

Hunting Property Near Muskingum River
0 Sparling Rd
Waterford, OH 45786

\$328,000
176± Acres
Washington County



Hunting Property Near Muskingum River Waterford, OH / Washington County

SUMMARY

Address

0 Sparling Rd

City, State Zip

Waterford, OH 45786

County

Washington County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

39.586 / -81.6858

Acreage

176

Price

\$328,000

Property Website

<https://arrowheadlandcompany.com/property/hunting-property-near-muskingum-river-washington-ohio/38074/>



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PROPERTY DESCRIPTION

Here we have a diverse piece of ground that was part of a recovered coal fire power plant. This property sits nearly on the banks of the mighty Muskingum River with great access from a paved road. Walking this property, I saw many different forms of wildlife; several deer, coyote, as well as waterfowl. A gravel road system leads you to a majority of the property. This property varies in topography and timber density. There are pockets of mature timber throughout the property. A large pond sits along the northern edge, there were a pair of hooded mergansers on the pond as I approached it. Near the center of the property is a very thick pocket of habitat that has stands of cedars with great rub lines. Scrapes surround the pockets of timber along with well traveled whitetail corridors. Elevation change allows for wonderful views of open areas of tall grasses perfect for early season glassing or bedding habitat for the many deer that call this property home. Another appealing facet regarding this tract is that the way the boundaries and topography lie, there are stand locations for numerous winds and scenarios. If hunting isn't your thing, this tract offers numerous opportunities for camping, recreational activities, fishing, shooting, Priced to sell, this place will not last. Please call Brian Whitt, [937.545.7764](tel:937.545.7764) or Colton Trego, [937.344.4328](tel:937.344.4328) for complete details of this property and showing.



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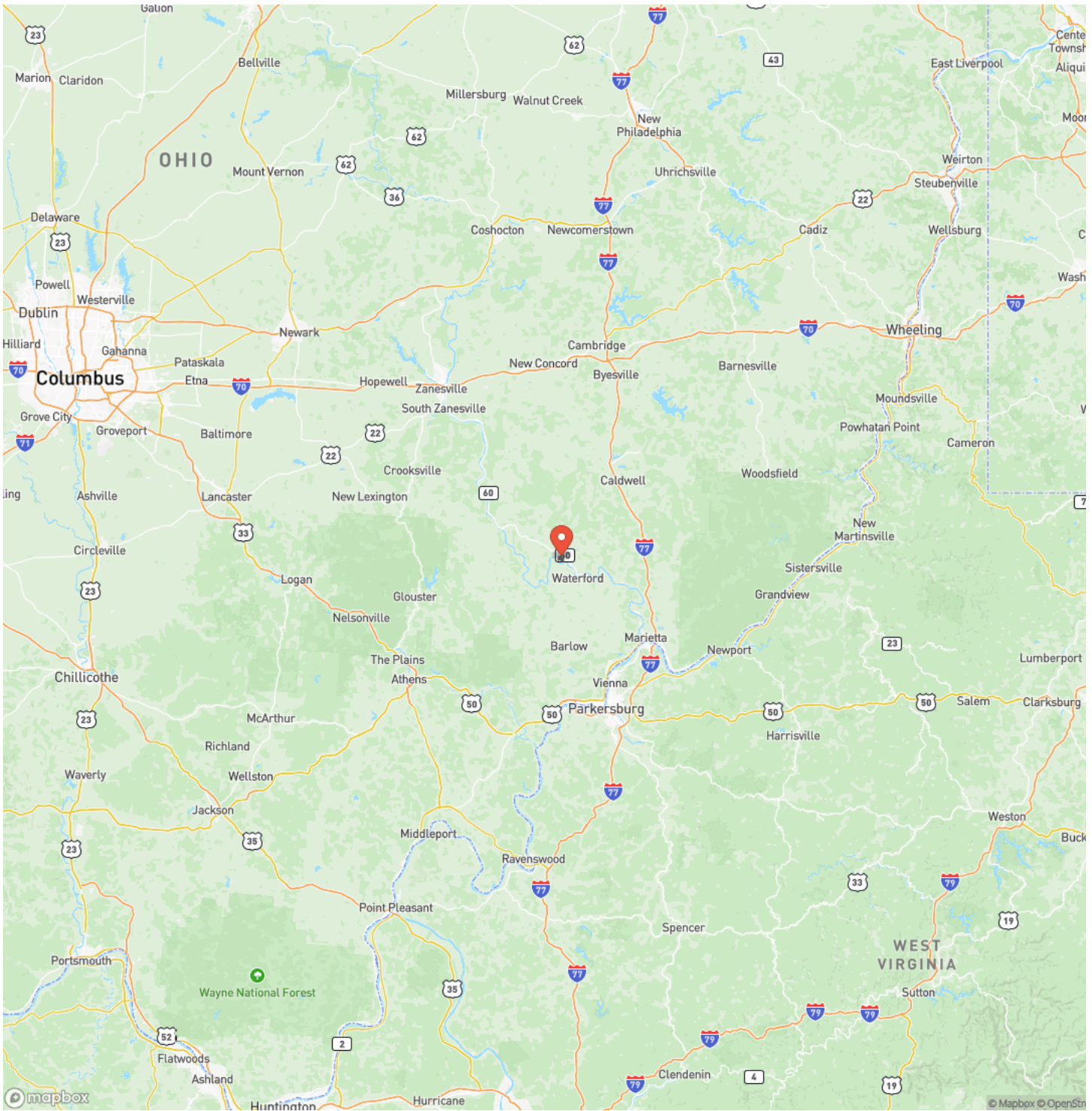
MORE INFO ONLINE:

www.arrowheadlandcompany.com

Locator Map



Locator Map



Satellite Map



Hunting Property Near Muskingum River Waterford, OH / Washington 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

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MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single 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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