

Endless Opportunities Riverfront Property
0 Sparling Rd
Waterford, OH 45167

\$161,650
61± Acres
Washington County



Endless Opportunities Riverfront Property Waterford, OH / Washington County

SUMMARY

Address

0 Sparling Rd

City, State Zip

Waterford, OH 45167

County

Washington County

Type

Hunting Land, Riverfront

Latitude / Longitude

39.5723 / -81.6712

Acreage

61

Price

\$161,650

Property Website

<https://arrowheadlandcompany.com/property/endless-opportunities-riverfront-property-washington-ohio/40977/>



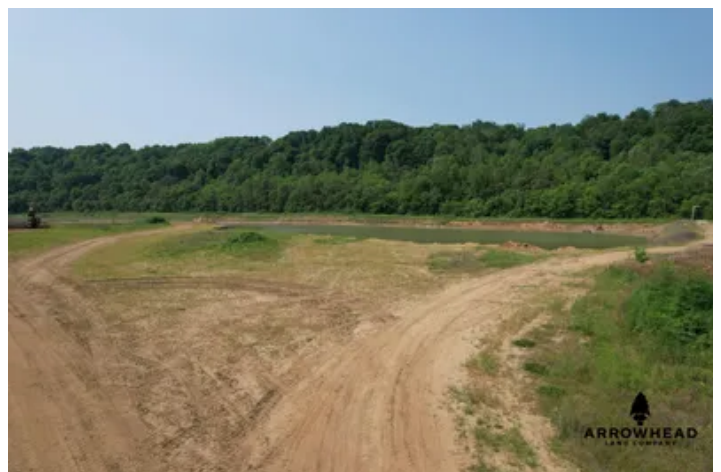
Endless Opportunities Riverfront Property Waterford, OH / Washington County

PROPERTY DESCRIPTION

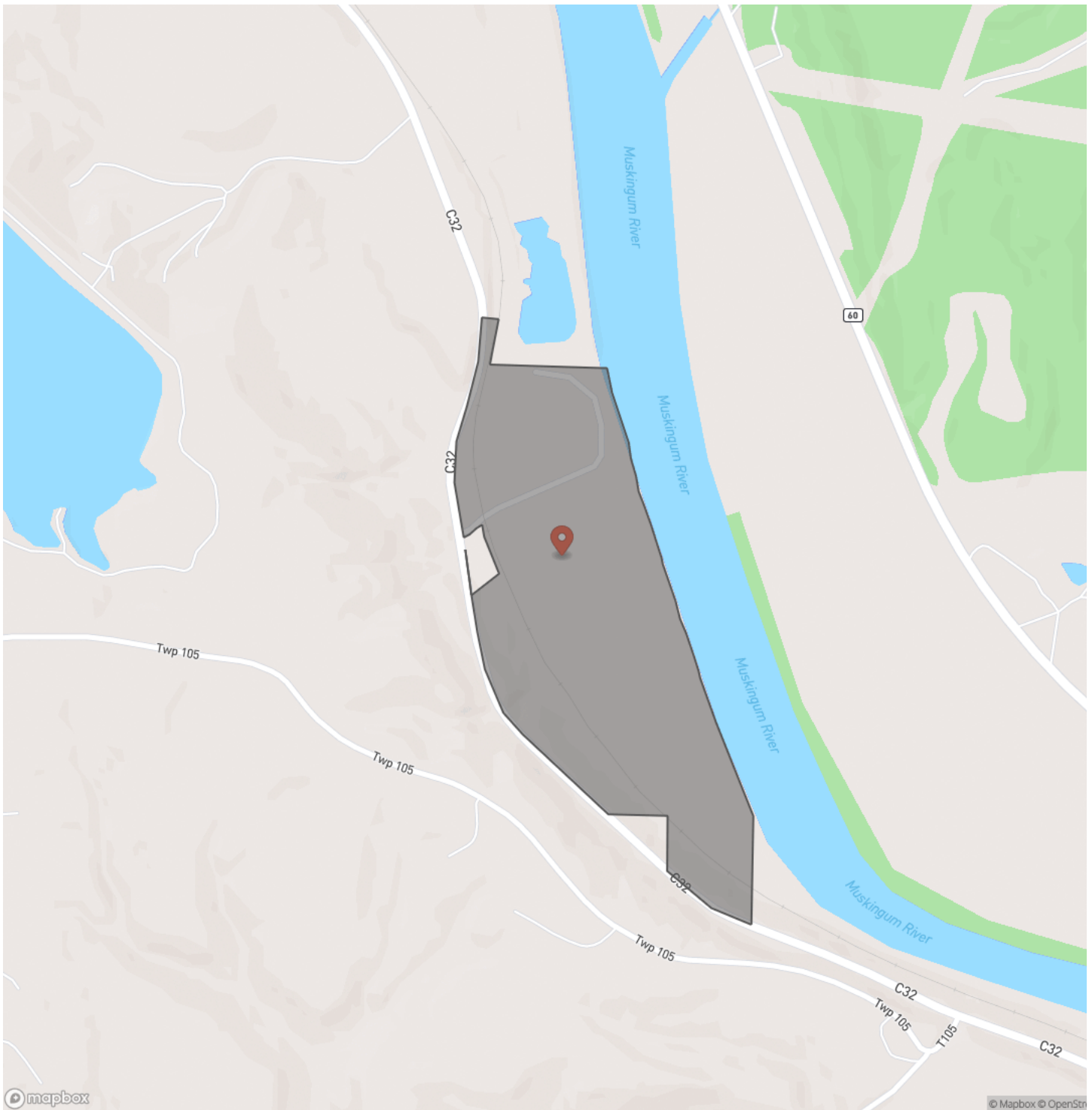
Unlimited potential begins here with a blank slate property complete with a large pond. Sitting directly along the banks of the Muskingum River, you will find this gem of property. Access is in the form of a gravel drive directly off of a paved road. This blank canvas provides the future owners with endless possibilities, a private campground, atv/utv riding, fishing camp, deer or waterfowl hunting camp, or just a weekend getaway with gorgeous views, and that's just naming a few. Acreage here is priced to sell, and will do so quickly. Whether you're a first time buyer or a seasoned land owner, this property is sure to impress. Please call Brian Whitt, [937.545.7764](tel:937.545.7764), Rick Culbertson, [937.369.4589](tel:937.369.4589), or Colton Trego, [937.344.4328](tel:937.344.4328) for complete details of this property and showing.



