

**Copeland Woods Farm Bordering Tri Valley Wildlife Area**  
0 Copeland Woods Drive  
Dresden, OH 43821

**\$765,000**  
97± Acres  
Muskingum County



**Copeland Woods Farm Bordering Tri Valley Wildlife Area  
Dresden, OH / Muskingum County**

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**SUMMARY**

**Address**

0 Copeland Woods Drive

**City, State Zip**

Dresden, OH 43821

**County**

Muskingum County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land,  
Timberland

**Latitude / Longitude**

40.10375 / -81.96554

**Acreage**

97

**Price**

\$765,000

**Property Website**

<https://arrowheadlandcompany.com/property/copeland-woods-farm-bordering-tri-valley-wildlife-area-muskingum-ohio/111658/>



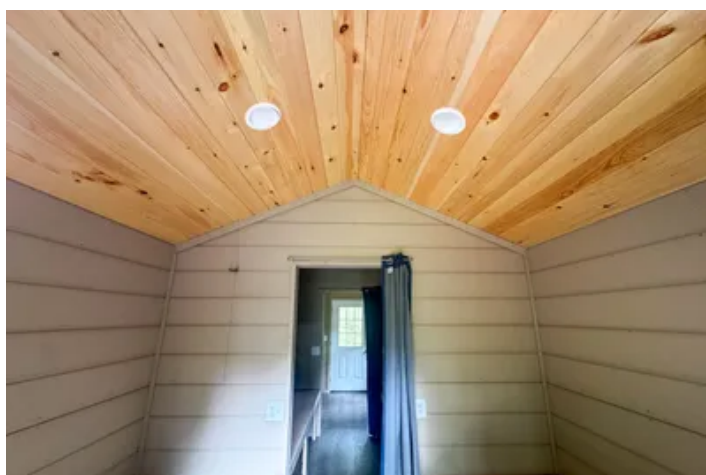
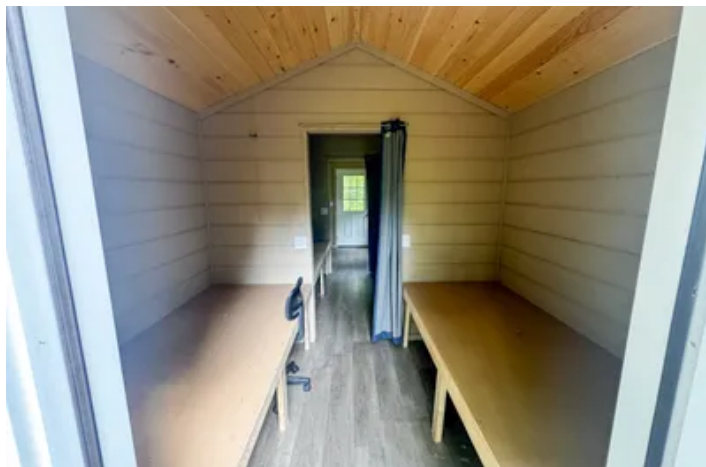
### **PROPERTY DESCRIPTION**

If you've been searching for a turn-key hunting property in one of Ohio's premier trophy whitetail counties, this is the one you've been waiting for! Located just minutes from Dresden, this exceptional 97 +/- acre property offers outstanding deer habitat, excellent hunting improvements, and the rare advantage of bordering hundreds upon hundreds of acres of Ohio public land. The property is set up and ready to hunt with a newly finished hunting cabin featuring a finished interior, generator hookup, and wiring for future electric service, providing a comfortable base camp for weekend getaways or extended hunting trips. You can drive directly to the cabin and park, making access convenient year-round. Three brand-new elevated hunting blinds have been strategically placed to maximize hunting opportunities, while an established trail system provides easy access throughout the property with minimal disturbance to wildlife. A remote field offers outstanding food plot potential and is perfectly positioned to attract and hold deer. Combined with the surrounding agricultural fields, the property provides an exceptional balance of food, cover, and security. Thick pockets of bedding habitat, abundant understory browse, and countless deer trails, scrapes, and rubs are evidence of the area's outstanding whitetail population. With neighboring crop fields supplying dependable nutrition and the property's excellent cover, all the ingredients are in place to consistently produce mature Ohio bucks. The land features a beautiful mix of timber, including a few mast-producing oaks, along with a seasonal creek that provides an additional water source for wildlife. The diverse topography, quality habitat, and natural travel corridors create multiple stand locations and outstanding hunting opportunities throughout the season. Bordering hundreds of acres of Ohio public hunting land gives you the unique opportunity to enjoy your own private hunting retreat while having additional public acreage to explore. The surrounding farming community, abundant wildlife habitat, and prime location make this property an exceptional investment for hunters, outdoor enthusiasts, or anyone looking to build a future country retreat. Whether you're looking for a proven trophy whitetail hunting property, a recreational getaway, or a future homesite, this turnkey tract is ready to enjoy from day one. Properties offering a finished hunting cabin, three elevated blinds, established trails, exceptional habitat, food plot potential, mature timber, and direct access to thousands of acres of public land rarely become available. Don't miss your opportunity to own an outstanding piece of Ohio's premier whitetail country. Property is subject to a hunting lease. The property is 30 +/- minutes to Coshocton, 45 +/- minutes to Newcomerstown, and 1 +/- hour to New Philadelphia. Seller's oil, gas and mineral rights DO NOT convey. Agents must be present for all showings and no SxS's or ATV's. 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).

