

Turn-Key Hunting Retreat
0 Stanleyville Road
Whipple, OH 45788

\$235,000
47± Acres
Washington County



Turn-Key Hunting Retreat Whipple, OH / Washington County

SUMMARY

Address

0 Stanleyville Road

City, State Zip

Whipple, OH 45788

County

Washington County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.508 / -81.3418

Acreage

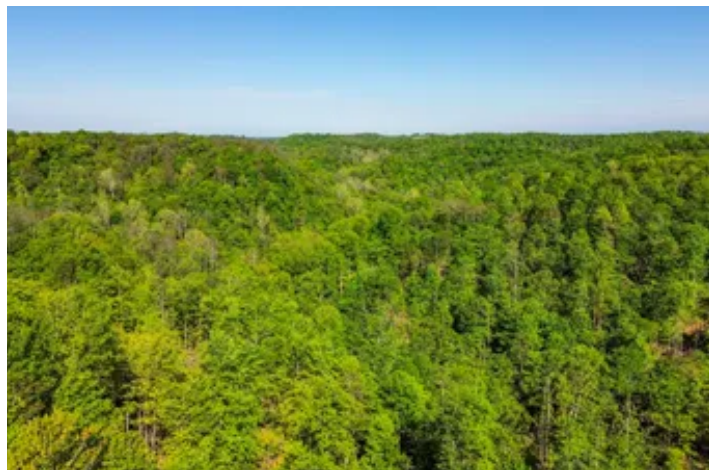
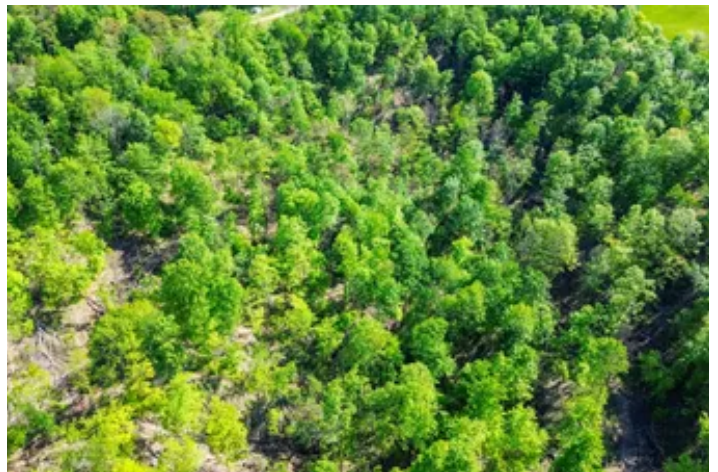
47

Price

\$235,000

Property Website

<https://arrowheadlandcompany.com/property/turn-key-hunting-retreat-washington-ohio/81492/>



