

**Awesome, Remote Hunting Property with Build Site,
Electric at the Road
0 BAKER RIDGE RD
Macksburg, OH 45746**

\$149,999
41± Acres
Washington County



Awesome, Remote Hunting Property with Build Site, Electric at the Road Macksburg, OH / Washington County

SUMMARY

Address

0 BAKER RIDGE RD

City, State Zip

Macksburg, OH 45746

County

Washington County

Type

Hunting Land, Timberland

Latitude / Longitude

39.609 / -81.3957

Acreage

41

Price

\$149,999

Property Website

<https://arrowheadlandcompany.com/property/awesome-remote-hunting-property-with-build-site-electric-at-the-road-washington-ohio/38005/>



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PROPERTY DESCRIPTION

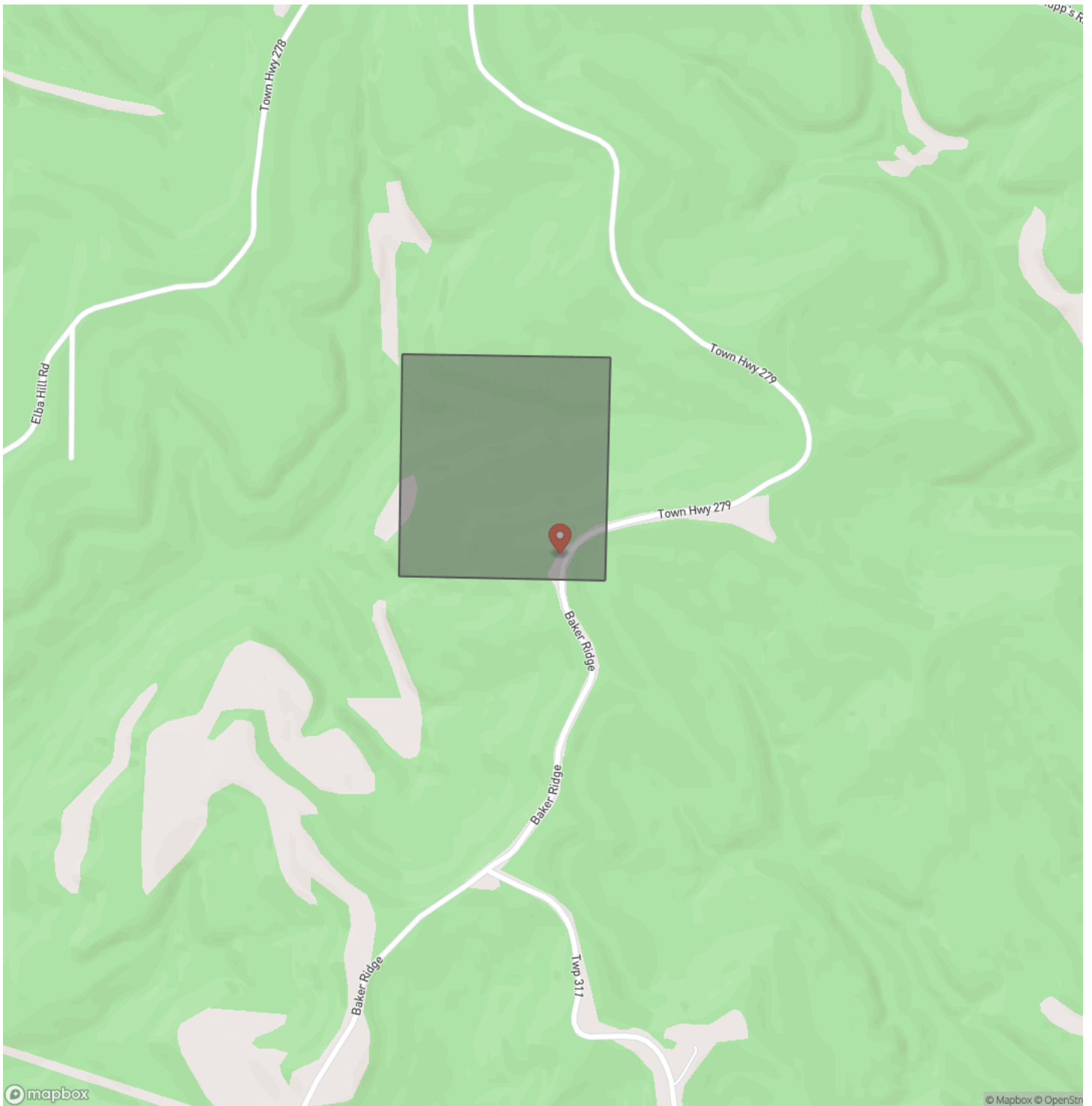
Are you looking for a beautiful, remote, and quiet property with great hunting and a building location? This property offers an awesome 1 area where you could build a cabin, have plenty of parking, and there is electric at the road. This area is known for whitetails and this property is surrounded by thousands of acres of continuous woods. The view is amazing from the top and you will really appreciate the peaceful sound of silence. The woods are clean, contain some timber value, and the topography is awesome. If you look at the contour map there is a substantial drainage on the property, the deer will use this, plus it is a natural awesome funnel forcing deer to use one side or the other. There are some giant whitetails in this county, and this area offers you the opportunity to harvest one! If you like mature timber, there are some nice oaks on the property offering some timber value and plenty of mast for wildlife. There is plenty of water on and bordering this property. There are a couple key bedding areas also, this property is very diverse in habitat and offers plenty of browse. There are well used deer trails and rubs throughout the property. There is an automatic feeder and new elevated blind on the property. Please call Brian Whitt, [937.545.7764](tel:937.545.7764) , or Josh Grant, [330.341.0997](tel:330.341.0997) for complete details of this property and showing.



