

New Home at Buffalo Bill's Resort
54780 Opossum Run Rd, Lot 31/32
Senecaville, OH 43780

\$192,000
1± Acres
Noble County



MORE INFO ONLINE:

www.arrowheadlandcompany.com

**New Home at Buffalo Bill's Resort
Senecaville, OH / Noble County**

SUMMARY

Address

54780 Opossum Run Rd, Lot 31/32

City, State Zip

Senecaville, OH 43780

County

Noble County

Type

Recreational Land, Residential Property, Lot

Latitude / Longitude

39.8915 / -81.43224

Dwelling Square Feet

660

Bedrooms / Bathrooms

2 / 1

Acreage

1

Price

\$192,000

Property Website

<https://arrowheadlandcompany.com/property/new-home-at-buffalo-bill-s-resort-noble-ohio/60094/>



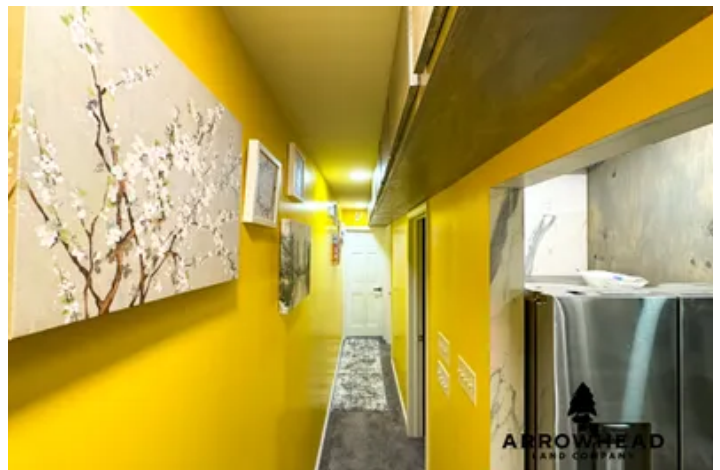
New Home at Buffalo Bill's Resort Senecaville, OH / Noble County

PROPERTY DESCRIPTION

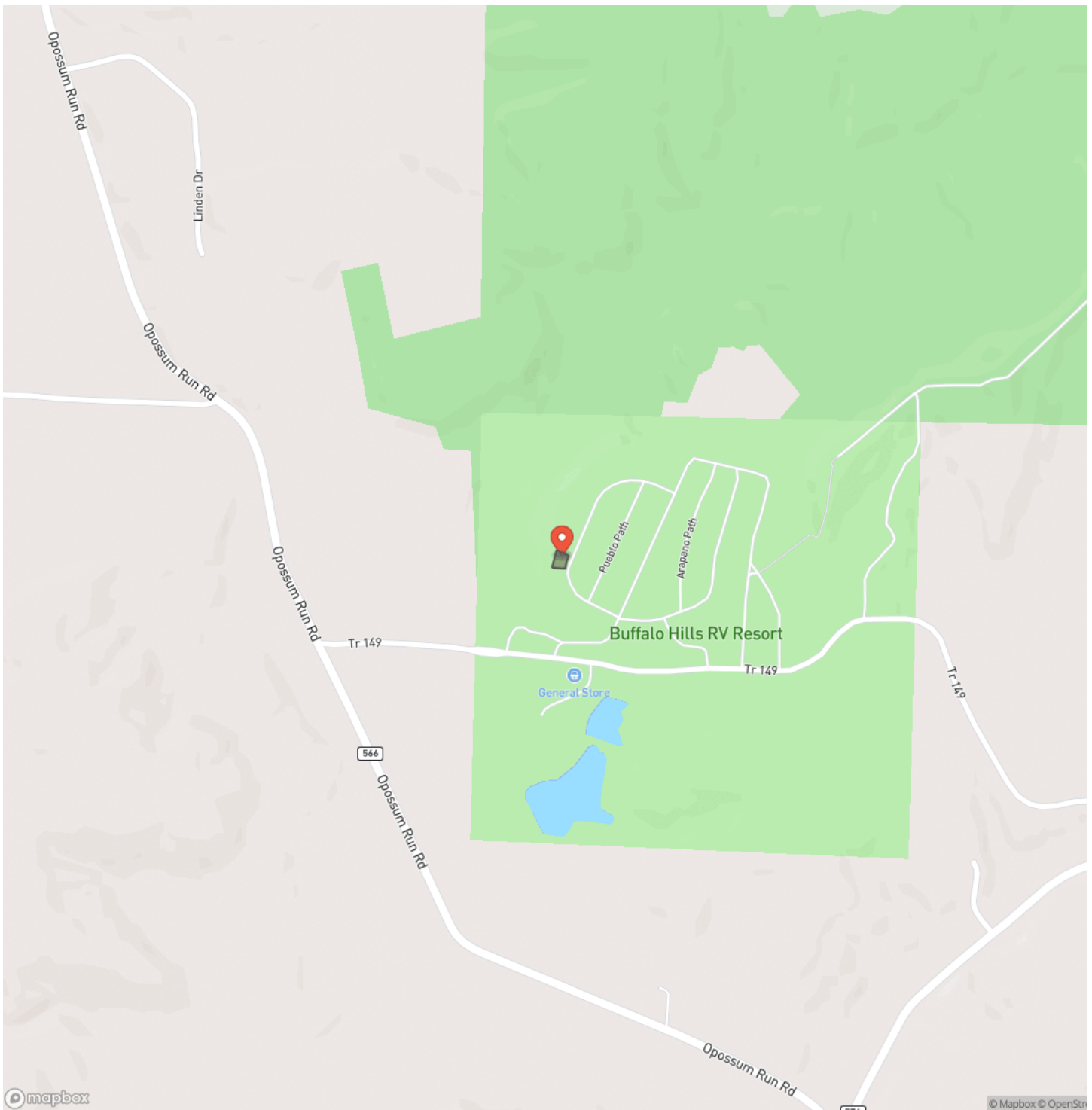
Welcome to Buffalo Bill's Resort (In the process of changing ownership) and this new 2 bedroom/1 full bath home. As you arrive, you will be greeted by a covered porch that runs the length of the home. The home sits on a hilltop and the view is incredible. There are speakers and custom lighting outdoors that will really set the tone for a great evening of relaxation and family gatherings. This home is turnkey and you will really appreciate the attention to detail and quality. As you enter the home, you will see all new construction, including carpet throughout, custom cabinetry and new appliances and fixtures. Some of the contents will convey including appliances, furniture and electronics (all based on the offer). There is a great firepit area which you really must see to appreciate. This property is just minutes from beautiful Senecaville Lake and just about 25 +/- minutes to Cambridge, Ohio. There is an additional lot next door that would make a great location for another drive, some parking area or maybe an additional dwelling. The annual fee for the resort is \$1,200 dollars and is subject to change as the park is in process of being sold. There is an additional fee for the neighboring lot. There are rights to the pool and common grounds also (subject to new ownership) The neighboring lot has electric, water tap and sewer tap also. Contact Noble County for annual taxes. Water, sewer and trash are currently covered under one fee paid to the Resort/Park (subject to new ownership). Electric is paid directly to the Electric Company. Seller is not conveying mineral rights. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:937-545-7764) or Josh Grant at [\(330\) 341-0997](tel:330-341-0997).



