

Sugar Creek Road Ridge
2665 SUGAR RUN RD
Whipple, OH 45788

\$139,000
15± Acres
Washington County



Sugar Creek Road Ridge
Whipple, OH / Washington County

SUMMARY

Address

2665 SUGAR RUN RD

City, State Zip

Whipple, OH 45788

County

Washington County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

39.4898 / -81.3606

Acreage

15

Price

\$139,000

Property Website

<https://arrowheadlandcompany.com/property/sugar-creek-road-ridge-washington-ohio/54315/>



PROPERTY DESCRIPTION

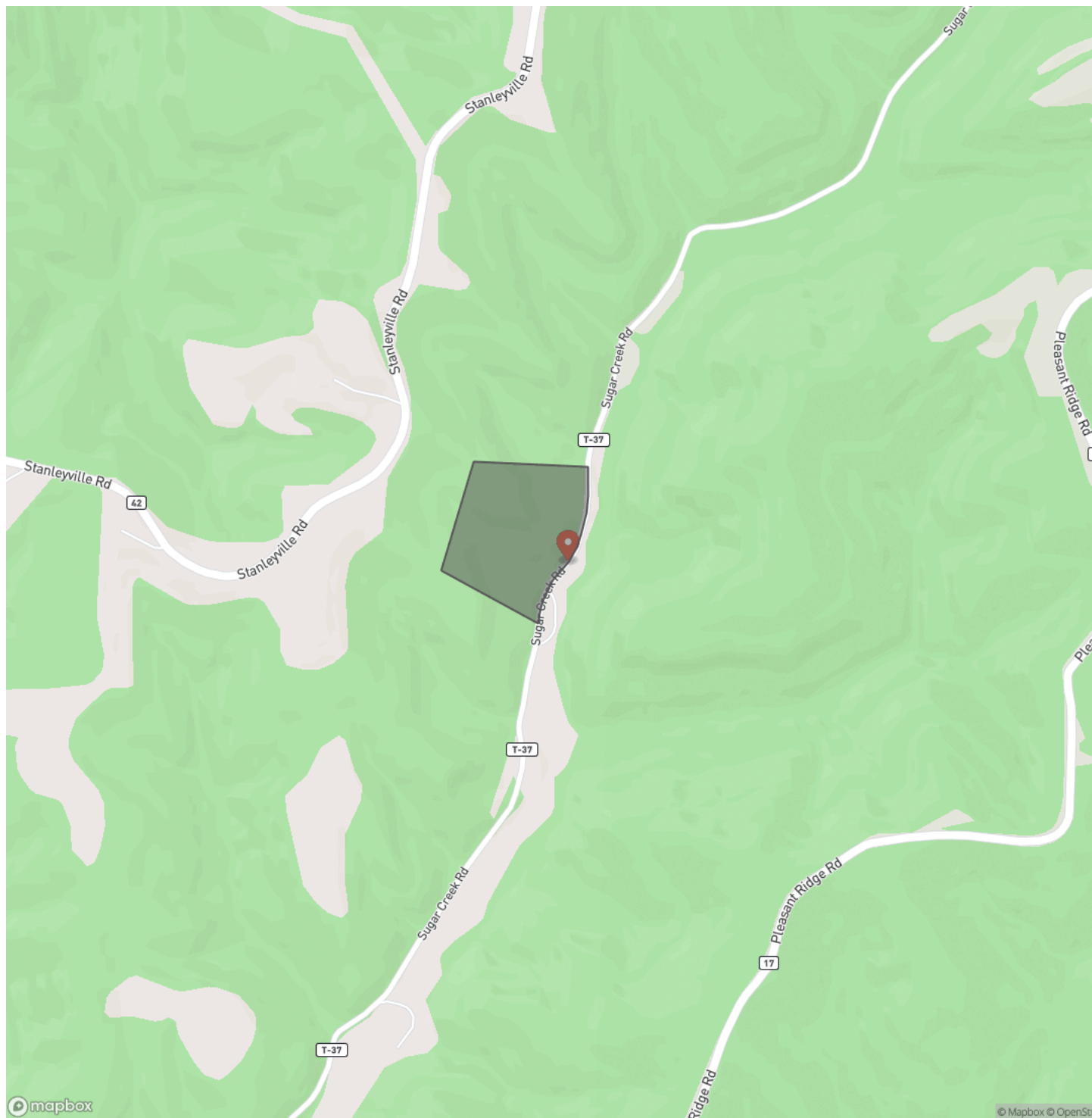
Introducing Sugar Creek Road Ridge, showcasing the beauty of Washington County, Ohio. On this property you will most likely see the most unique structure that can probably be found in Southeastern Ohio. You will also find gorgeous timber in sections of the property. To add to the enjoyment and uniqueness of this property you will find a well maintained trail system. Washington County also harbors and gives up some giant Whitetail bucks every year. Let's start with the brick structure that is nestled back off a well-maintained gravel drive. The structure is an excellent start to what could be one of the coolest cabins or mini castles around. Imagine some metal roofing and you will have the beginnings of a dream home, cabin or castle. Electricity is found along the road. This structure offers a fantastic and unique opportunity for the do it yourself type or contractor. The shell is there, and it's ready for your personal touch. Now we're off to the woods. When you tour this property and navigate the groomed trails, you will notice all kinds of timber from Poplars to Oaks to some other species. There is an awesome spot on the property that overlooks the build site/structure that has some giant chestnut oaks. There are two points of access from the road and the trail system is tied into the main part of the property where the structure sits. The woods are very beautiful and you will really appreciate the views. Let's talk about deer hunting. This area has giant Whitetails. This property isolated from public land, but Wayne National Forest is nearby offering even more fantastic hunting opportunities. We found a few awesome rubs, some great deer trails, and lots of tracks. The deer are using the atv trails for access and it is obvious the deer are thick in this area. The property offers great options for evening and morning hunts alike. You will really appreciate the diversity of the topography, understory, timber, and sanctuary areas. The property is rolling to hilly, but the trails make it easy to navigate. There are a couple of awesome benches and these offer the savvy hunter some great stand locations. There are also some thicker areas in the lower parts of property offering the deer and turkey plenty of bedding and nesting cover. The area is very remote and quiet which, in today's busy world, means a lot. One could turn the yard, backyard, and along the drive into a food plot. We believe with the awesome structure, driveway, trails, woods and Whitetail genetics in the area, this property offers a unique opportunity for someone who wants to build something other than a barndominium or traditional cabin. This property is a must see. A "New Survey" was completed recently. There is a well and septic on site. "Sellers" Mineral Rights Convey. Please call or text Brian Whitt, 937.545.7764 or Josh Grant, 330.341.0997 for complete details of this property and showing.



