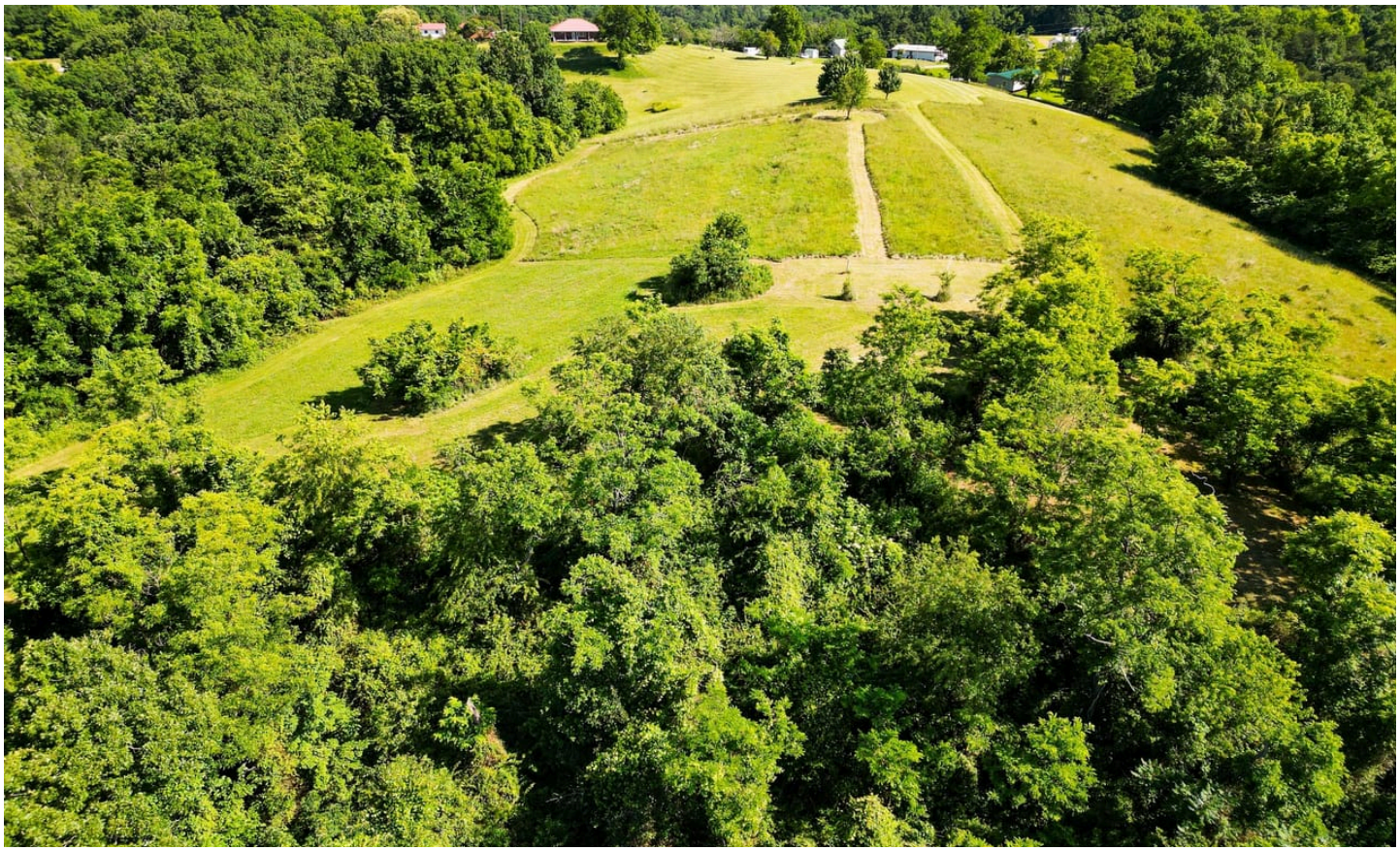
Sugar Camp Creek Hunting Farm
0 Eden Ridge Road
Reedsville, OH 45772

$249,999
55± Acres
Meigs County







SUMMARY

Address
0 Eden Ridge Road

City, State Zip
Reedsville, OH 45772

County
Meigs County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
39.15548 / -81.76579

Acreage
55

Price
$249,999

Property Website
https://arrowheadlandcompany.com/property/sugar-camp-creek-hunting-farm-meigs-ohio/94187/







PROPERTY DESCRIPTION

NEW deer photos added 8/18/26!

