

Turnkey Buck Hunters Dream
2590 Rarden Creek Road
Rarden, OH 45671

\$1,200,000
378± Acres
Scioto County



Turnkey Buck Hunters Dream Rarden, OH / Scioto County

SUMMARY

Address

2590 Rarden Creek Road

City, State Zip

Rarden, OH 45671

County

Scioto County

Type

Hunting Land, Farms, Recreational Land, Residential Property,
Single Family, Timberland, Lot

Latitude / Longitude

38.9575 / -83.2581

Dwelling Square Feet

1200

Bedrooms / Bathrooms

2 / 1

Acreage

378

Price

\$1,200,000

Property Website

<https://arrowheadlandcompany.com/property/turnkey-buck-hunters-dream-scioto-ohio/41065/>



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PROPERTY DESCRIPTION

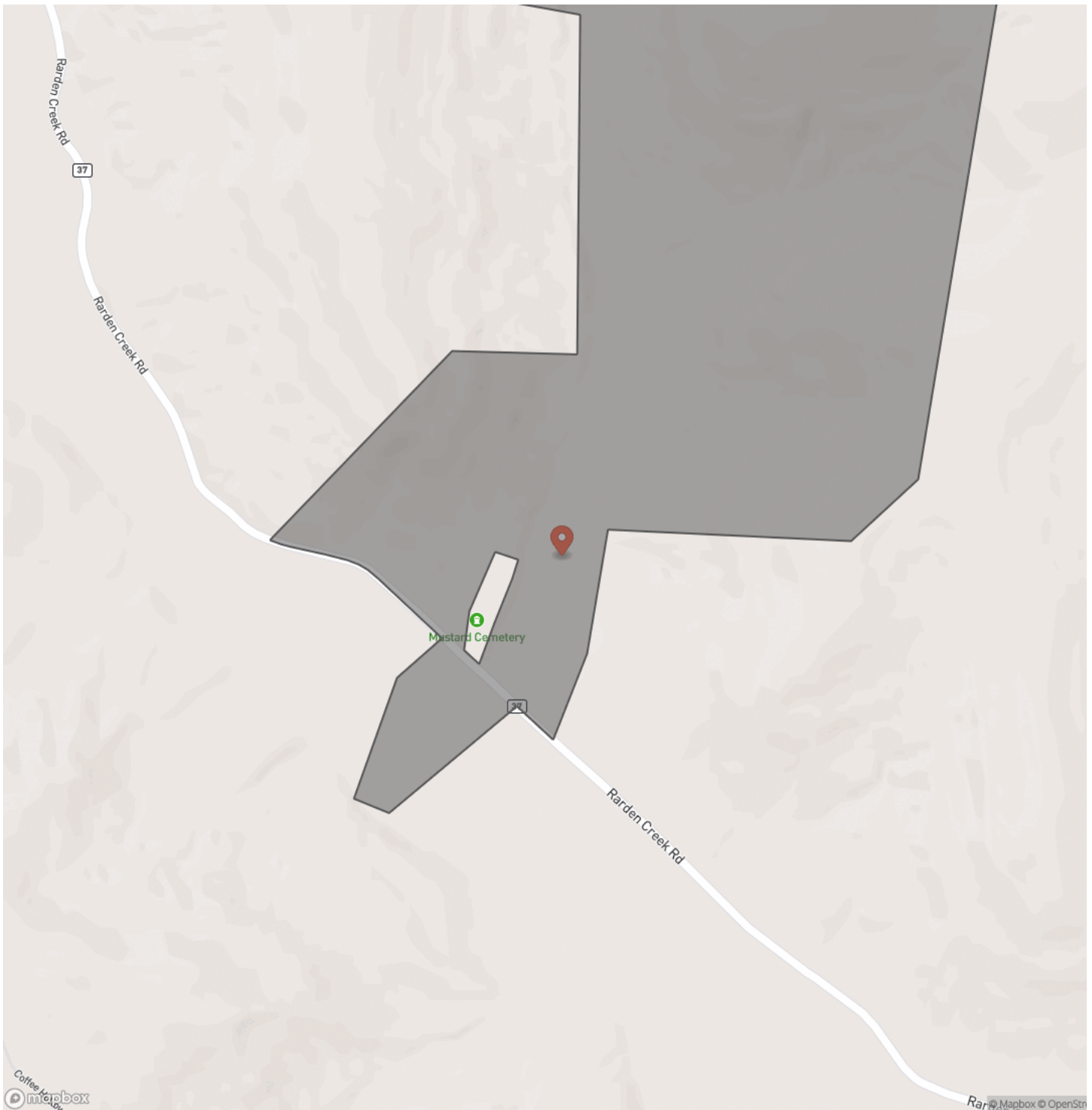
Turnkey farm in beautiful Southern Ohio. If you are in the market for a prime Southern Ohio hunting property, where the bucks rub telephone poles on the property look no further. This 375 +/- acre tract is located in the big buck country of Scioto County, Ohio. The buildings and field area of this property are located in the bottom of a large valley. The property boasts a stream running from the middle of it providing adequate water sources for all kinds of wildlife. The combination of the stream, huge hillsides, and a forest that rarely sees humans creates an excellent habitat for trophy class whitetail deer and an abundance of turkeys. Thick woody timber provides necessary cover along with towering hardwoods, and expansive untouched bedding areas, which are all necessary to grow trophy class bucks. The property has several food plots ranging from an acre up to seven acres, along with several fruit and nut trees. There is a 2 bedroom cabin that was recently renovated, which includes granite countertops, a new kitchen area, new nickel gap shiplap walls, new flooring, and a new Rudd heat pump. A 40' x 60' pole barn with a built-in hunting blind on the roof was constructed in 2019. An early 1900's 30'x40' tobacco barn was sided and a new roof was installed to maintain the integrity of this old bar. 2 bridges were built over the creek allowing access to all parts of the property. A trail system runs throughout the property. Several Banks Blinds and Banks feeders will be included with the sale of this property. Farm equipment conveys with the sale of this property at asking price. This equipment includes; John Deere MFWD 5090M Cab Tractor, John Deere 540M Loader, John Deere 15MX 15 foot brush cutter, John Deere 5055D Tractor, Kodiak 8 foot brush cutter, Polaris 900 Ranger, John Deere two row corn planter, grain wagon and a list of hand/shop tools. Don't miss out on this rare opportunity to own a piece of paradise in one of the best Big Buck Counties in Ohio. Please contact Brian Whitt at [937.545.7764](tel:937.545.7764) or Josh Grant at [330.341.0997](tel:330.341.0997) for complete details of this property and showing. AHLC Broker or Agent has to be present at all showings per Seller.



