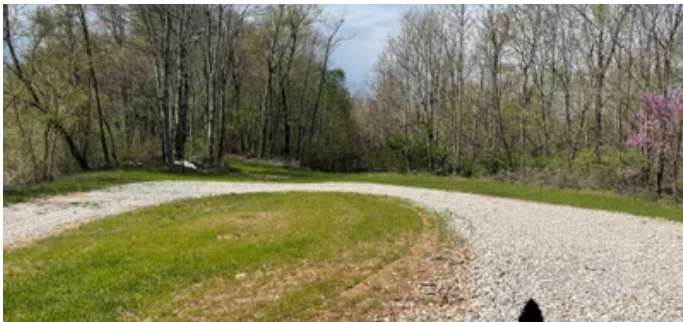


**Trophy Bucks, Food Plot, Shooting House, Trails, and
Timber!**
0 County Rd 9,
New Matamoras, OH 45767

\$153,000
34± Acres
Washington County



Trophy Bucks, Food Plot, Shooting House, Trails, and Timber!
New Matamoras, OH / Washington County

SUMMARY

Address

0 County Rd 9,

City, State Zip

New Matamoras, OH 45767

County

Washington County

Type

Hunting Land

Latitude / Longitude

39.4642 / -81.2094

Acreage

34

Price

\$153,000

Property Website

<https://arrowheadlandcompany.com/property/trophy-bucks-food-plot-shooting-house-trails-and-timber-washington-ohio/36096/>



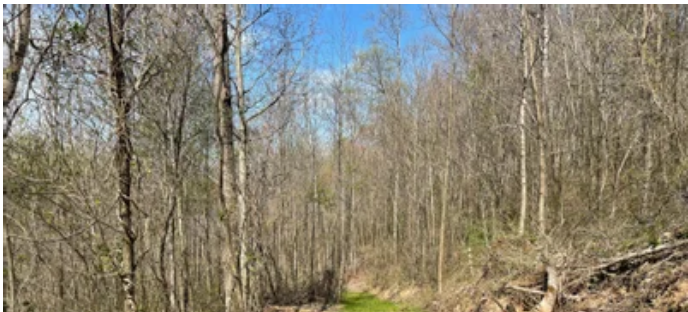
Trophy Bucks, Food Plot, Shooting House, Trails, and Timber!
New Matamoras, OH / Washington County

PROPERTY DESCRIPTION

Are you looking for a tract of hunting land that is affordable, and you can harvest giant Ohio whitetails? Do you appreciate easy access, trails, food plots, timber, and the bonus of the national forest as a neighbor? Do you appreciate rubs, scrapes, and other deer sign? When you view this property you will find all the above and more! There is recent and old deer sign, tracks imply that there are some mature deer using this property. It's nestled back up on a ridge with good access, which may matter to you if getting around easily is important. To aid in access, the sellers just put a new trail system in, ensuring you and your family can enjoy the entire property. When you can easily access the entire property, it will give you many options for friends and family to all enjoy hunting with you. There is plenty of parking, the property is side by side accessible and it's located in a very quiet area with larger neighbors and the national forest bordering one side. There is enough topography change to offer sanctuary and hideaway food plots, and there are some drainages with water most of the time, and varied habitat. There is a strategically placed shooting house that stays with the property. Imagine hunting in a warm shooting house, watching over your own food plot with manicured trails, coming and going to the plot! There are potential building locations for you to create a dream getaway for you and your family. You can also place a shed or park your camper with ease here. If you are looking for a manable property where you can grow big deer, you will want to see this one! Please call Brian Whitt, [937.545.7764](tel:937.545.7764), Rick Culbertson [937.369.4589](tel:937.369.4589) or Josh Grant, [330.341.0997](tel:330.341.0997) for complete details of this property and showing. Subject to Survey Great 4x4 Trails Awesome Deer Sign: Rubs, Scrapes, droppings, Trails.. Food Plot! Parking Shooting House Some Beautiful Timber Borders Wayne National Forest Future mineral rights convey, keeping existing leases Close to Rt. 7 and Interstate 77



Trophy Bucks, Food Plot, Shooting House, Trails, and Timber!
New Matamoras, OH / Washington County

