

**Affordable Hunting Property & Build Site, Surrounded By
Wayne National Forest!**
1680 COUNTY ROAD 14
Pedro, OH 45659

\$110,000
40± Acres
Lawrence County



Affordable Hunting Property & Build Site, Surrounded By Wayne National Forest!
Pedro, OH / Lawrence County

SUMMARY

Address

1680 COUNTY ROAD 14

City, State Zip

Pedro, OH 45659

County

Lawrence County

Type

Hunting Land, Timberland, Lot

Latitude / Longitude

38.7117 / -82.6089

Taxes (Annually)

300

Acreage

40

Price

\$110,000

Property Website

<https://arrowheadlandcompany.com/property/affordable-hunting-property-build-site-surrounded-by-wayne-national-forest-lawrence-ohio/36603/>



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PROPERTY DESCRIPTION

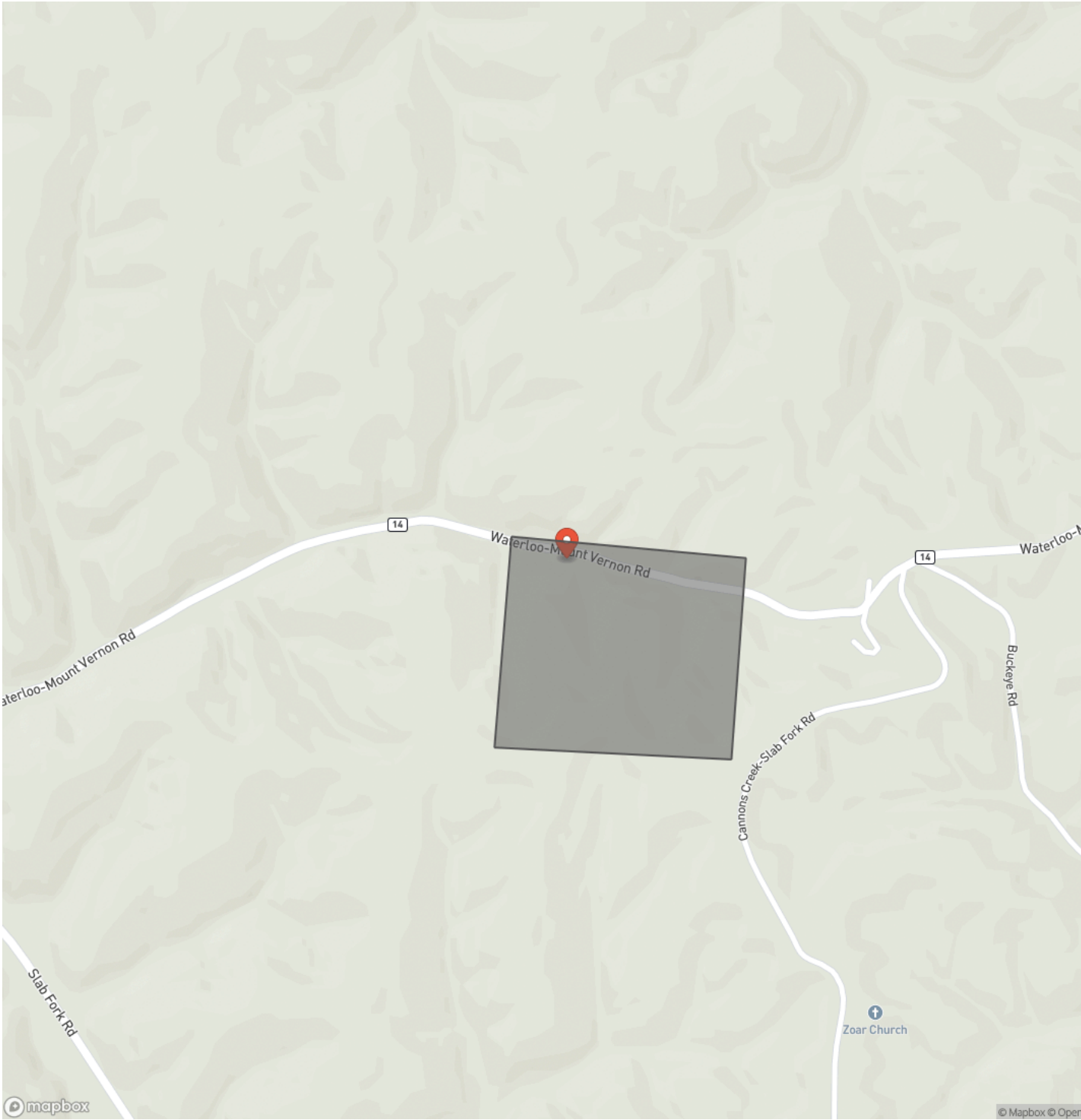
Have you been looking for private land but love America's National forests too? You get the best of both worlds with this property. Situated back in a remote part of Southern Ohio is this gem! This has been clear cut but the growth is amazing including: Pines, young oaks, maples, briars, grasses and all this equals deer habitat!! Existing trails make it a very easy property to move about on. As you walk the roads, you will see all kinds of possibilities for this awesome property. If you were to food plot a few of the upper benches, you would be in for some great opportunities for giant bucks. You are surrounded by Wayne National Forest, which contains tons of timber and mast! Food plotting in the middle of 6-10 year growth, being surrounded by thousands of acres of public land, sounds like a great strategy. There are lots of deer trails, droppings, rubs, and tracks. This county has been giving up some giant Whitetails! You can also build here, Electric is at the road. It has a nice drive, it may need some gravel at some point. There is a flat build spot, with an old homestead, but with a little cleanup, you will have yourself a great little cabin site in the middle of nowhere! You will not want to miss out on this one. 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. Perfect deer habitat Varied topography...some nice bowls and great benches Deer sign galore Based on topography, food plot potential Young pines, Oaks, maples Good trails for access Parking spot and culvert installed Build site, Electric at the road Surrounded by Wayne National Forest!! Dean National forest in Close Proximity



