

Boden Rd - 96.73 acres - Guernsey County

PROPERTY IS UNDER CONTRACT TO BE SOLD! The possibilities are endless when it comes to this Guernsey county property. This long time family owned tract has been used for many years as a hunting getaway. The two story turn of the century farm house has 4 bedrooms, 2 baths and would make a perfect income producing rental or full time residence. The second home is a beautiful, rustic, 2 story LOG bunk house, only 10 years old. Much of the material for the construction of this home was logged from the property. It boasts a large front porch, spacious stone hearth with a wood burning stove, a large open loft, hardwood floors, and a fire pole from the 2nd floor! This rural location is just what you need for a premiere hunting camp or that special getaway weekend retreat! 96.73 acres of rolling wooded land on which to play, hunt, chop wood and get in some target practice. The land is heavily populated with deer, pheasant, and turkey. This property has FREE natural gas for the homestead. For the investment minded buyer, the held by production oil and gas rights are included in the sale. With 2700' of good road frontage, future development is a possibility. With a nice network of trails to navigate around the property, you will have the feeling of hiking in a park as you walk thru the 1000's of planted white pines. Check the market and you will find this to be a one of a kind property. Real estate taxes are approximately \$2497 per year.

Property Details:

County : Guernsey

Acreage : 96.73

Address : 71350 Boden Rd Kimbolton
Ohio 43749

Price : \$399,900

Location :