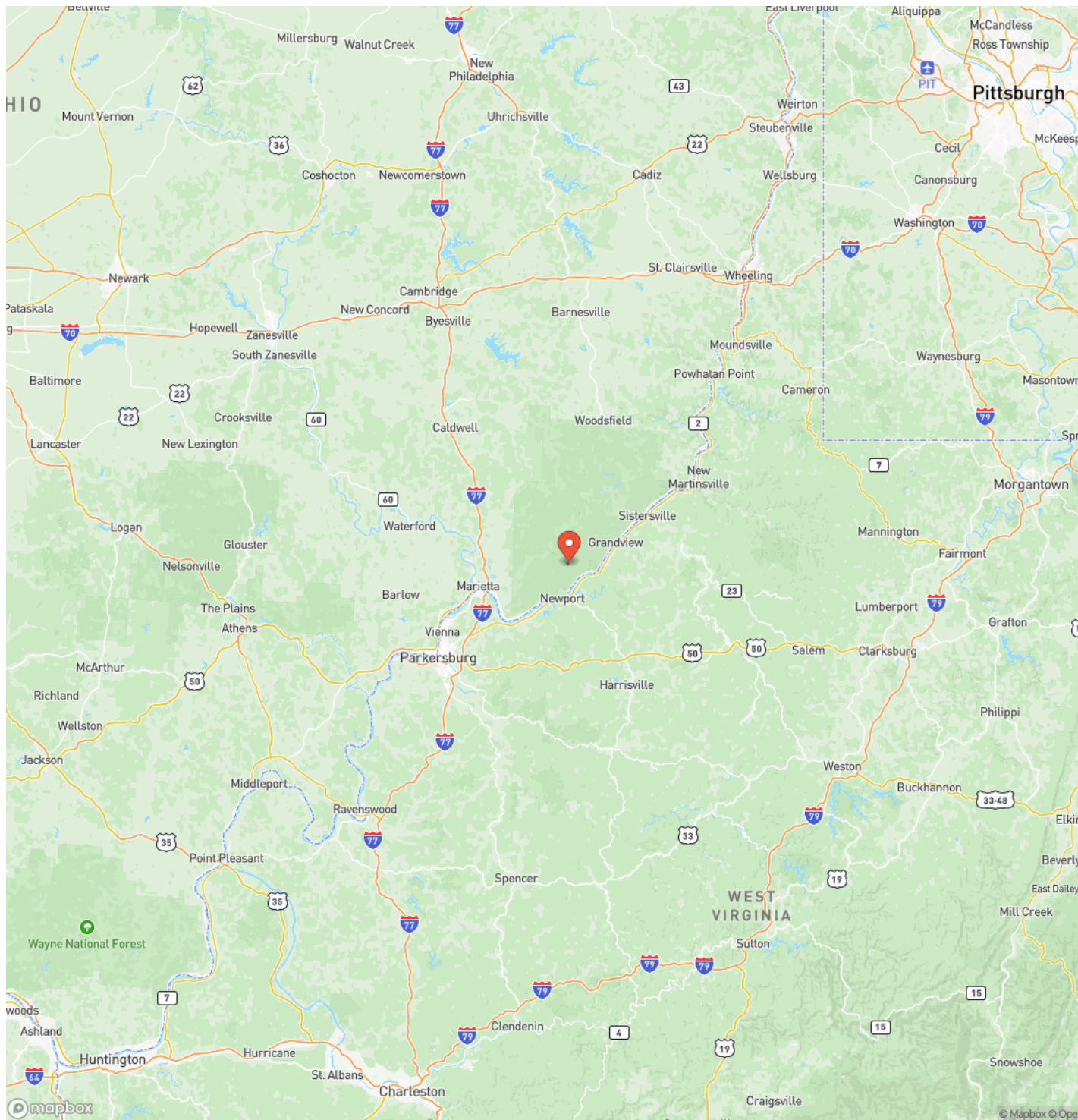


Locator Map



Trophy Bucks, Food Plot, Shooting House, Trails, and Timber! New Matamoras, OH / Washington County

Locator Map



Satellite Map



Trophy Bucks, Food Plot, Shooting House, Trails, and Timber!
New Matamoras, 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

Rarden, OH 45671

NOTES



NOTES

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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