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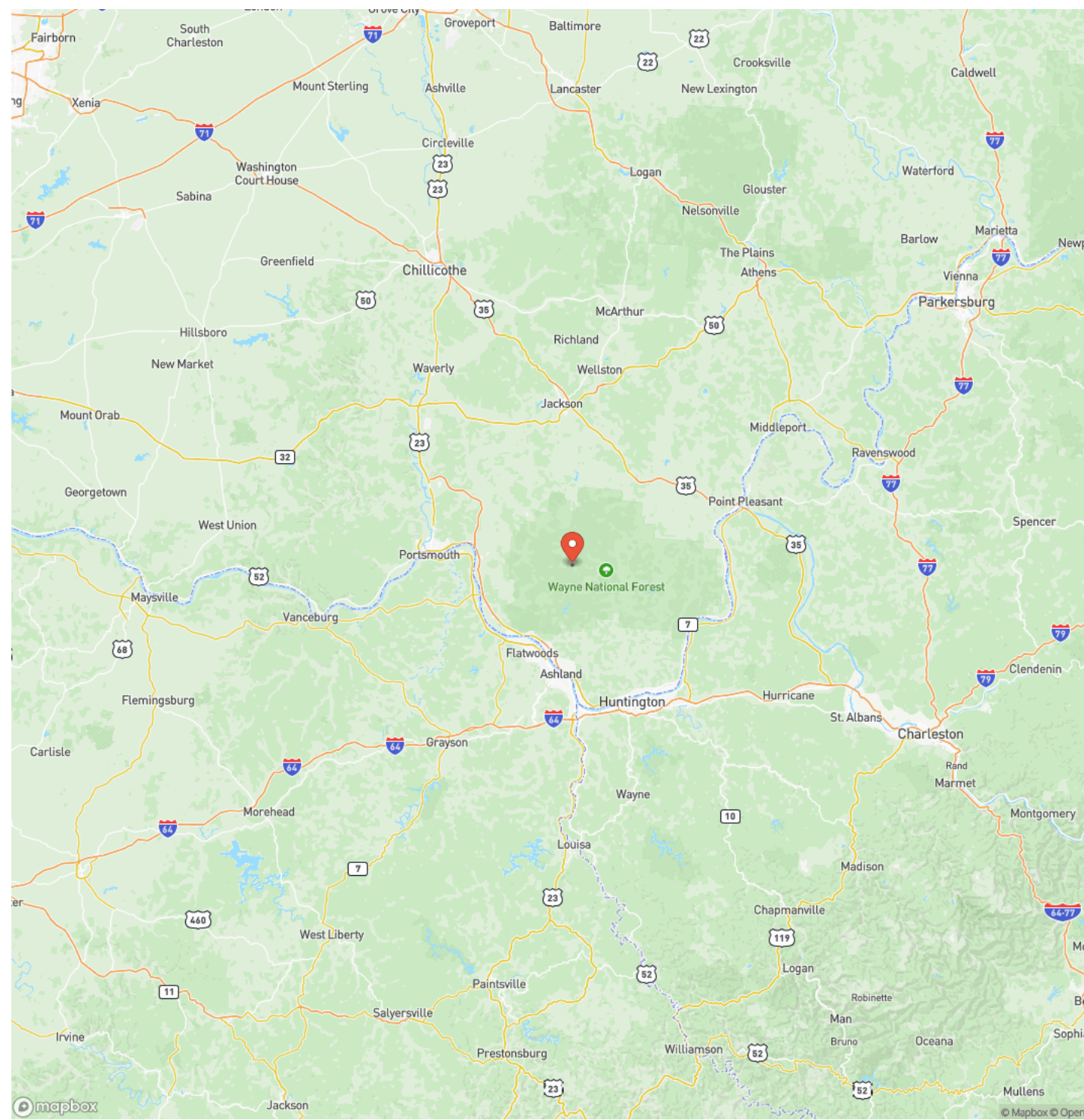


