

**Affordable Trophy Whitetail Property in a Big Buck
County**
0 County Road 42
Dexter City, OH 45727

\$819,000
236± Acres
Noble County



Affordable Trophy Whitetail Property in a Big Buck County Dexter City, OH / Noble County

SUMMARY

Address

0 County Road 42

City, State Zip

Dexter City, OH 45727

County

Noble County

Type

Hunting Land, Timberland

Latitude / Longitude

39.6637 / -81.4064

Acreage

236

Price

\$819,000

Property Website

<https://arrowheadlandcompany.com/property/affordable-trophy-whitetail-property-in-a-big-buck-county-noble-ohio/38347/>



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PROPERTY DESCRIPTION

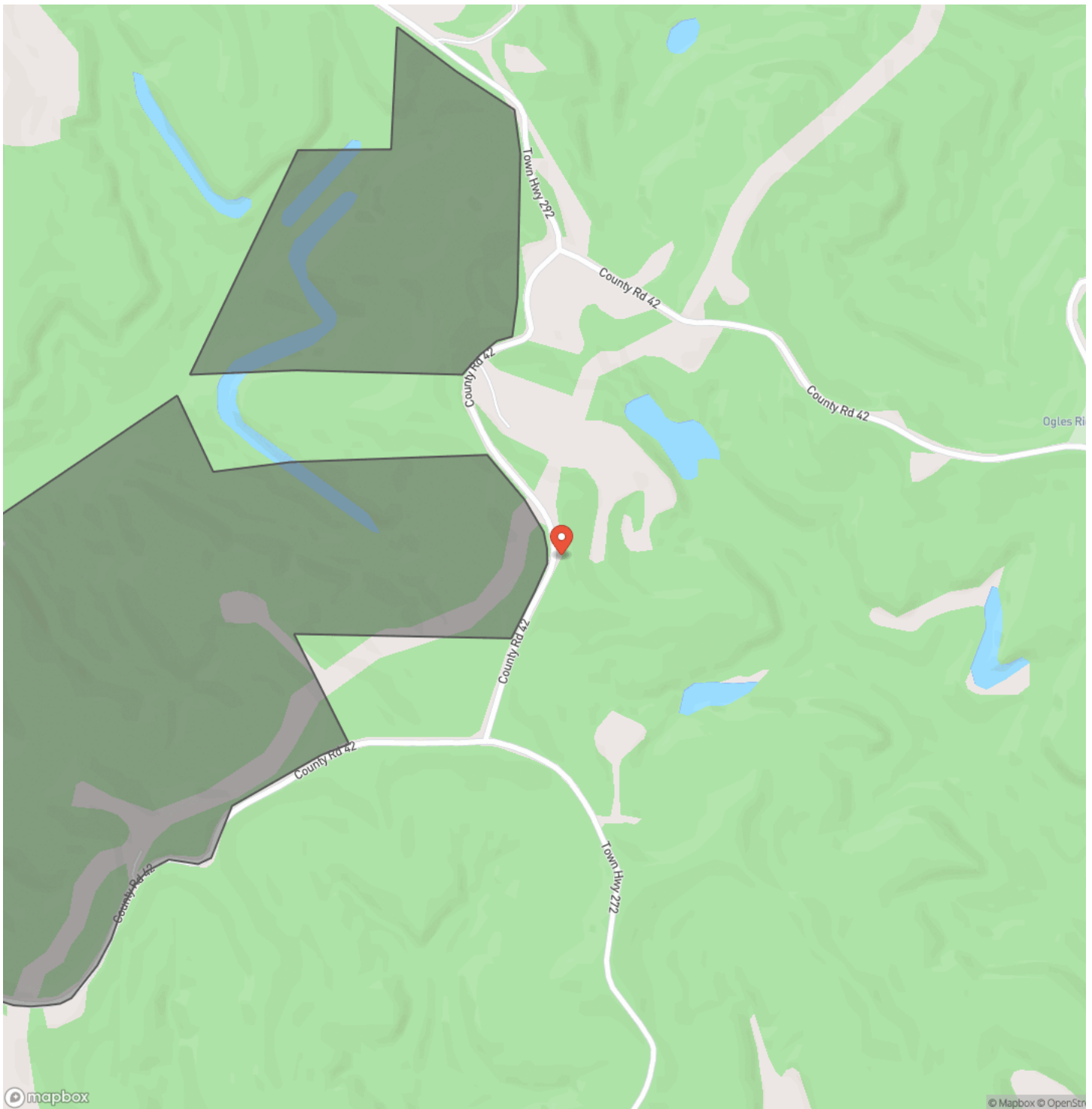
When you think of trophy whitetail properties in Southern Ohio, what do you envision? If you envision mature timber, wildlife openings, funnels, drainages, varied topography, diverse habitat and EXCELLENT access, then you need to check this slammer property out. Keep in mind that this property has been trophy managed for over twenty years and it's located in trophy Whitetail county. Let's start with timber and there are some nice pockets of timber. Not only is there good timber, some of the isolated benches are loaded with oaks giving you mast, and great setup locations for harvesting giant whitetails. You will notice timber dotted throughout this property and you will appreciate what it offers the wildlife. Wildlife openings are numerous and strategically located throughout this awesome trophy hunting land. As you work your way through the property you will encounter remote and effective areas where you can manage micro plots, and create awesome ambush points for big old Ohio whitetails. The funnels, drainages, and topography on this farm really speaks for itself! As you study this farm you will begin to notice that the topography really sets up nice for a few reasons. The deer have sanctuary and you as the hunter have good ambush points. Construct some food plots between and around these key areas of bedding and sanctuary and it's just a matter of time and determination before you have an opportunity to harvest a giant. Habitat, especially for whitetails is another feather in this farm hat. The variation of the habitat is excellent in terms of browse, bedding, and thermal cover. The combination of habitat and topography, really gives the deer on this farm security, but also gives the stealthy hunter many options, and options can help you harvest the buck of a lifetime. Accomplished hunters will always find a way to get it done. We can all agree that access is a key factor to a hunting farm. With this farm, you will be able to hunt strategically and effectively. This property has gated access, this will give you options for coming and going to and from stands. If you can get in and get out effectively, you are setting yourself up for success. There are no access excuses with this farm. Deer sign, let's talk deer sign. As you scout this property you will find subtle transition zones, heavily used trails, rubs/ scrapes from past seasons, and core bedding areas. Food... wildlife openings, Oaks, grassy knolls, young timber growth, all contribute to excellent food sources on this farm. The kicker.. This property borders national forest on one side, a road separates the two. This will give you additional overflow of big Ohio bucks. If you are an investor, consider that this large tract of land has almost two miles of frontage, yes two miles... When you consider what county this farm is in, the diversity of this property, the timber and the beauty, you will want to see this awesome tract. 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 a showing.