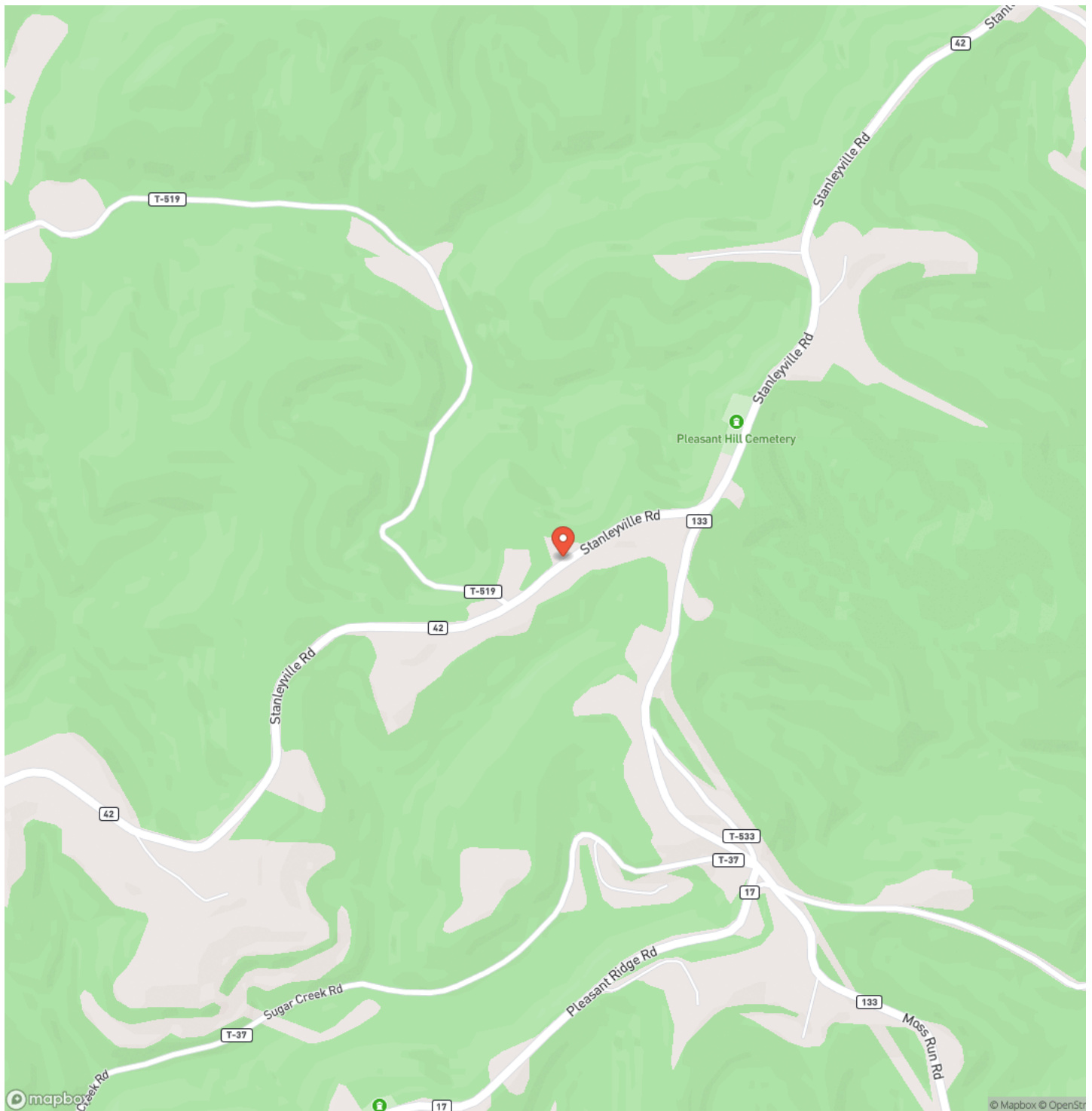
PROPERTY DESCRIPTION

Welcome to 47 +/- acres in one of the best counties in Ohio to hunt whitetail! This property greets you with a gated private driveway with fresh gravel and a parking area. A new cabin was just placed and is waiting for you to turn it into your private hunting retreat. The massive trail system will help you navigate this property with ease, providing plenty of room for UTV or ATV use throughout. As you go down the main trail, you will enter the open food plot set up with a large custom elevated blind. The trail system continues to the back side of the property where the second elevated blind is located. This blind is strategically placed with a silo feeder to optimize your harvest opportunity. The back of the property offers several ridges and benchtops loaded with deer and turkey sign. The ridges surround a creek bottom that runs through the center of the property. This property was professionally designed to grow and harvest mature whitetails. Don't miss your opportunity to make endless memories with your friends and family while enjoying this beautiful property! Sellers' mineral rights convey—blinds and feeders also convey. All showings are by appointment only. If you would like more information or to schedule a private showing, please contact Rick Culbertson at [\(937\) 369-4589](tel:937-369-4589) or Brian Whitt at [\(937\) 545-7764](tel:937-545-7764).

