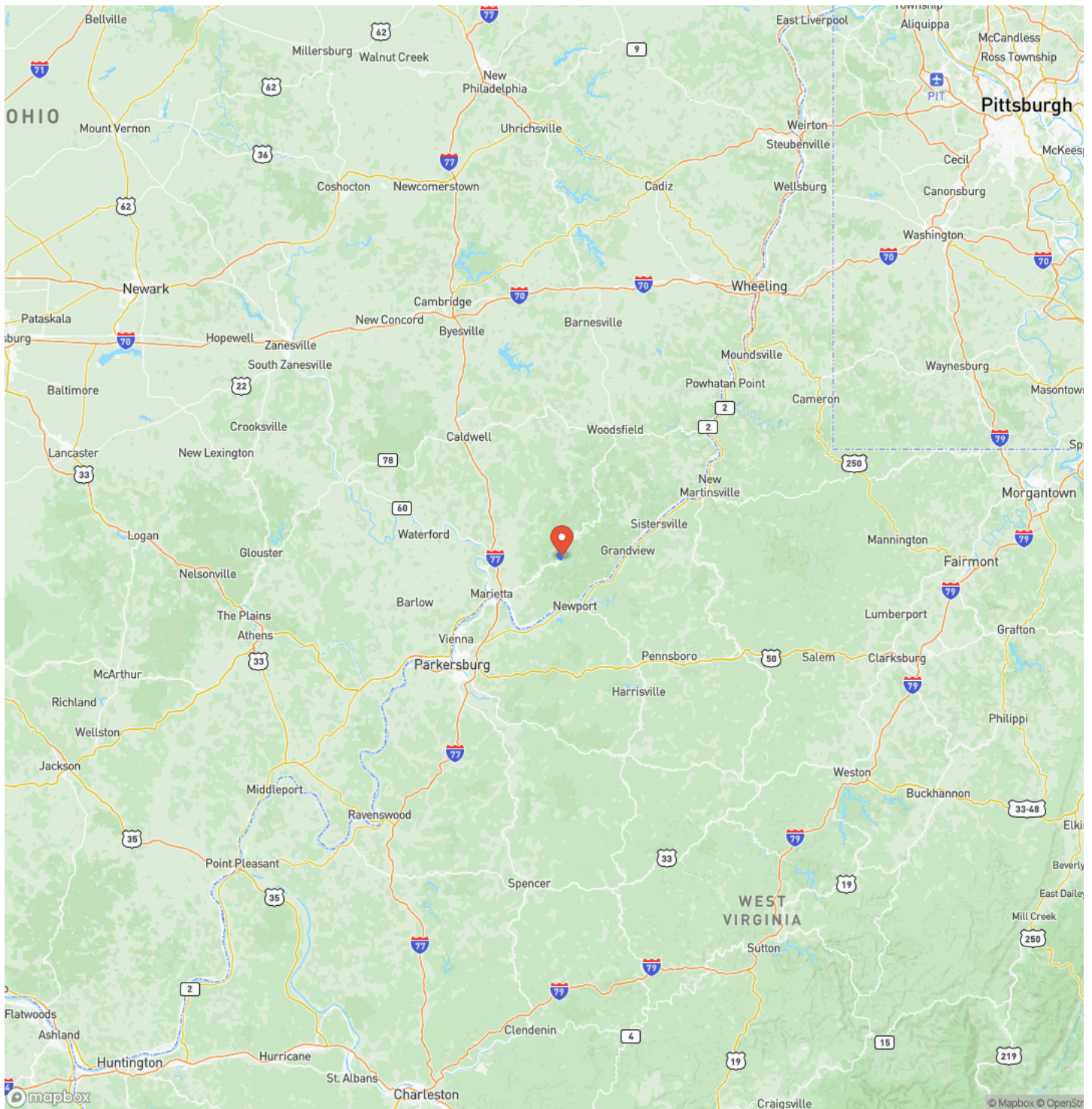
SR 26 - 160 acres - Washington County
Marietta, OH / Washington County



