113 Acres For Sale! State Rt. 35 & Bronx Corner Rd. Ray Ohio, Jackson Township! No Zoning!

HANNA COMMERCIAL REAL ESTATE

Seller will divide road frontage for businesses or will sell as an entirety.

Julie Woodson, Commercial & Investment Real Estate Specialist (614) 506-0476

113 Acres of Beautifully Wooded Land For Sale! Several possibilities with this Property!

PROPERTY INFORMATION

- 113 Acres of which 107.8 are in forestland.
- Part of the Appalachian Region with the highest elevation point at 920’.
- Approx. 785 feet +/- of Highway Road Frontage on US-Highway 35.
- Seller would consider selling the frontage parcel (approx. 13 acres) separately for commercial use.
- No Zoning!
- Timber appraisal performed in 2022 with an estimated timber value of $340,775.50 ($3,161.18 per acre).
- Predominant Timber Species are Red Maple, Yellow-Poplar, Sugar Maple and White Oak.
- Verizon Cell Tower located on 1-Acre of the property DOES NOT HAVE LEASE INCOME!
- Expensive upgrade to the driveway/road with proper drainage work, new gravel with a very solid base and steep slope galvanized rails guard rails leading up to the highest point of the property.
- Electric and Water available at the road.
- Seller's interest in mineral rights are included.

PRICE

- Offering Price: $875.000

Julie Woodson | JulieWoodson@HannaCRE.com | 614-506-0476

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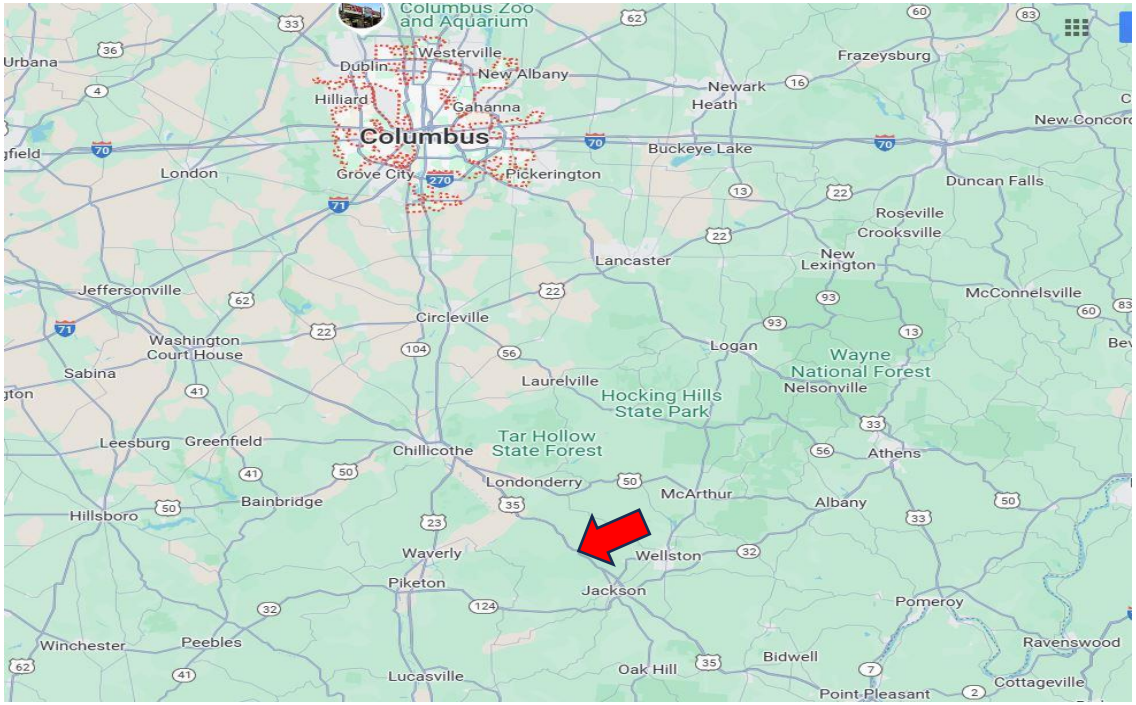
State Rt. 35 & Bronx Corner Rd. Ray Ohio 45672!
113 Acres of Beautiful Terrain in the Appalachian Region!

