

NEW LISTING

LISTING PRICE \$439,000

98.63 ACRES +/- WASHINGTON COUNTY, OH



SECTION 7 IN FEARING TWP

LANDPROZ

SEE WEBSITE FOR MORE INFORMATION - #2428 FARM

PROPERTY DESCRIPTION

This 98+/- acres is located just outside of Marietta City limits.

This property is a blank slate that could be taken in almost any direction; from a recreational hunting property, farming operation, dream build site, or development project. The potential here is endless!

This area of Washington County is historically know for producing big, high quality whitetails, and the layout of this piece would allow the avid hunter to design this farm form fitted to your hunting style. The larger fields would be ideal for rotational crops, and the smaller tucked away fields could easily be turned into strategic food plots.

PROPERTY FEATURES

- 98.63 +/- Deeded Acres
- 22 +/- Tillable Acres
- Ideal deer & turkey habitat
- Agriculture potential
- Multiple build locations
- Mix of hardwoods & pines
- All utilities available
- Dead End road
- Flat & rolling fields
- Development potential
- 10 Minutes from Marietta, OH
- Real Estate taxes \$361.48



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