If you are a hardcore deer hunter, turkey hunter, or nature lover, you will want to see this farm! This +/- 55 acre Meigs County property is the ultimate whitetail hunting and management retreat, offering the perfect blend of water, cover, food, and sanctuary that allows mature bucks to thrive. The land features an incredible mix of habitat types, creating a diverse and highly attractive big-buck hunting setup in one of Ohio's most recognized trophy whitetail counties. The topography is impressively diversified, featuring a combination of bench tops, natura drainages, and varied contours that create year-round habitat advantages for whitetails. These natural features form ideal funnels, pinch points, bedding pockets, and secure travel corridors-offers an exceptional landscape for both hunting and long-term deer management. There is a food plot on the back side of the large field, where you'll find fruit trees and great cover leading into the plot. The plot was seedec in a mix of oat, beats, clover and rye. A thick drainage runs parallel to the field, providing natural bedding and sanctuary cover. A main trail leads down to the bottom, with additional secondary trails throughout, allowing excellent access from multiple directions. The gas right-of-way offers easy access all the way to the bottom, also which is a huge plus. The right-of-way offers an exceptional location for a gun-hunting blind with long-range visibility. The timber is scattered, with stands of white oak mixed with some young pines in areas, creating outstanding wildlife cover and future timber value. Sugar Camp Creek winds through the bottom of the property, accented by rocks and small outcroppings, adding scenery, water, and habitat diversity. The bottom also includes thick cover, isolated meadows, and multiple ideal food plot locations. It appears that a lot of the neighboring properties have been heavily logged, creating ideal bedding in the surrounding area also. Multi-facing slopes including South-facing slopes create excellent winter bedding areas, and the large upper field adds significant food plot potential and multiple high-odds ambush locations due to the well-established trail systems leading in and out. Access is a major highlight with the property offering east and west entry points, giving hunters multiple approach options based on wind and deer movement. Numerous potential build sites make this an ideal location for a remote hunting cabin or a year-round home. The scattered white oaks add beauty and value, with some timber value present. "Sellers'" mineral, oil, and gas rights convey with the sale. Tree stands are negotiable. The property is +/- 35 minutes from Athens, OH; Marietta, OH; and Parkersburg, WV, and +/- 2 hours from Columbus. All showings are by appointment only and agents must be present. If you have any questions or are interested in a private showing, please contact Brian Whitt at (937) 545-7764 or Josh Grant at (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.