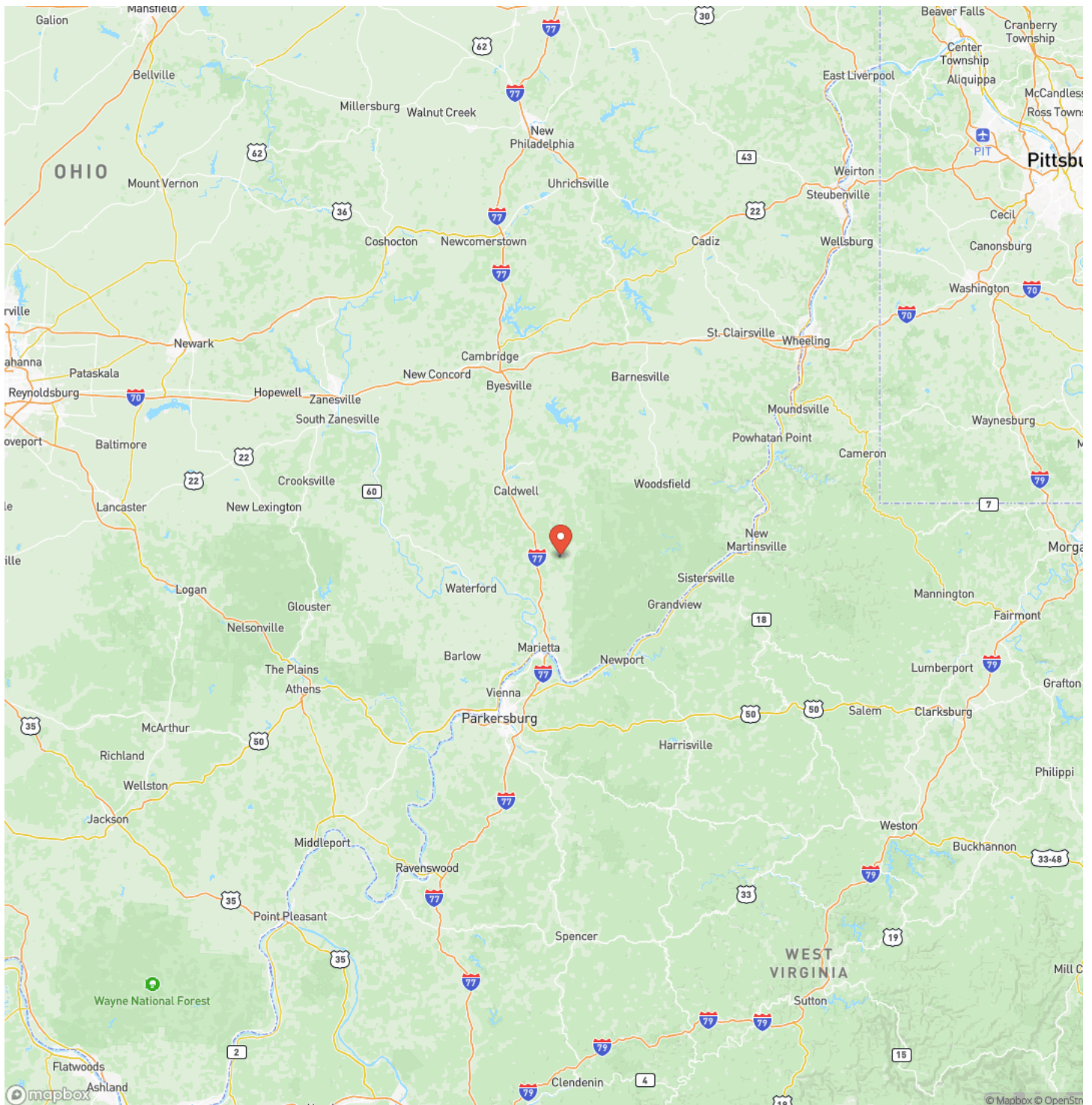
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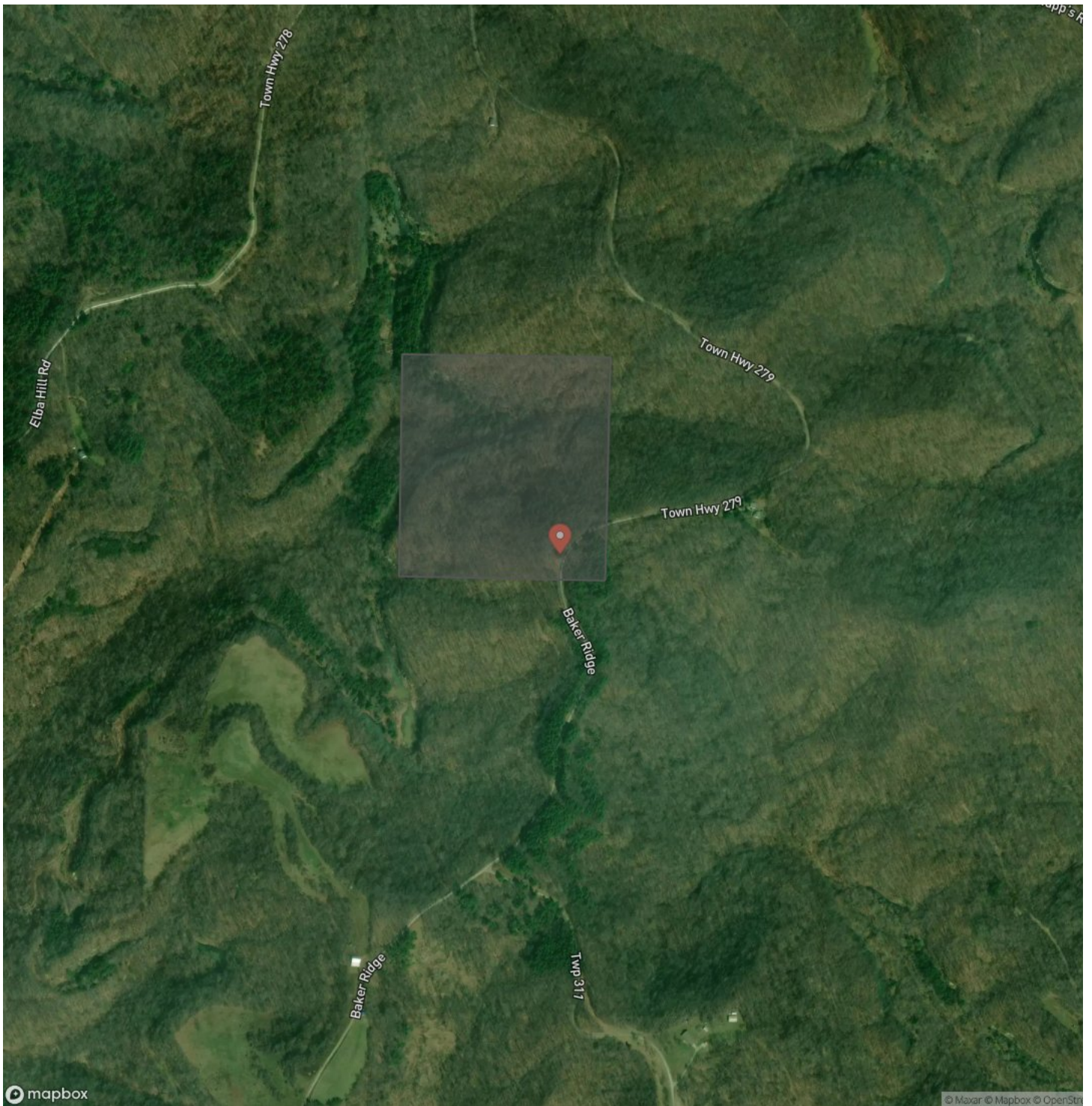
Locator Map



Locator Map



Satellite Map



Awesome, Remote Hunting Property with Build Site, Electric at the Road

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(937) 545-7764

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

Rarden, OH 45671

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single sheet of white paper with horizontal 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, 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 relation 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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