

Sugar Run Ridge
2665 SUGAR RUN RD
Whipple, OH 45788

\$110,000
15± Acres
Washington County



Sugar Run 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

Latitude / Longitude

39.4898 / -81.3606

Acreage

15

Price

\$110,000

Property Website

<https://arrowheadlandcompany.com/property/sugar-run-ridge-washington-ohio/47012/>



PROPERTY DESCRIPTION

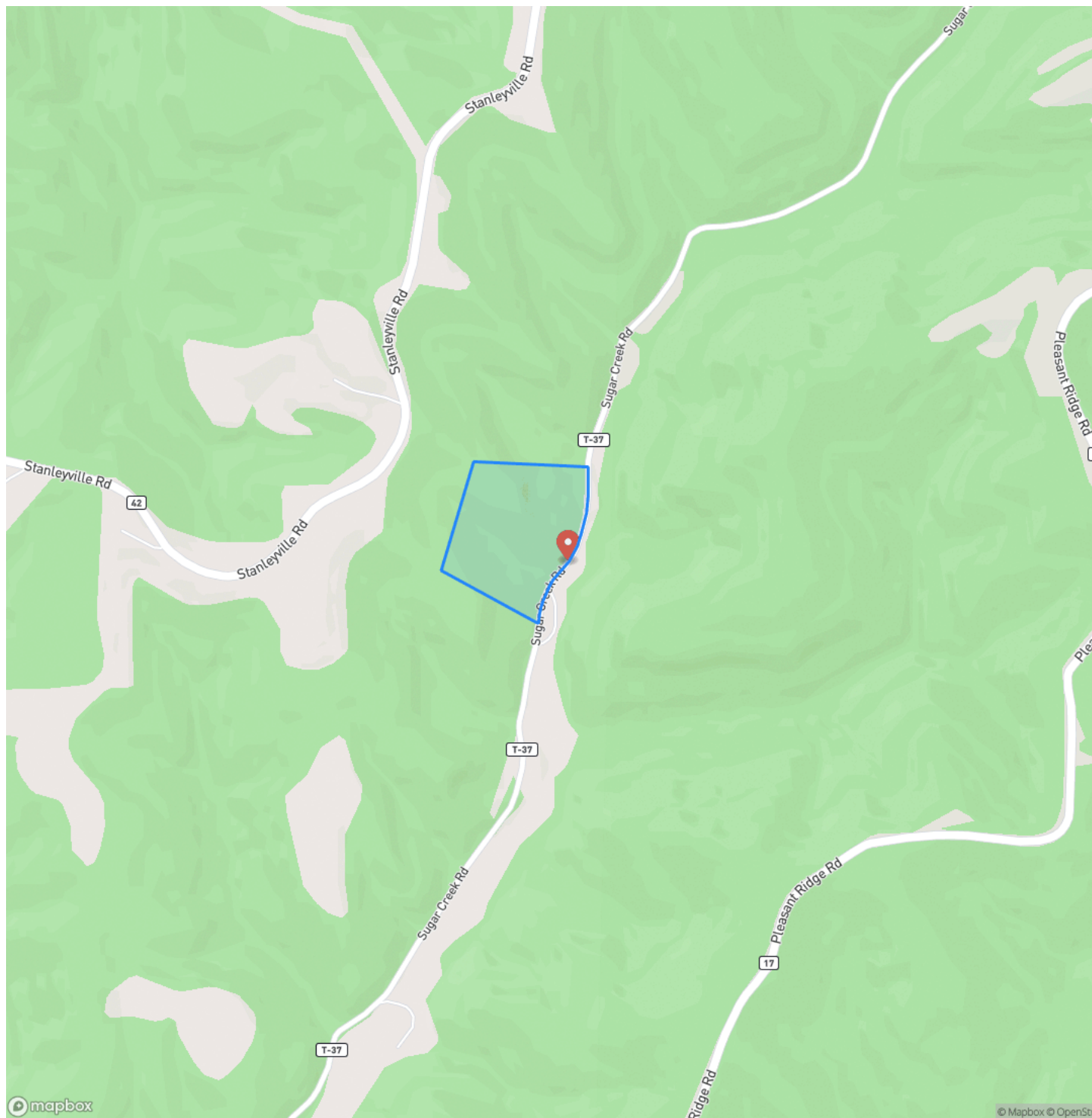
Sugar Run Ridge....Welcome to the beauty and awesomeness of Washington County. On this property you will most likely see the most unique structure that can probably be found in Southeastern Ohio. You will also find gorgeous timber and in today's world of "timber and sell" properties, you will love this one. To add to the enjoyment and uniqueness of this property you will find a gorgeous and well maintained trail system. Washington county also harbors and gives up some giant Whitetail bucks every year too.. Let's start with the solid brick structure that is nestled back off a well maintained and graveled drive. The structure is an excellent start to what could be one of the coolest cabins or mini castles around. The solid 10 ft walls will give you plenty of stability and strength. Imagine some metal roofing and you will have the beginnings of a dream home, cabin or castle. You need to see this awesome structure to really have an appreciation for it. To build what is presently on the property would be an expensive undertaking in today's economy. This structure offers a fantastic and unique opportunity for the do it yourself type or contractor. 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 Beech trees. There is an awesome spot on the property that overlooks the build site 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 timber and views. Let's talk about deer hunting.. This area has giant Whitetails, and it's 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, quiet and in today's busy world, this means a lot. One could turn the side yard, backyard and along the drive into a food plot also, offering even more habitat improvement opportunities. We believe with the awesome structure, driveway, trails, timber 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 place is awesome and you must see it. Property is subject to a survey. This property is for sale "Where is - As is". " Please call Brian Whitt, [937.545.7764](tel:937.545.7764) or Josh Grant, [330.341.0997](tel:330.341.0997) for complete details of this property and showing.