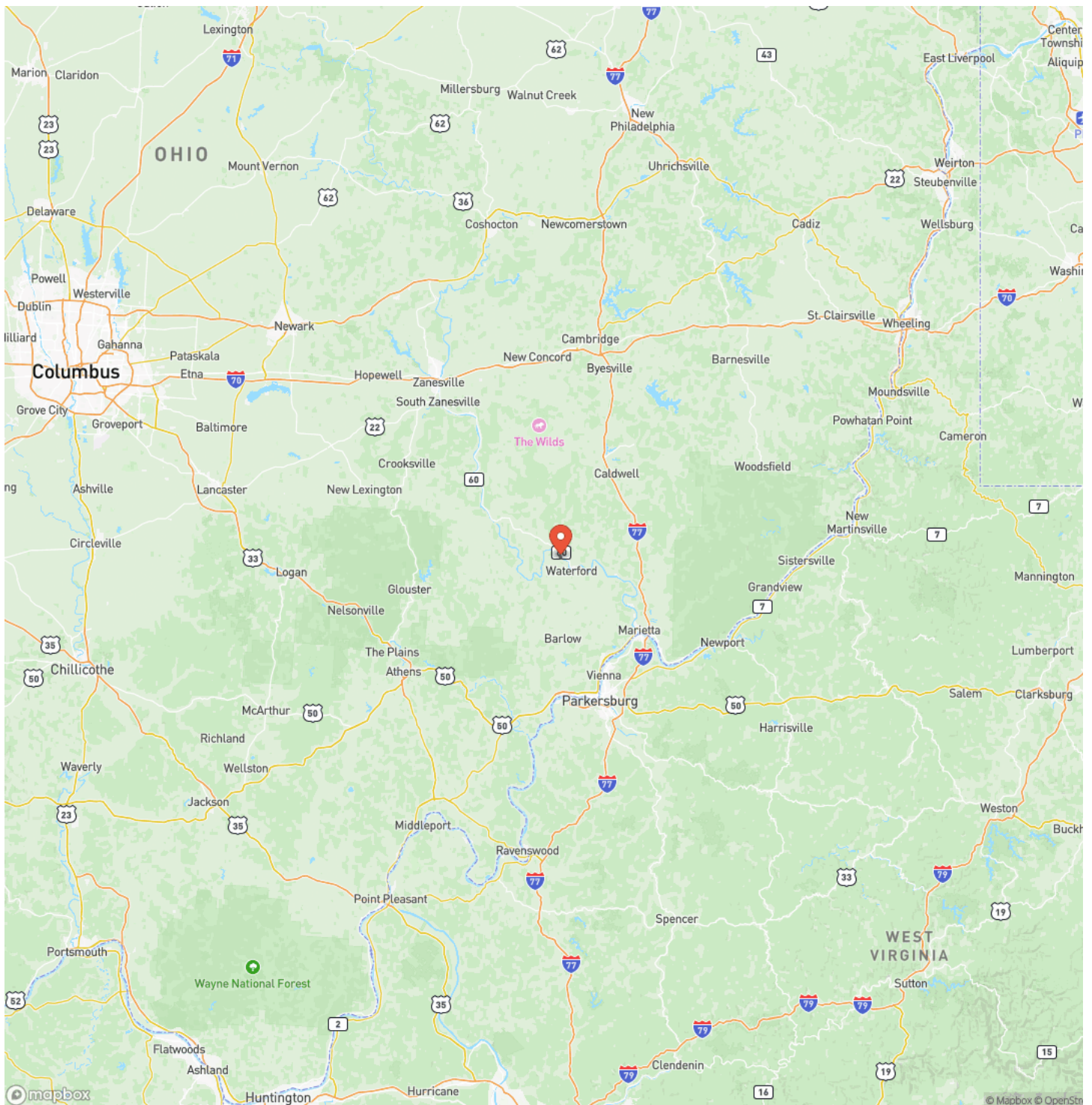
Endless Opportunities Riverfront Property
Waterford, OH / Washington County



Locator Map



Locator Map



Satellite Map



Endless Opportunities Riverfront Property Waterford, OH / Washington County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(937) 545-7764

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

Cincinnati, OH 45202

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 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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