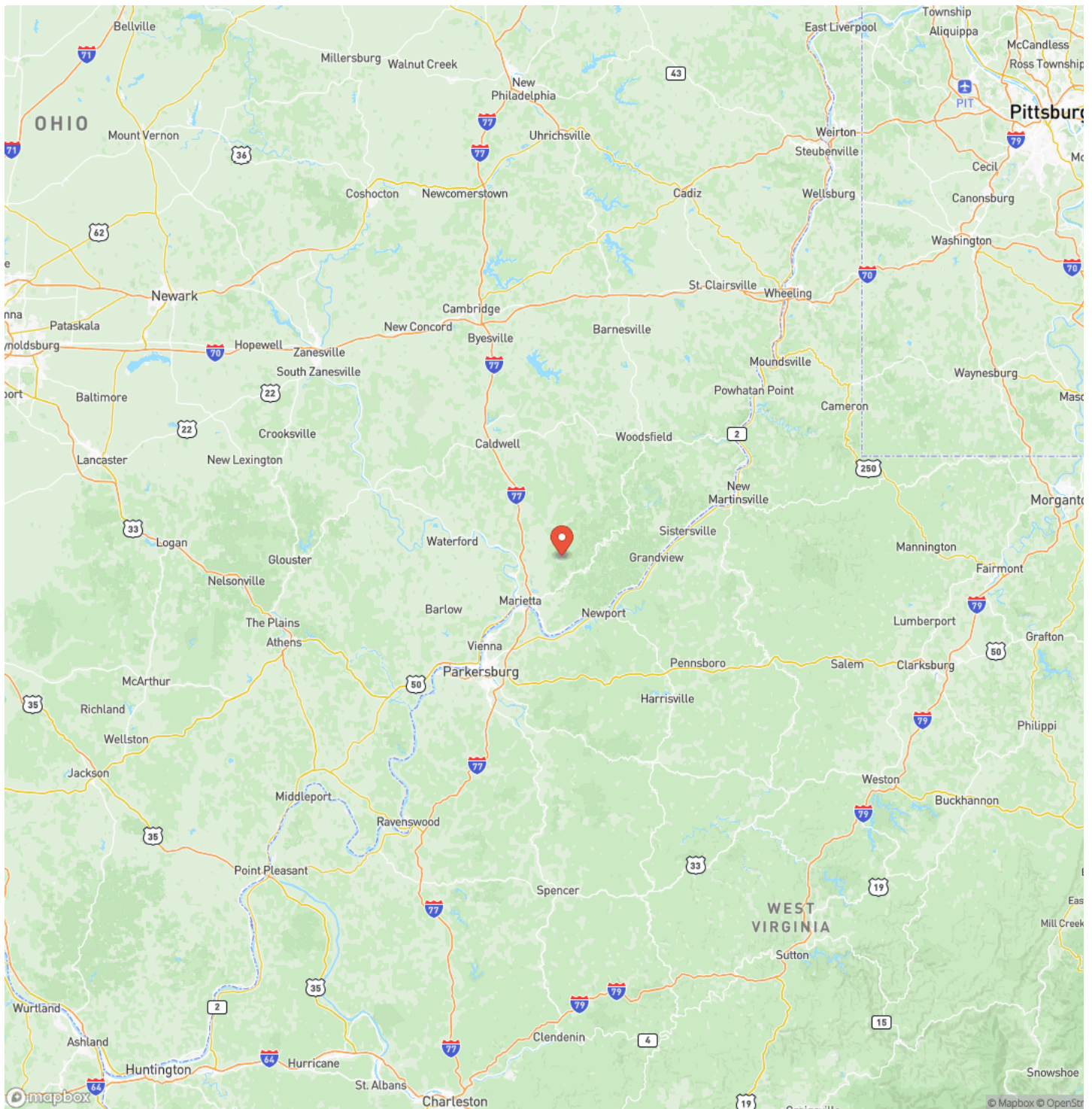
**Turn-Key Hunting Retreat
Whipple, OH / Washington County**



Locator Map



Locator Map



Satellite Map



Turn-Key Hunting Retreat Whipple, OH / Washington County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

www.arrowheadlandcompany.com

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
(833) 873-2452
www.arrowheadlandcompany.com