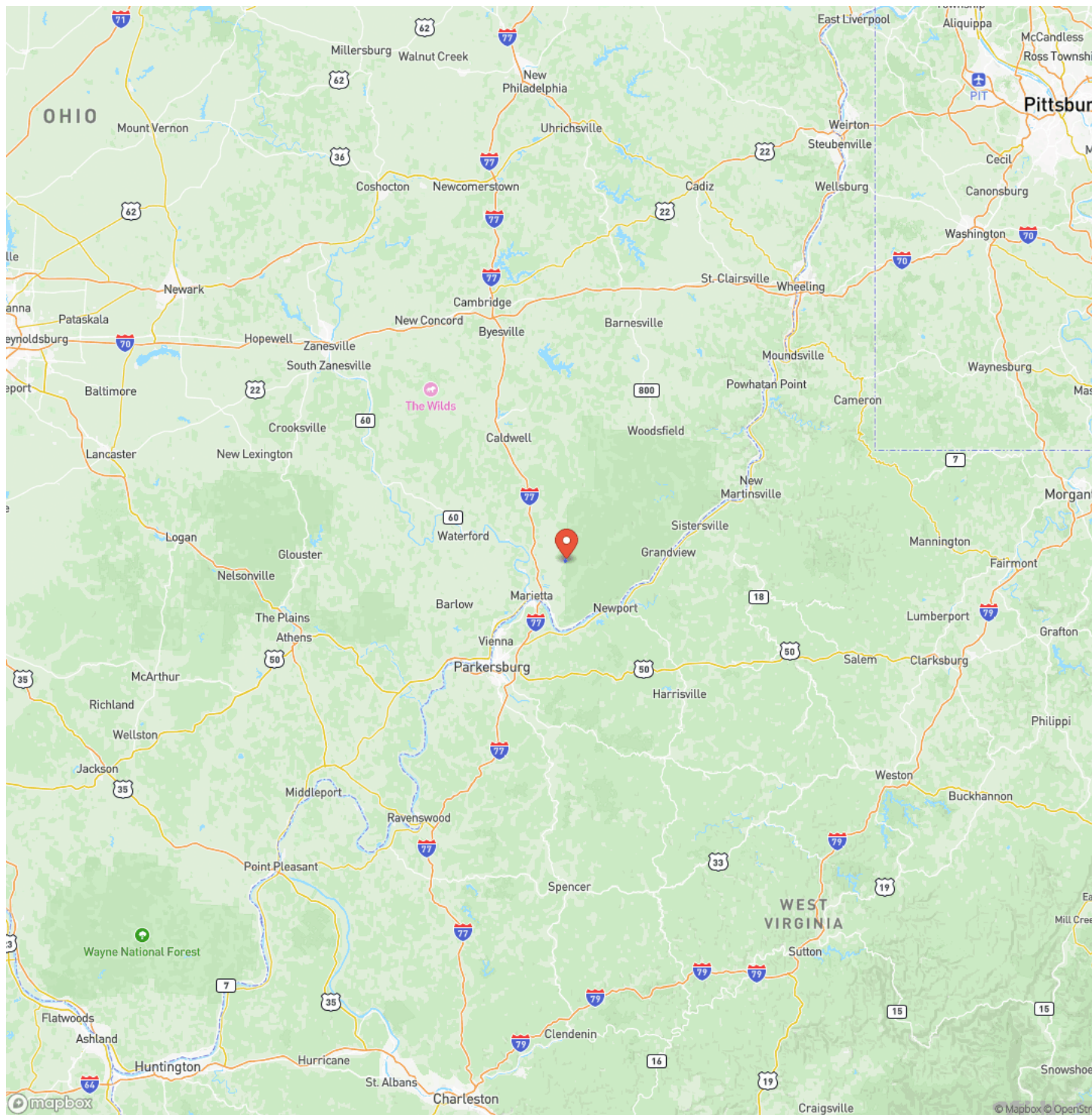
Sugar Run Ridge
Whipple, OH / Washington County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

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(937) 545-7764

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Address

City / State / Zip

Rarden, OH 45671

NOTES

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This image shows a single sheet of white paper with horizontal blue 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

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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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