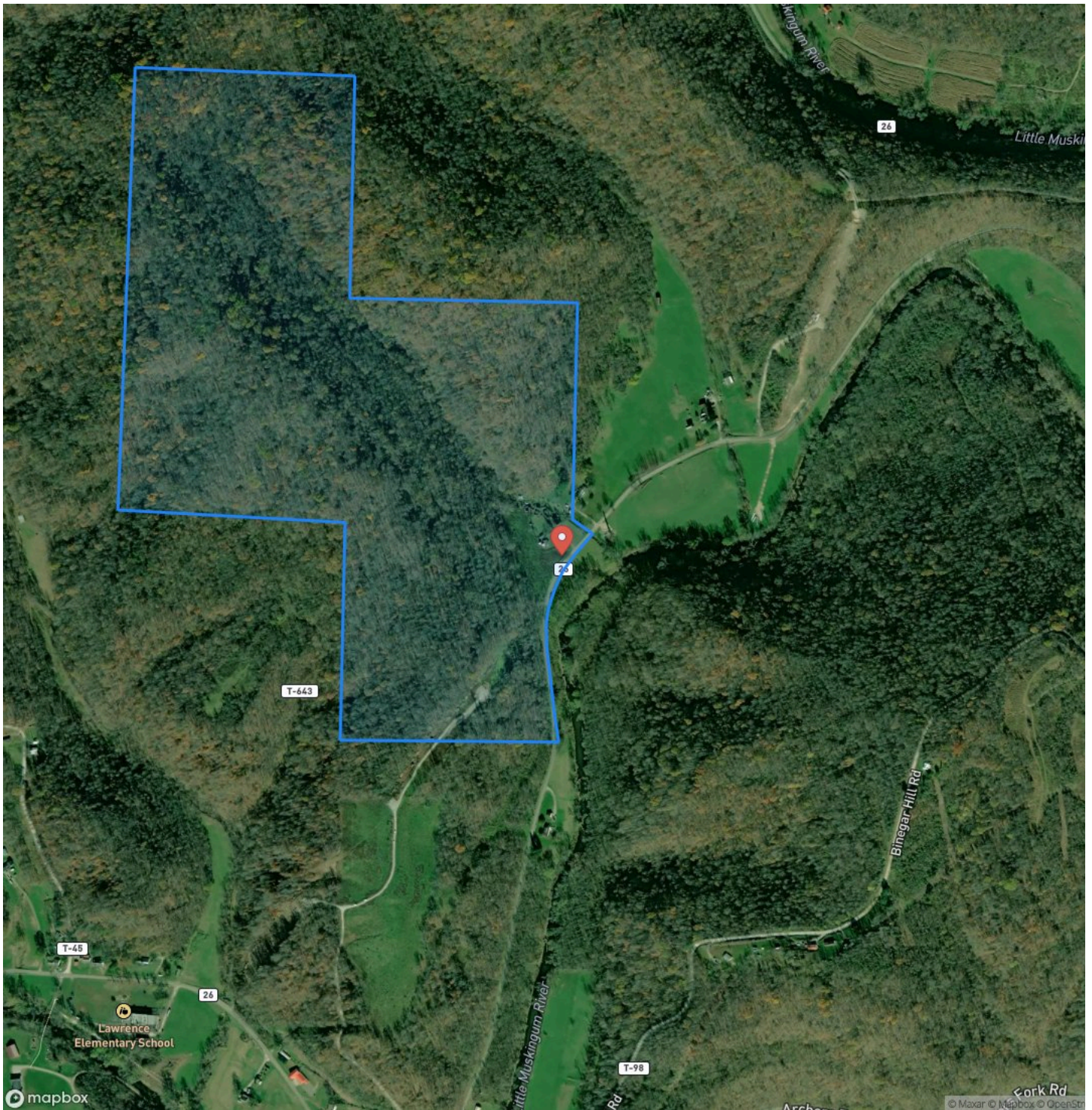
Locator Map



Locator Map



Satellite Map



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/