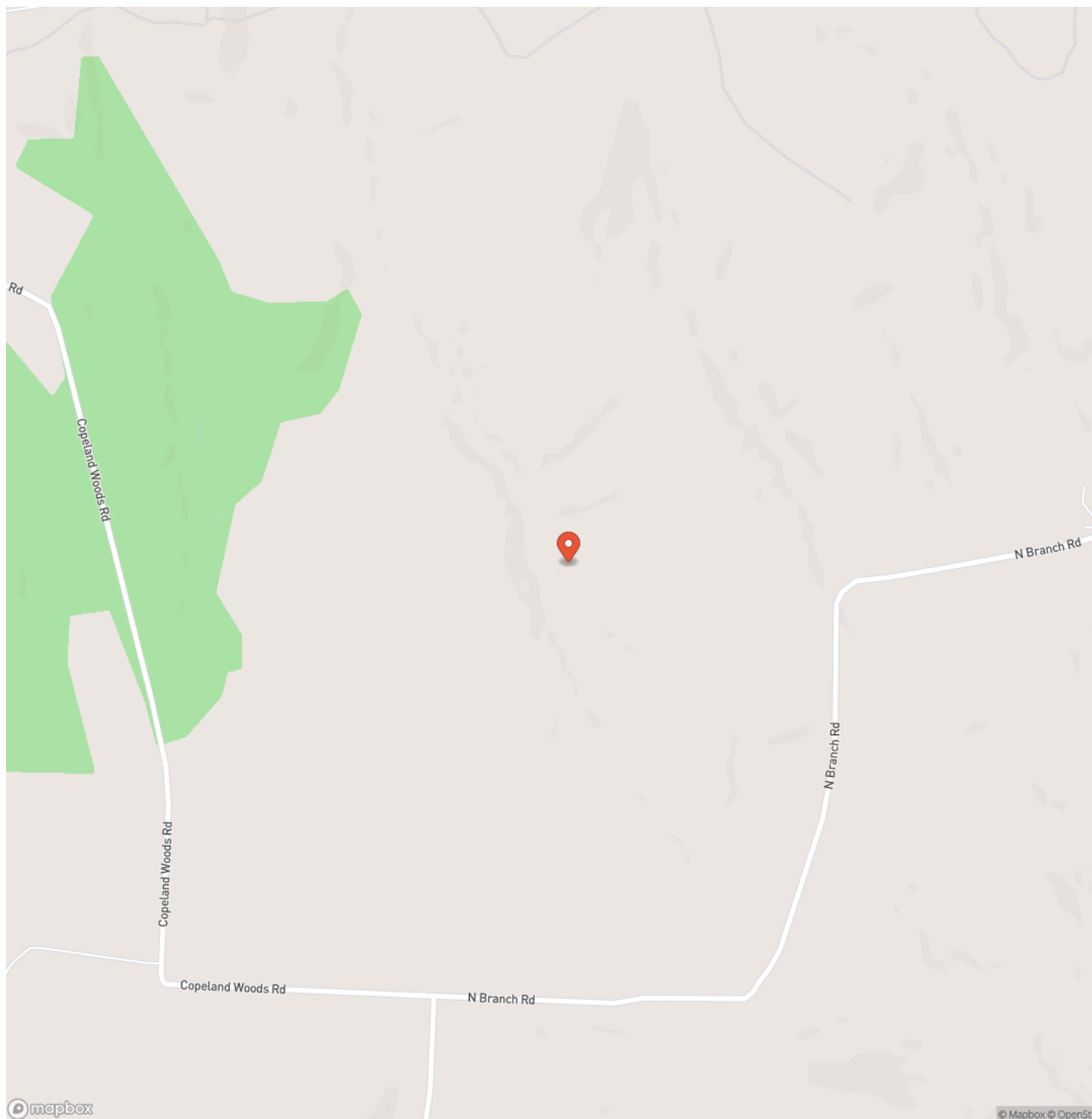
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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Dresden, OH / Muskingum County**