Locator Map

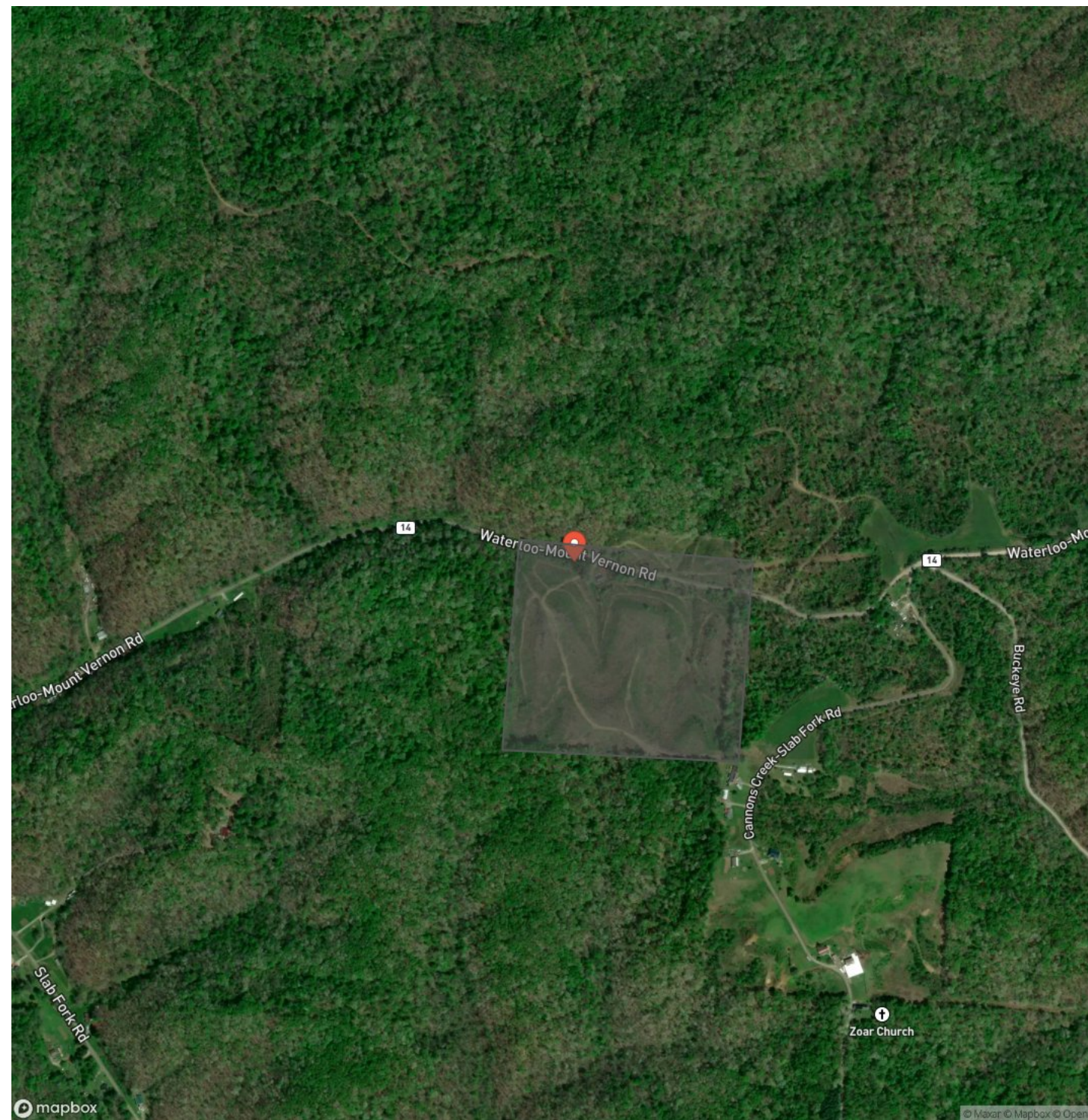


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Locator Map



Satellite Map



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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



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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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