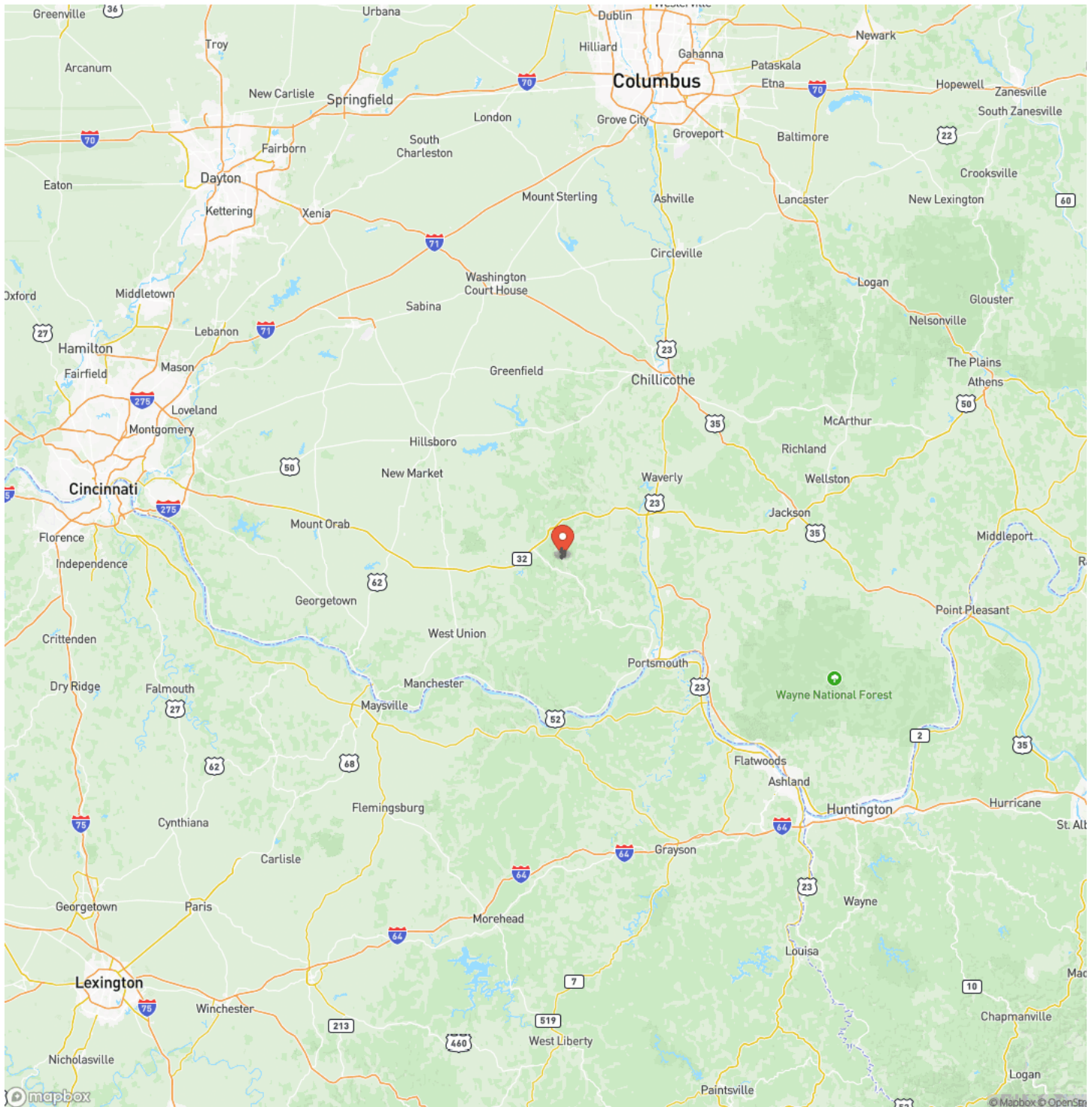
Turnkey Buck Hunters Dream
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Locator Map



Locator Map



Satellite Map



Turnkey Buck Hunters Dream Rarden, OH / Scioto County

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 blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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