

**Awesome Build Site, Timber, and Great
Hunting in a Big Buck County!**
1301 Colley Rd.
Mcdermott, OH 45652

\$178,500
61± Acres
Scioto County



Awesome Build Site, Timber, and Great Hunting in a Big Buck County!

Mcdermott, OH / Scioto County

SUMMARY

Address

1301 Colley Rd.

City, State Zip

Mcdermott, OH 45652

County

Scioto County

Type

Hunting Land

Latitude / Longitude

38.8543 / -83.062

Taxes (Annually)

1000

Acreage

61

Price

\$178,500

Property Website

<https://arrowheadlandcompany.com/property/awesome-build-site-timber-and-great-hunting-in-a-big-buck-county-scioto-ohio/35863/>



Awesome Build Site, Timber, and Great Hunting in a Big Buck County!

Mcdermott, OH / Scioto County

PROPERTY DESCRIPTION

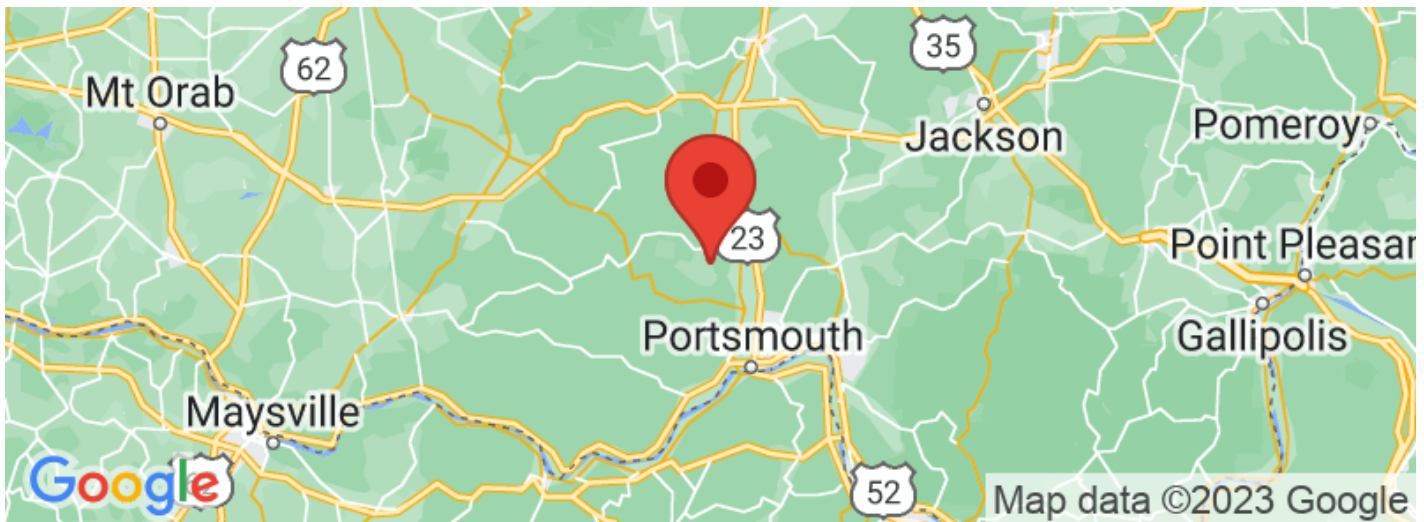
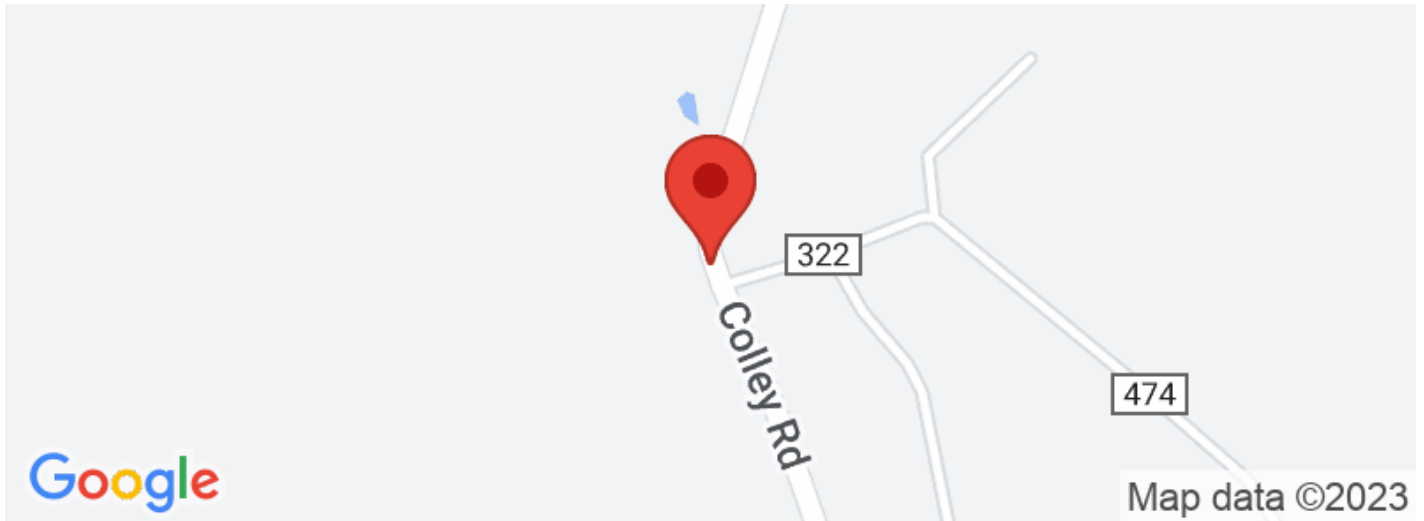
If you are looking for an awesome hunting or recreational tract with a great building location, here is your opportunity to own a beautiful tract of land. As you pull up to the property you will see the beauty and potential of this affordable and awesome land. There is a nice mix of trees including, White and Red Oaks, Cherrys, Hickory's and some scattered pines to name a few. If you are a hunter, take note! There are some big ole mature bucks in this area. There is plenty of deer sign, ensuring the deer are using this property. The east side of the property consists of thicker cover, a watering hole, and some grown over logging roads from yesteryear. On the north and west side of the property, you have gorgeous timber, bench tops, and some logging roads. If you are looking to build, look at the value and head start you will have with this property. Electricity and water are available at the road. There is also an older well and septic on site. This property has options, and options save you money! The awesome and mighty Shawnee National Forest is a short drive away also, offering you more public hunting opportunities. Shawnee and its bordering land has been giving up some giant deer! This is really a beautiful property in a great county. Please call Brian Whitt, [937.545.7764](tel:937.545.7764) or Josh Grant, [330.3410997](tel:330.3410997) for complete details of this property and showing.



Awesome Build Site, Timber, and Great Hunting in a Big Buck County!
Mcdermott, OH / Scioto County



Locator Maps



Aerial Maps



Awesome Build Site, Timber, and Great Hunting in a Big Buck County!
Mcdermott, OH / Scioto County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(937) 545-7764

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

Rarden, OH 45671

NOTES



NOTES

[illegible]

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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

