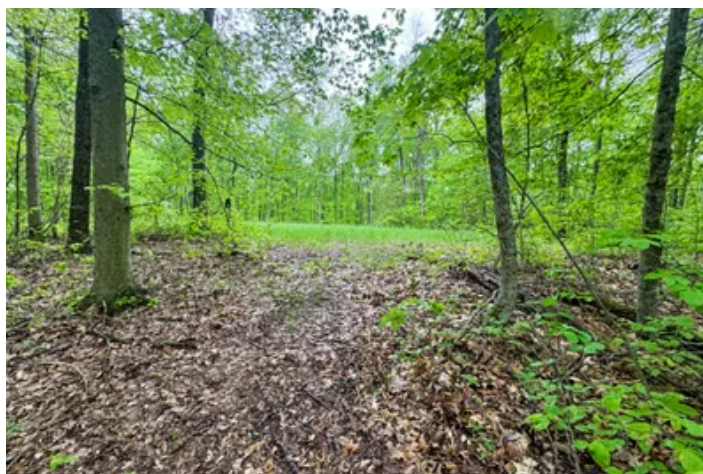
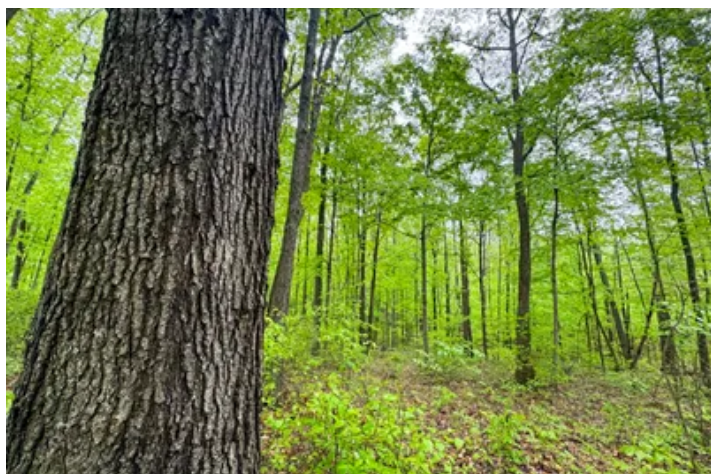


Hunting Farm Bordering Waterloo & Zaleski Wildlife
Area
OH 356
New Marshfield, OH 45766

\$309,000
68± Acres
Athens County



Hunting Farm Bordering Waterloo & Zaleski Wildlife Area

New Marshfield, OH / Athens County

SUMMARY

Address

OH 356

City, State Zip

New Marshfield, OH 45766

County

Athens County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

39.33615 / -82.26189

Acreage

68

Price

\$309,000

Property Website

<https://arrowheadlandcompany.com/property/hunting-farm-bordering-waterloo-zaleski-wildlife-area-athens-ohio/78631/>