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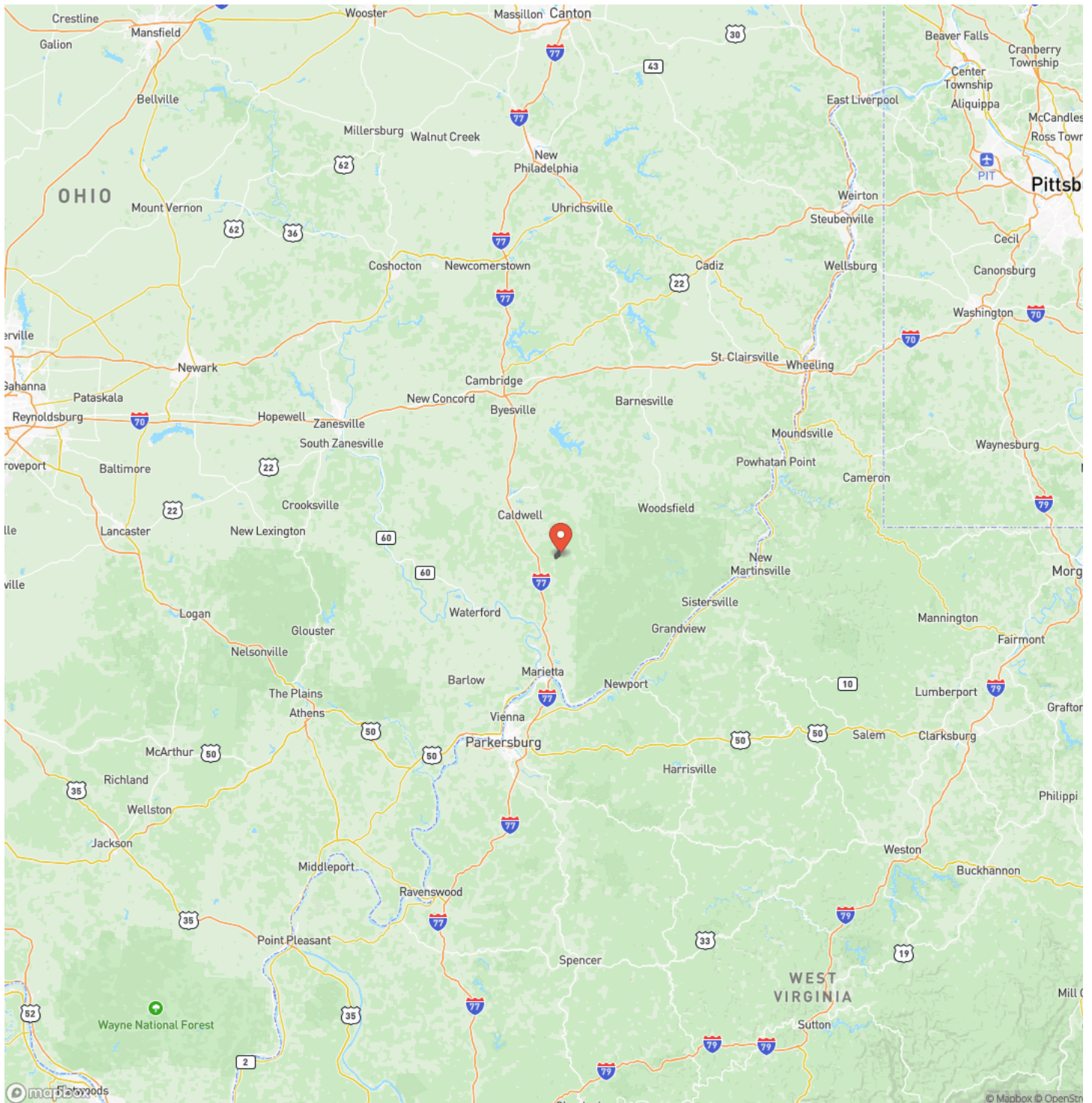


