Copeland Woods Farm Bordering Tri Valley Wildlife Area
0 Copeland Woods Drive
Dresden, OH 43821

$765,000
97± Acres
Muskingum County







ARROWHEAD LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
0 Copeland Woods Drive

City, State Zip
Dresden, OH 43821

County
Muskingum County

Type
Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
40.10375 / -81.96554

Acreage
97

Price
$765,000

Property Website
arrowheadlandcompany.com







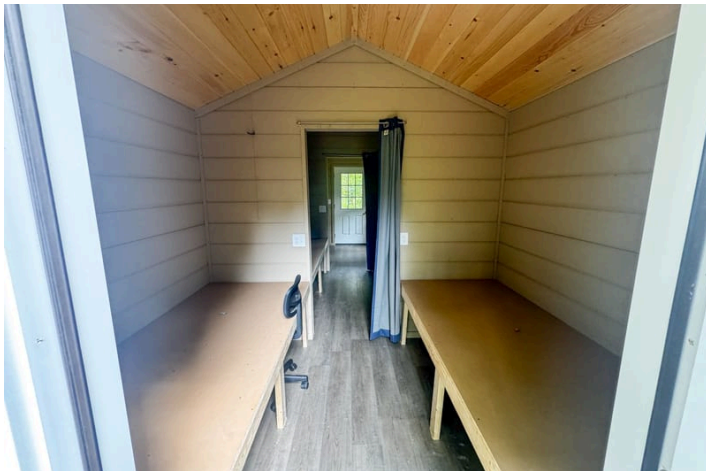
PROPERTY DESCRIPTION

If you've been searching for a turn-key hunting property in one of Ohio's premier trophy whitetail counties, this is the one you've been waiting for! Located just minutes from Dresden, this exceptional 97 +/- acre property offers outstanding deer habitat, excellent hunting improvements, and the rare advantage of bordering hundreds upon hundreds of acres of Ohio public land. The property is set up and ready to hunt with a newly finished hunting cabin featuring a finished interior, generator hookup, and wiring for future electric service, providing a comfortable base camp for weekend getaways or extended hunting trips. You can drive directly to the cabin and park, making access convenient year-round. Three brand-new elevated hunting blinds have been strategically placed to maximize hunting opportunities, while an established trail system provides easy access throughout the property with minimal disturbance to wildlife. A remote field offers outstanding food plot potential and is perfectly positioned to attract and hold deer. Combined with the surrounding agricultural fields, the property provides an exceptional balance of food, cover, and security. Thick pockets of bedding habitat, abundant understory browse, and countless deer trails, scrapes, and rubs are evidence of the area's outstanding whitetail population. With neighboring crop fields supplying dependable nutrition and the property's excellent cover, all the ingredients are in place to consistently produce mature Ohio bucks. The land features a beautiful mix of timber, including a few mast-producing oaks, along with a seasonal creek that provides an additional water source for wildlife. The diverse topography, quality habitat, and natural travel corridors create multiple stand locations and outstanding hunting opportunities throughout the season. Bordering hundreds of acres of Ohio public hunting land gives you the unique opportunity to enjoy your own private hunting retreat while having additional public acreage to explore. The surrounding farming community, abundant wildlife habitat, and prime location make this property an exceptional investment for hunters, outdoor enthusiasts, or anyone looking to build a future country retreat. Whether you're looking for a proven trophy whitetail hunting property, a recreational getaway, or a future homesite, this turnkey tract is ready to enjoy from day one. Properties offering a finished hunting cabin, three elevated blinds, established trails, exceptional habitat, food plot potential, mature timber, and direct access to thousands of acres of public land rarely become available Don't miss your opportunity to own an outstanding piece of Ohio's premier whitetail country. The property is 30 +/- minutes to Coshocton, 45 +/- minutes to Newcomerstown, and 1 +/- hour to New Philadelphia. If you have any questions or are interested in a private showing, please contact Brian Whitt at (937) 545-7764 or Josh Grant at (330) 341-0997.

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.