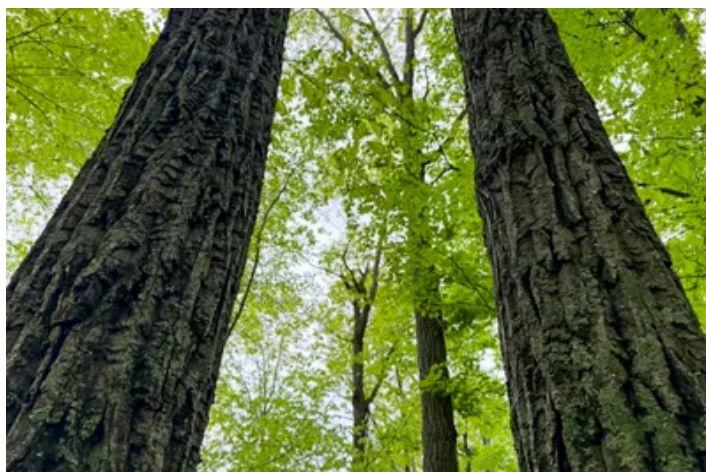
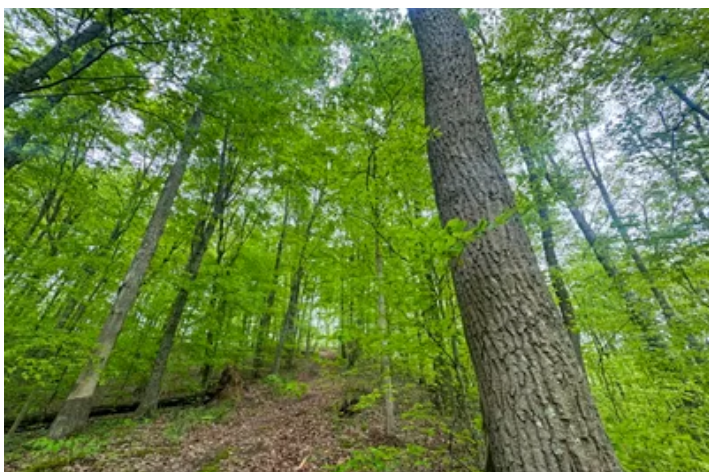
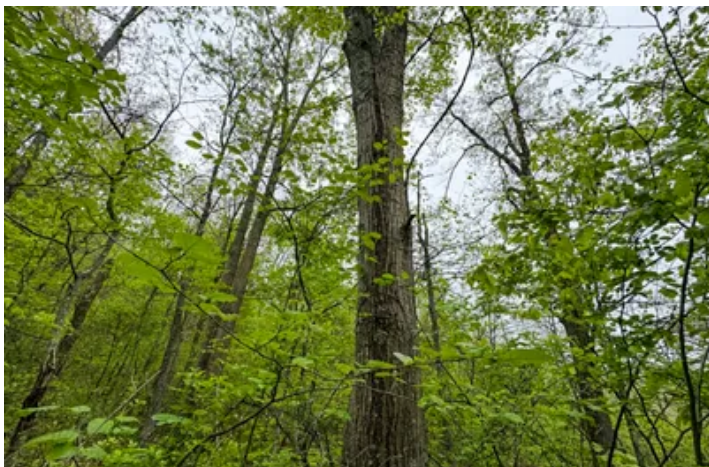


Hunting Farm Bordering Waterloo & Zaleski Wildlife Area New Marshfield, OH / Athens County

