

Brushy Buckeye Creek Farm
406 Township Road 232E
Waterloo, OH 45688

\$360,000
8± Acres
Lawrence County



Brushy Buckeye Creek Farm
Waterloo, OH / Lawrence County

SUMMARY

Address

406 Township Road 232E

City, State Zip

Waterloo, OH 45688

County

Lawrence County

Type

Hunting Land, Recreational Land, Residential Property, Single Family

Latitude / Longitude

38.71171 / -82.54992

Dwelling Square Feet

1,325

Bedrooms / Bathrooms

3 / 2

Acreage

8

Price

\$360,000

Property Website

<https://arrowheadlandcompany.com/property/brushy-buckeye-creek-farm/lawrence/ohio/81297/>



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PROPERTY DESCRIPTION

Welcome to Brushy Buckeye Creek Farm, located in Lawrence County, Ohio! This property features an incredible remodeled home on +/- 8 beautiful acres! When you arrive at the gated entrance you will be greeted by the home and one of the coolest recreational properties around! The property is surrounded by Wayne National Forest, borders a small creek and is nestled back on a quiet country road. This remodeled home features three bedrooms, two full baths, a spacious kitchen and dining area, a large living room, and a laundry area. There is a spacious garage featuring a concrete floor with roll up door and it's been spray foamed. There is a covered breezeway and a covered porch overlooking a beautiful stocked pond. This home has metal siding, a metal roof, all electric HVAC, public water, septic, and it overlooks some of the best hunting ground in Southern Ohio. A pond with a new, awesome concrete dock is situated just outside the home. The pond is lined with gravel and is landscaped nicely. There is a beautiful rock wall on the other side of the creek and is visible from the main yard area. As you make your way down the graveled road you will see large woods on one side and a manicured meadow on the other. This area is known for monster bucks and lots of turkeys. Imagine the possibilities with bordering thousands of acres of Wayne National Forest! This property has awesome topography and would make the perfect gentleman's farm. There is plenty of room to build a barn and put up some fencing for horses and livestock. Properties that offer a creek, fields, a pond, remodeled home, garage, and borders thousands of acres of public land do not come available often. Major appliances including washer, dryer, stove, and refrigerator convey. There is also a concrete slab for parking a camper complete with water and electrical hookup. Sellers oil, gas and mineral rights convey. The property is 30 +/- minutes to Gallipolis, OH, and 50 +/- minutes to Ashland, KY, and Huntington, WV. All showings require proof of funds or pre-approval letter from a financial institution. All showings require 48 hours notice and 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).

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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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