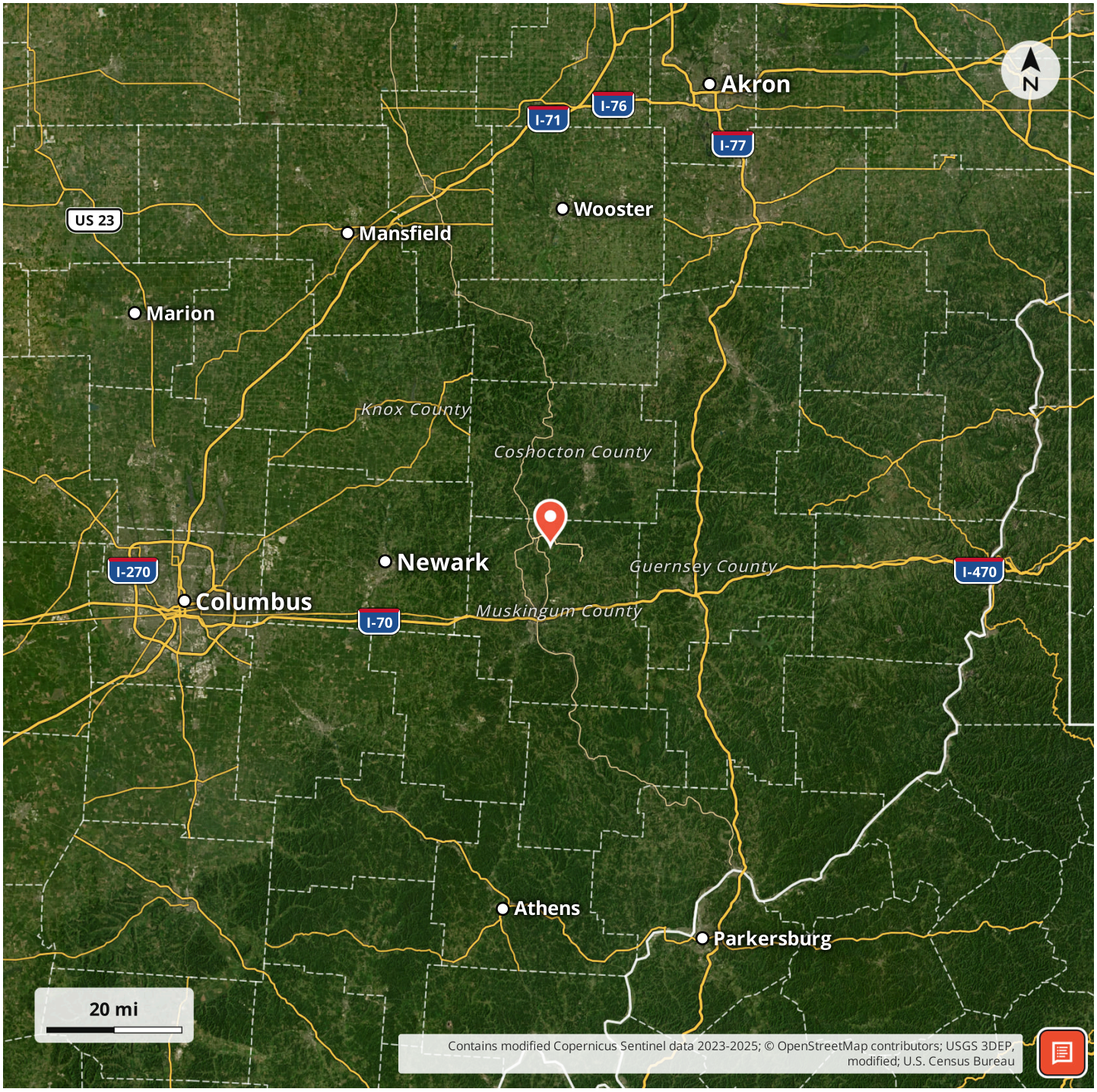








Regional Map



Locator Map


N
Copeland Woods Rd
N Branch Rd
2000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
1000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



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Brian Whitt

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(423) 494-7793

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Address
210 Cheeyo Trace

City / State / Zip
Loudon, TN 37774

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DISCLAIMERS

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