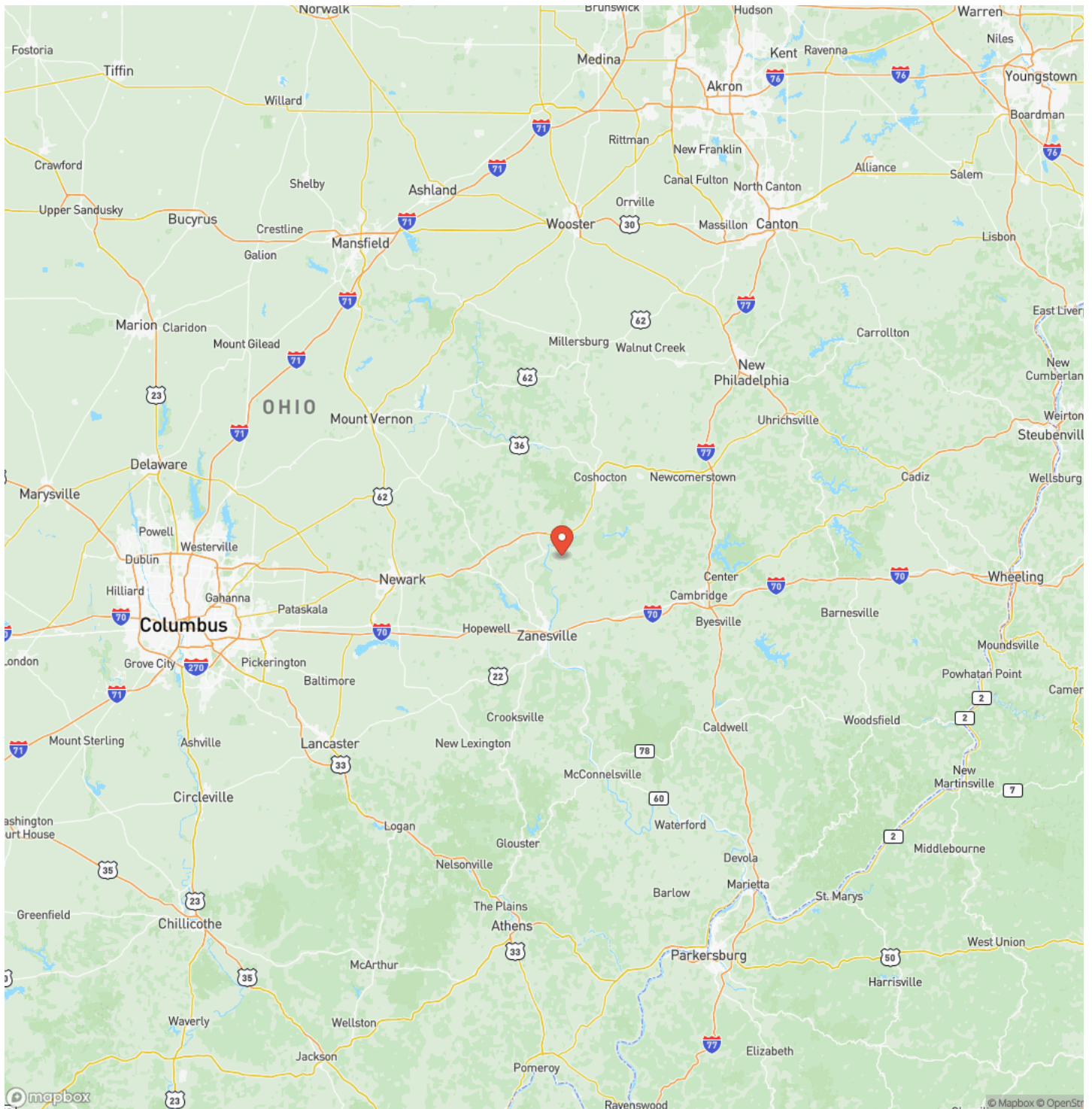
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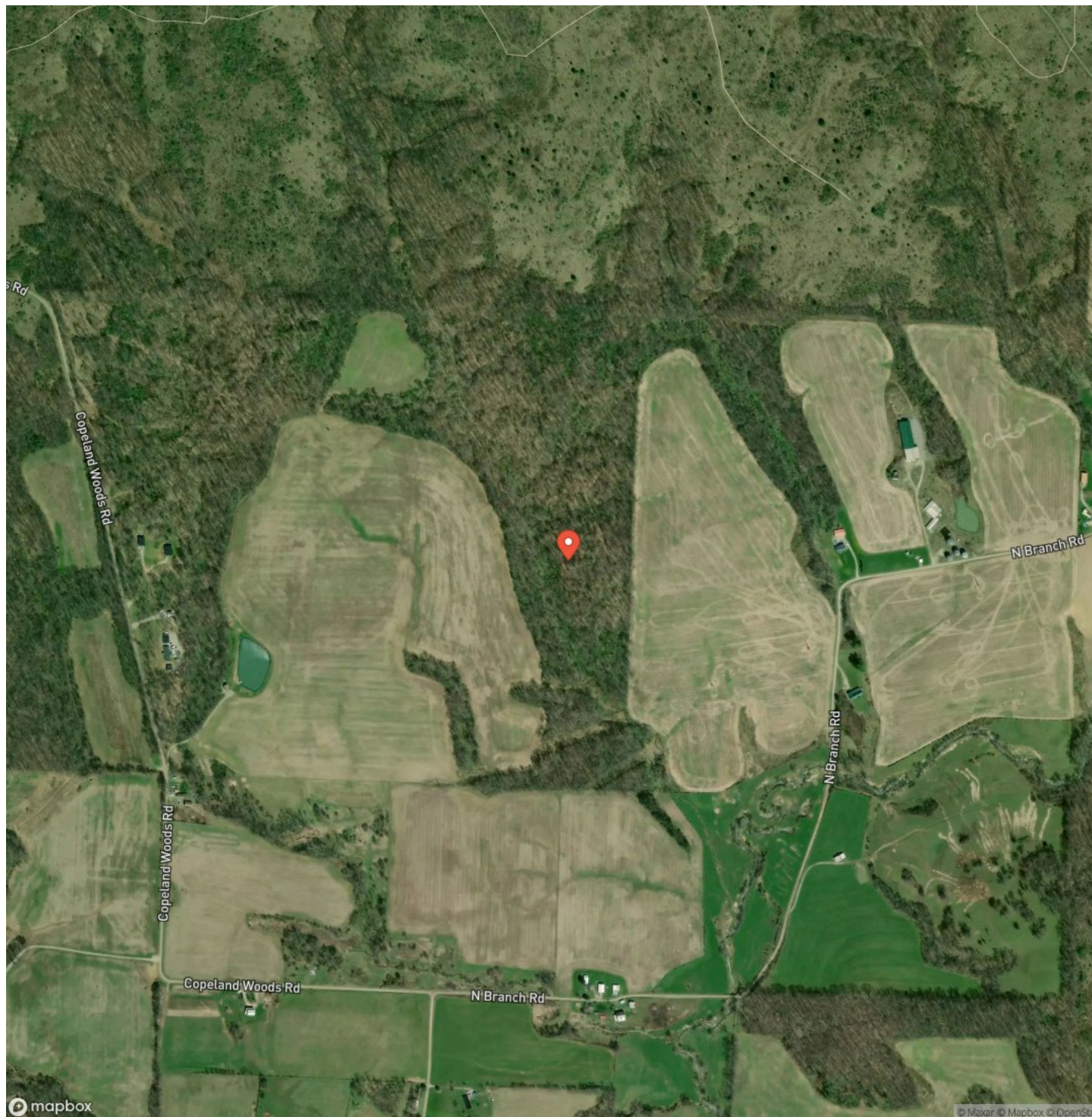
## Locator Map



## Locator Map



## Satellite Map



## Copeland Woods Farm Bordering Tri Valley Wildlife Area Dresden, OH / Muskingum County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Whitt

## Mobile

(423) 494-7793

## Email

brian.whitt@arrowheadlandcompany.com

**Address**

210 Cheeyo Trace

## City / State / Zip

Loudon, TN 37774

## NOTES

This image shows a blank 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.

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**<https://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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
<https://arrowheadlandcompany.com/>

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