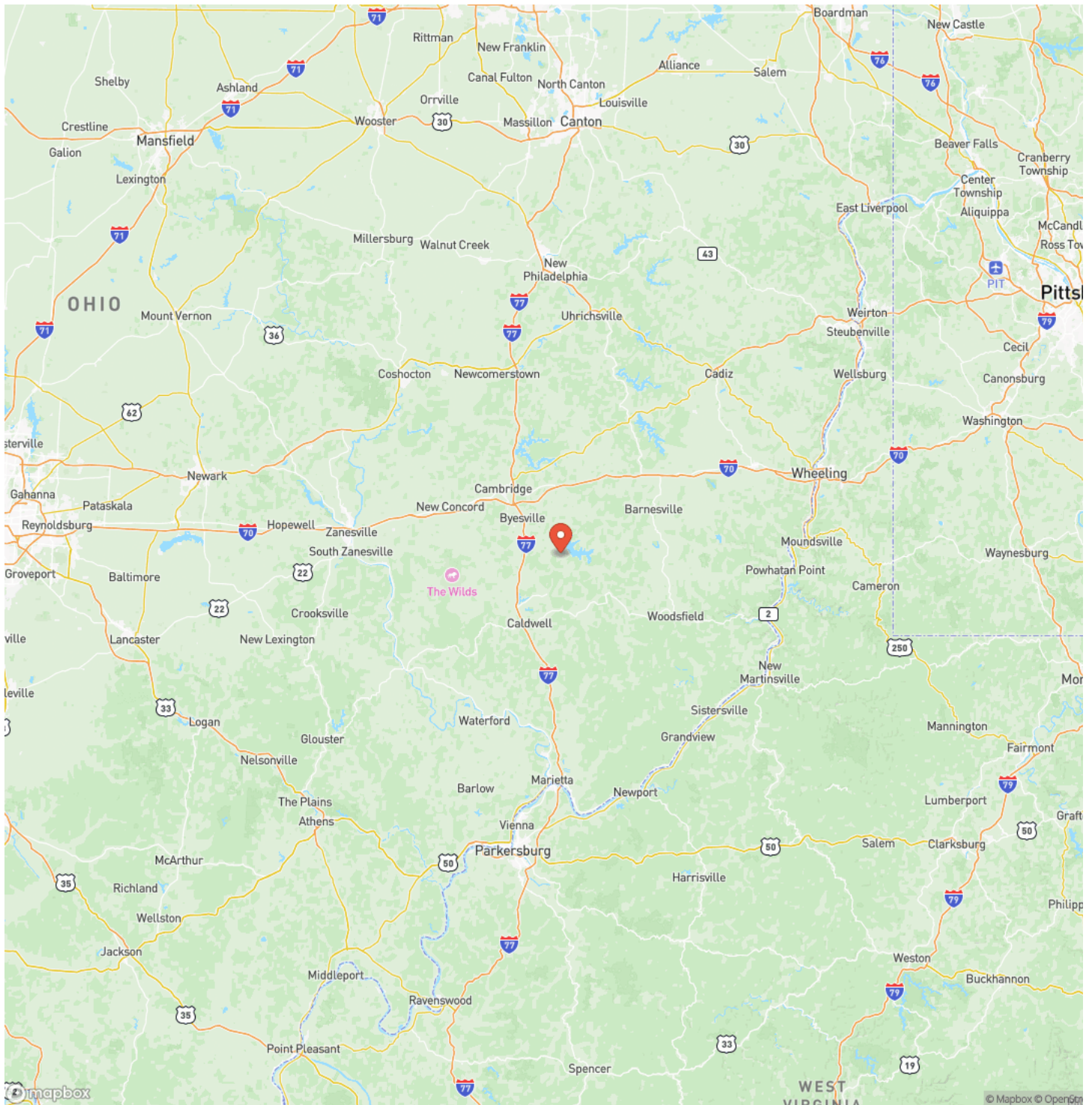
New Home at Buffalo Bill's Resort
Senecaville, OH / Noble County



Locator Map



Locator Map



Satellite Map



New Home at Buffalo Bill's Resort Senecaville, OH / Noble County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

Caryville, TN 42349

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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.



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