LOCATION:

Gravel road access off State Rt. 35 GPS: Lat. 39.17872 Lon. 82.74854

Parcel Numbers: E080020004301, E080030000100, E80030000200,E080030000300



- **Approx. 66 miles SE from Columbus.**
- **30 miles from Hocking Hills and the Ohio River.**
- **20 miles from Chillicothe.**
- **Close in proximity to Scouts BSA Chief Logan Reservation Camp.**

***Private Property* No Trespassing!**

Please contact Julie Woodson for showing arrangements.

All information is deemed reliable but not guaranteed.

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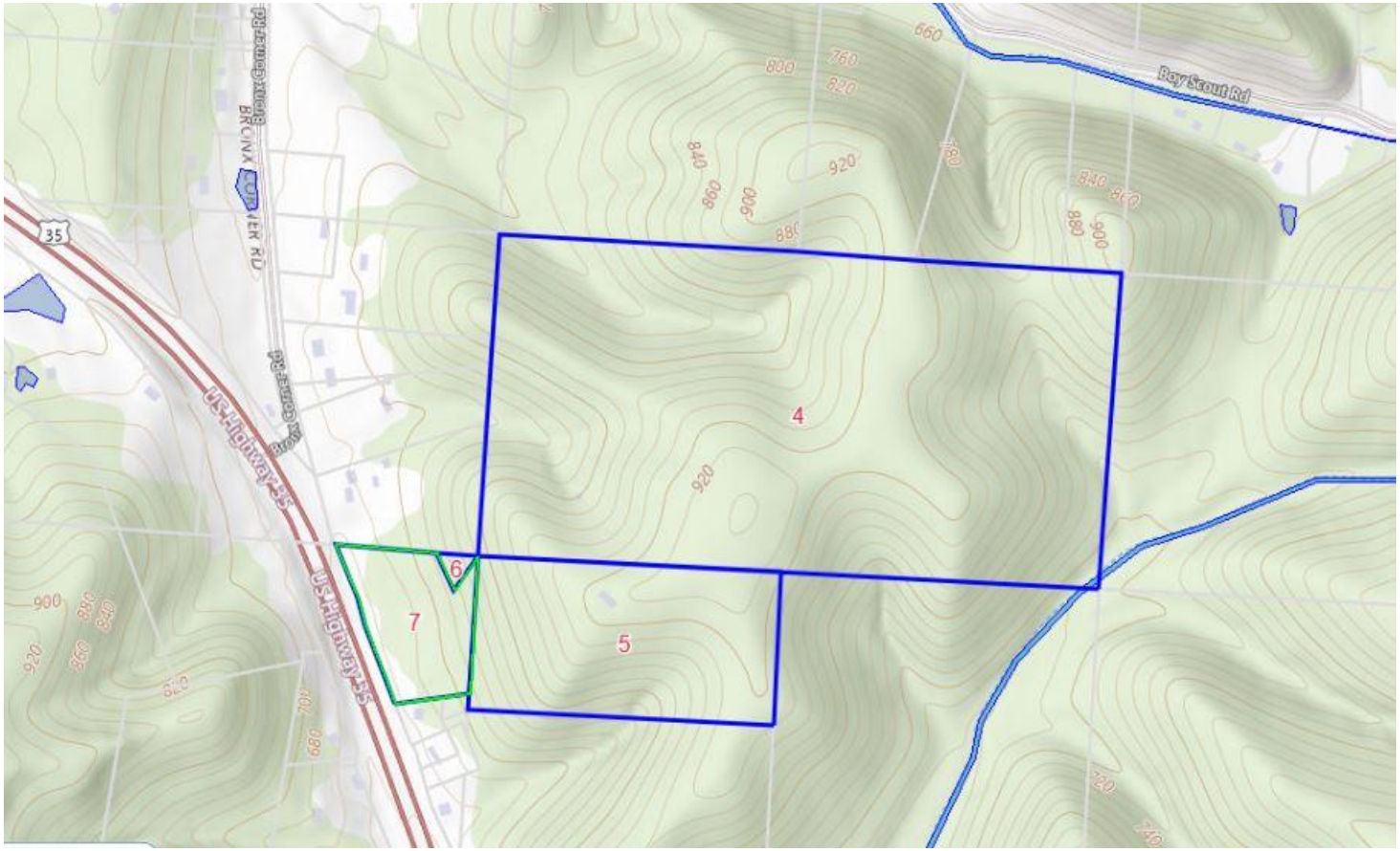
113 Acres total on 4 parcels with some flat and mostly rolling topography.



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113 Acres For Sale in Jackson County, Ray Ohio!
PHOTOS

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