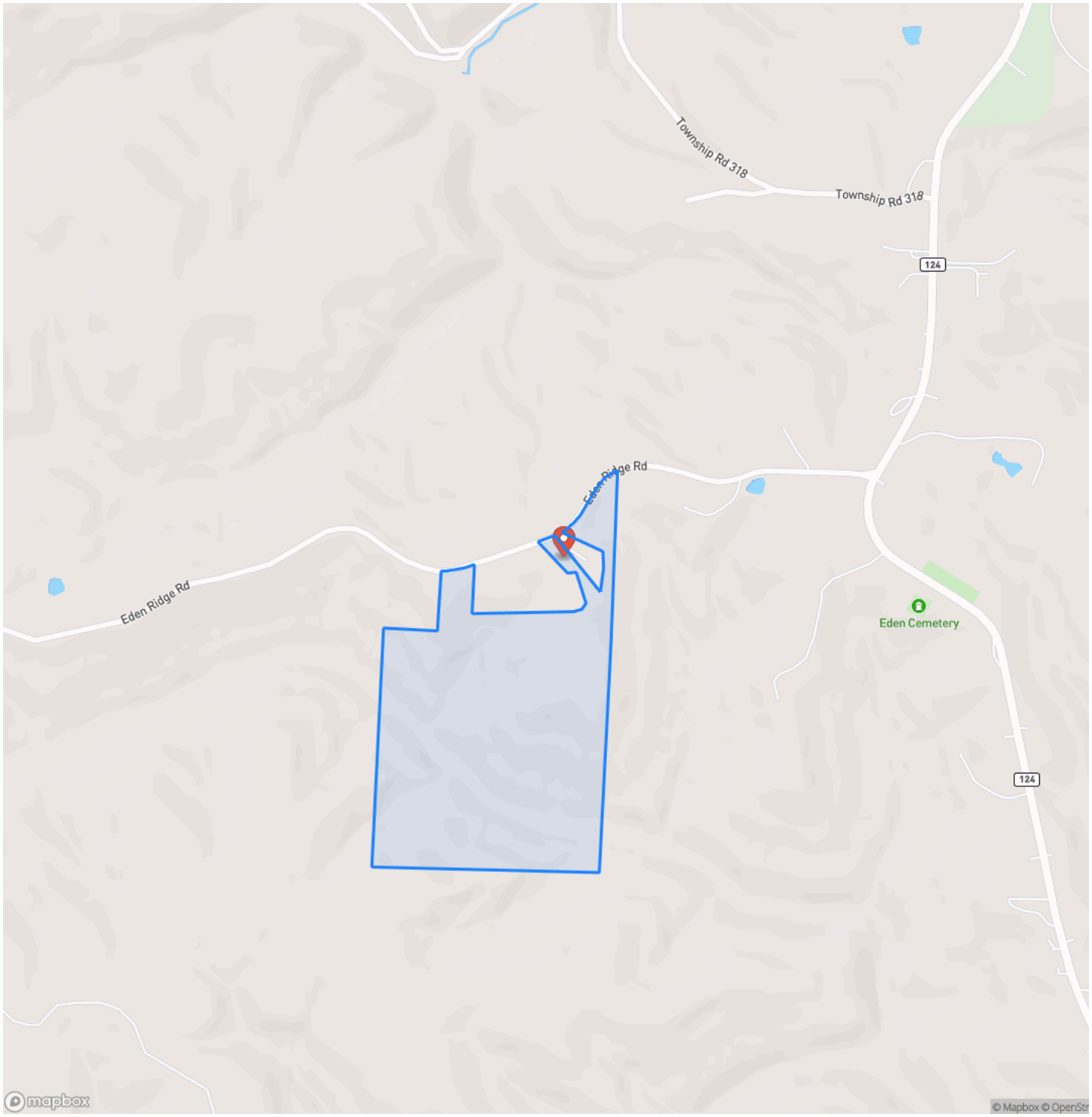




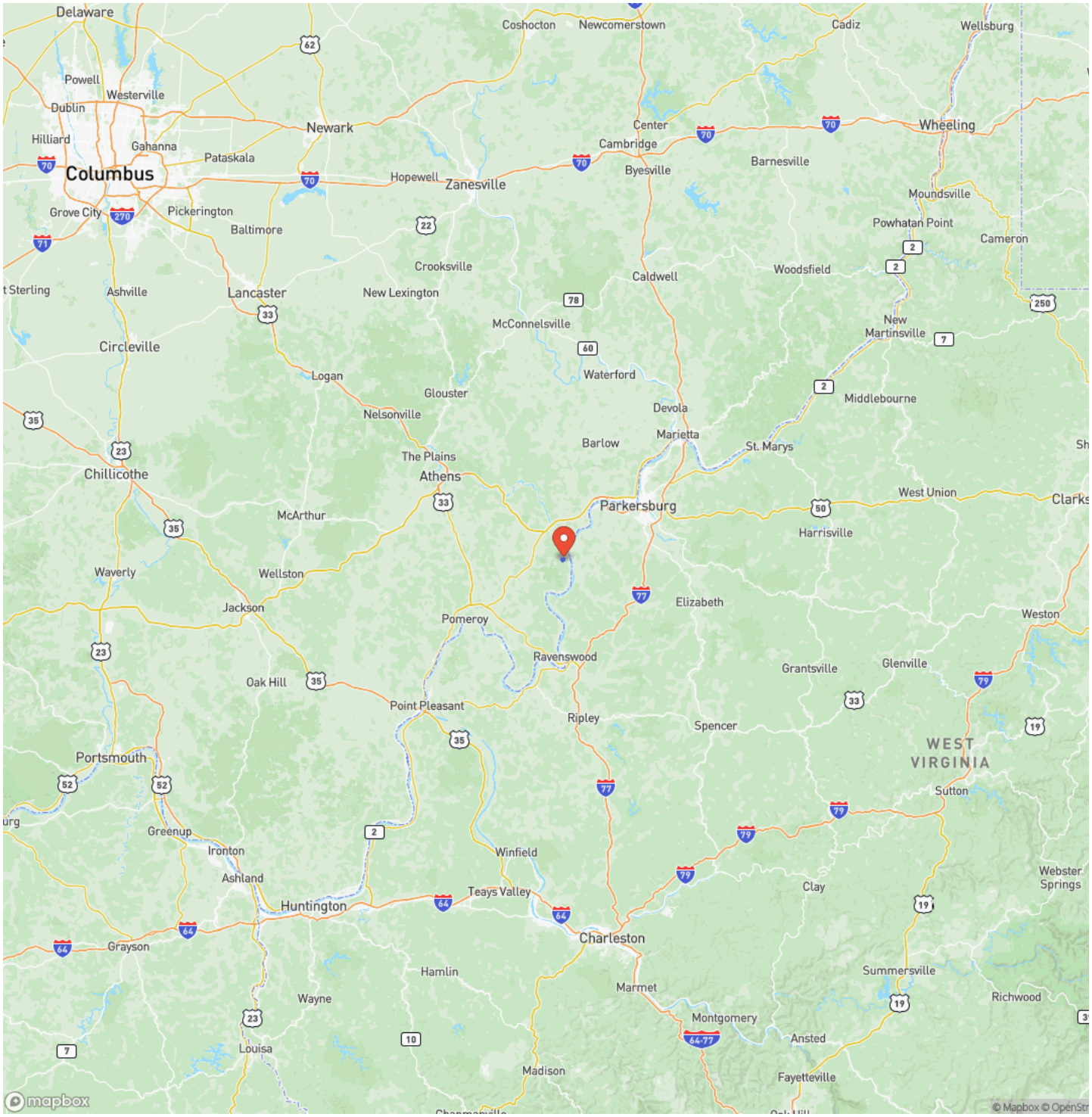




Locator Map


Township Rd 318
Township Rd 318
124
Eden Ridge Rd
Eden Ridge Rd
Eden Cemetery
124
mapbox
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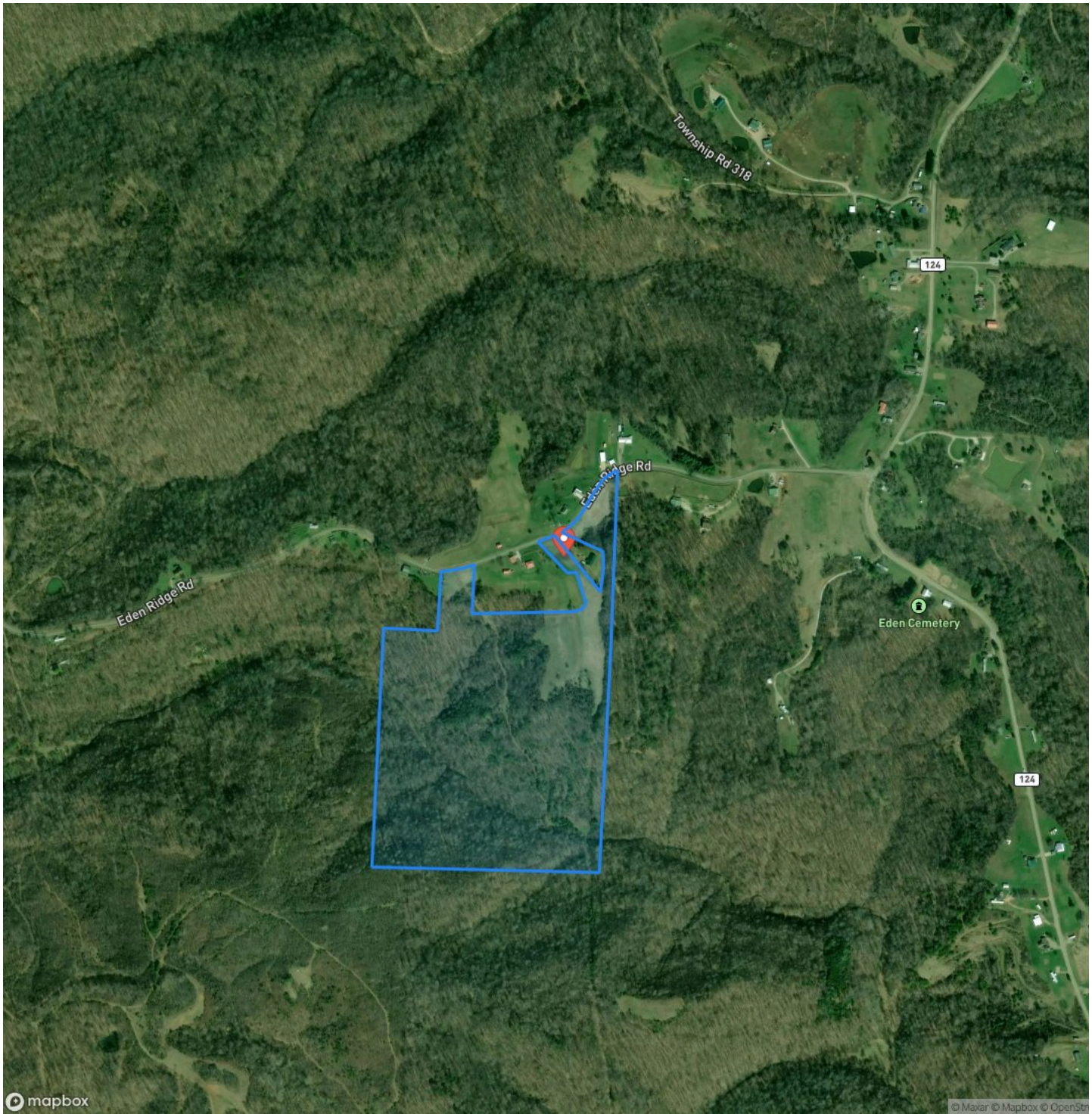
Locator Map



MORE INFO ONLINE:

https://arrowheadlandcompany.com/

Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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Brian Whitt

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(423) 494-7793

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NOTES

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DISCLAIMERS

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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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