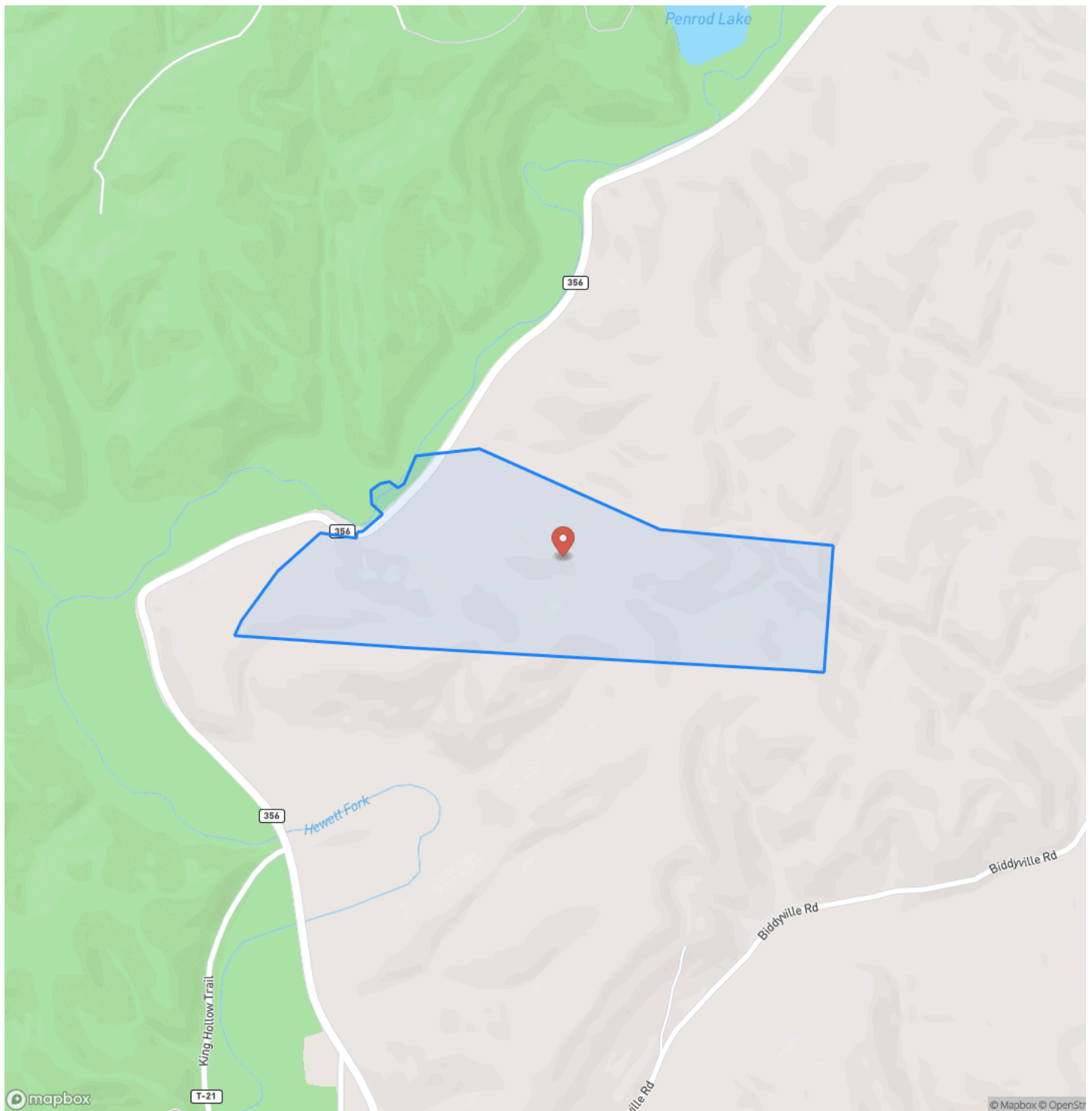
PROPERTY DESCRIPTION

If you are looking for a turnkey hunting property that offers a proven history of deer and turkey then check this farm out in Athens County, Ohio! It neighbors the massive Waterloo and Zaleski State Forests which offer thousands of additional acres to hunt on. Imagine what a food source or baiting station could draw in from the nearby public land. The 68 +/- acres offers well manicured trails, mature timber, two food plots, lots of deer and turkey sign, gated and graveled entrance with plenty of parking, a primitive cabin, a storage container and some of the most spectacular views in Southern Ohio. As you travel the nice trails, you will really appreciate how easy it is to get around on this property. Trails meander through this property nicely providing amazing access. This land has really nice timber with plenty of oaks too, you will see the value as you explore the property. Everyone knows how deer and turkey love acorns, well there is no shortage here. There are two awesome flood plots, one is on a remote benchtop the other is located in the bottom offering diversity and excellent stand sites for harvesting that buck or turkey of a lifetime. There is plenty of room in the bottom for more food plots also. The property has diverse topography, browse, drainages and bedding cover. There are areas in the bottom that have the potential to hold water most of the year and there is a creek across the street that touches the property. Check out the deer and turkey pictures, this property is a wildlife magnet! There is no shortage of deer sign here and you will see rubs and scrapes throughout the property. This property is loaded with turkeys and you will see plenty of sign as you walk the land. You will really appreciate the primitive shed/cabin which offers somewhere to stay. The shed/cabin is situated far off the road offering privacy and seclusion. There is a wood burner and the cabin is located in an area with awesome timber and views. You will absolutely appreciate the gated and graveled drive which offers a nice manicured lane, and plenty of parking for your vehicles, trailers and campers. This property is what dreams are made of, you will not want to miss out on this one! Mineral, Oil and Gas rights DO NOT convey. Agents must be present for all showings. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:937-545-7764) or Josh Grant at [\(330\) 341-0997](tel:330-341-0997).