Locator Map

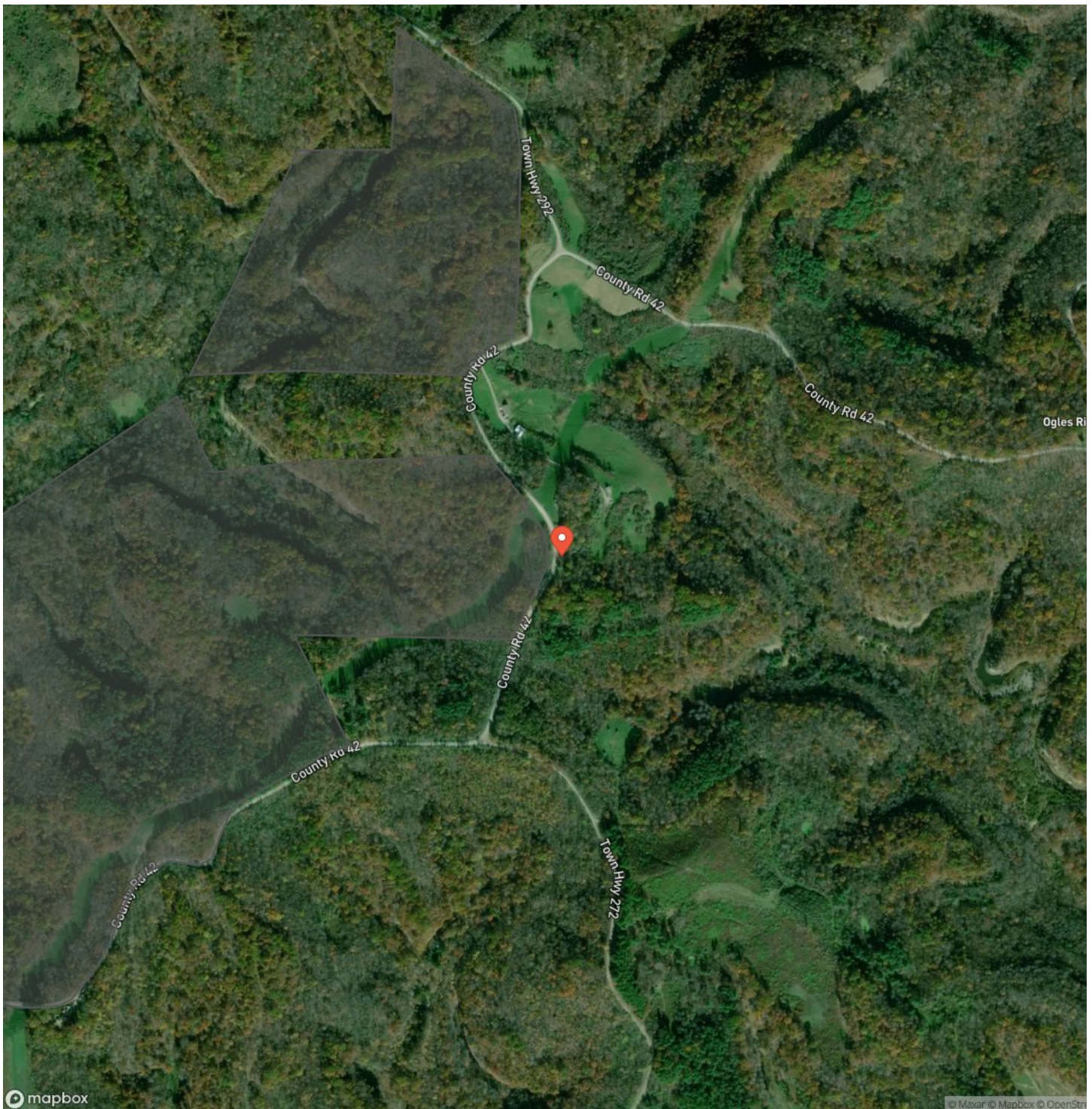


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Locator Map



Satellite Map



Affordable Trophy Whitetail Property in a Big Buck County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

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Email

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Address

City / State / Zip

Rarden, OH 45671

NOTES

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MORE INFO ONLINE:

www.arrowheadlandcompany.com

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.



DISCLAIMERS

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