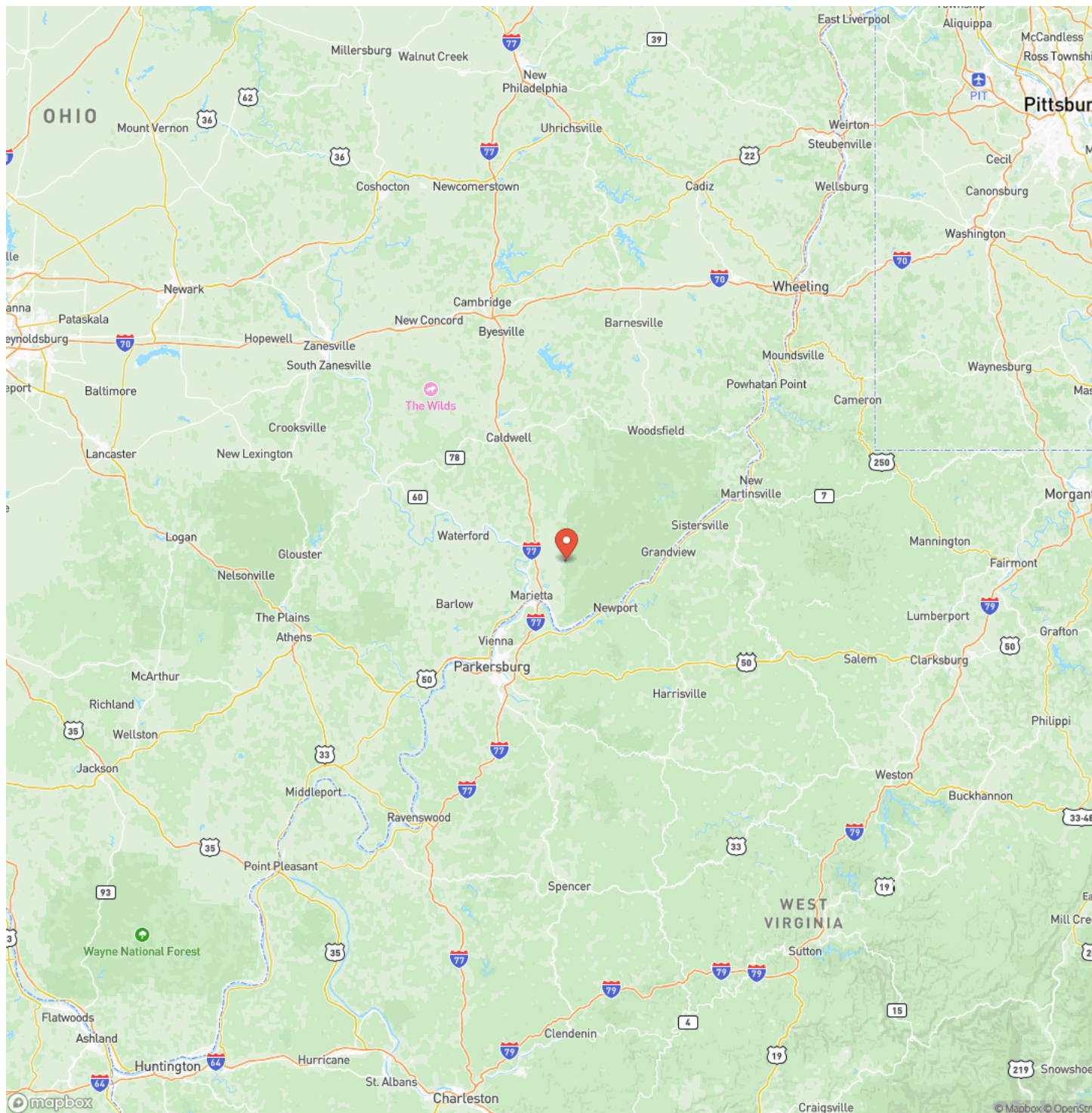
Sugar Creek Road Ridge
Whipple, OH / Washington County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

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Address

City / State / Zip

Cincinnati, OH 45202

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.



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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