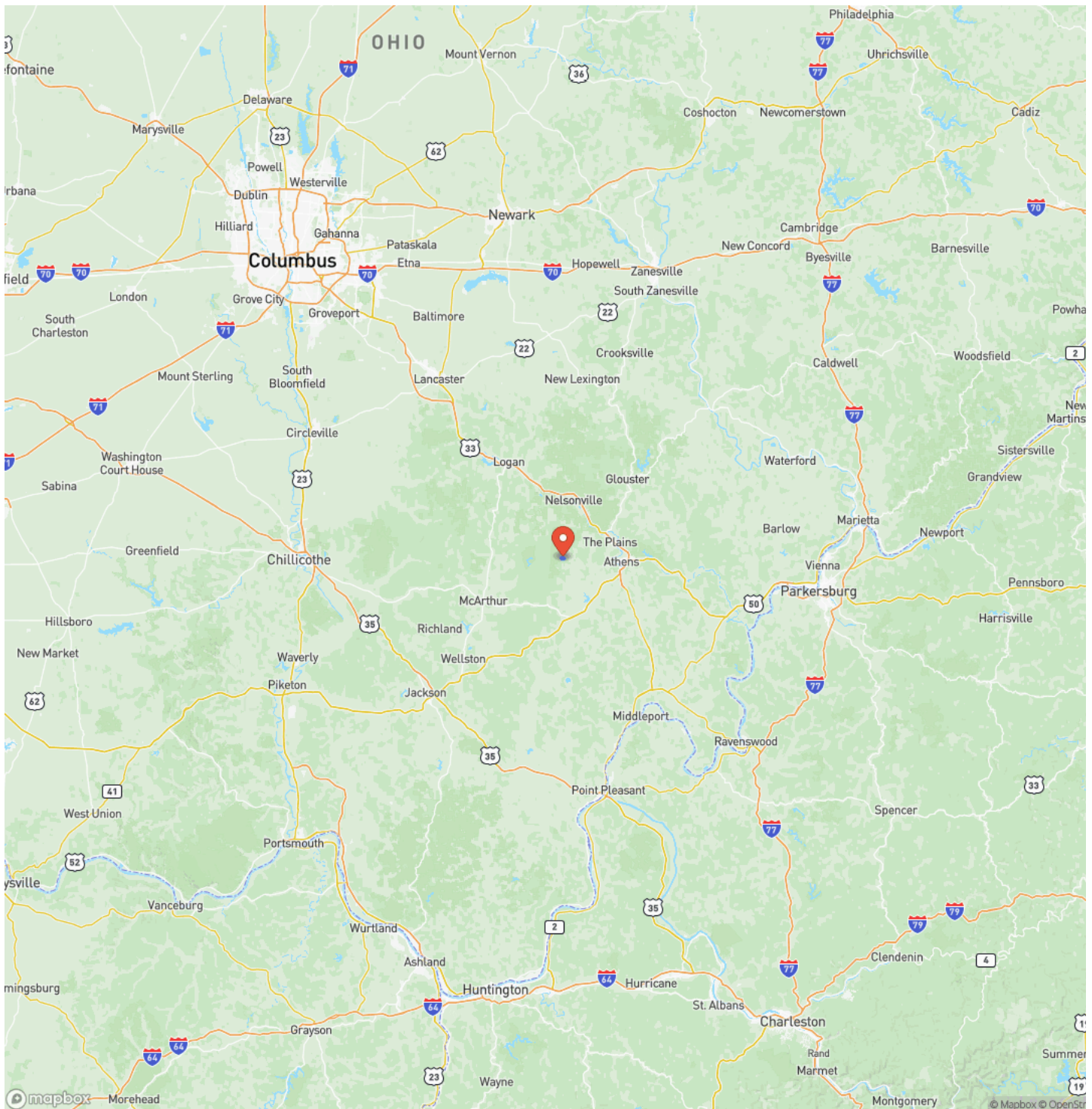
Hunting Farm Bordering Waterloo & Zaleski Wildlife Area
New Marshfield, OH / Athens County



Locator Map



Locator Map



Satellite Map



Hunting Farm Bordering Waterloo & Zaleski Wildlife Area New Marshfield, OH / Athens 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]

This image shows a single 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.



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.

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Sapulpa, OK 74066
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www.arrowheadlandcompany.com

