

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

\$600,000
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 / -81.76858

Acreage

176

Price

\$600,000

Property Website

<https://arrowheadlandcompany.com/property/hunting-property-near-muskingum-river-washington-ohio/47140/>



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PROPERTY DESCRIPTION

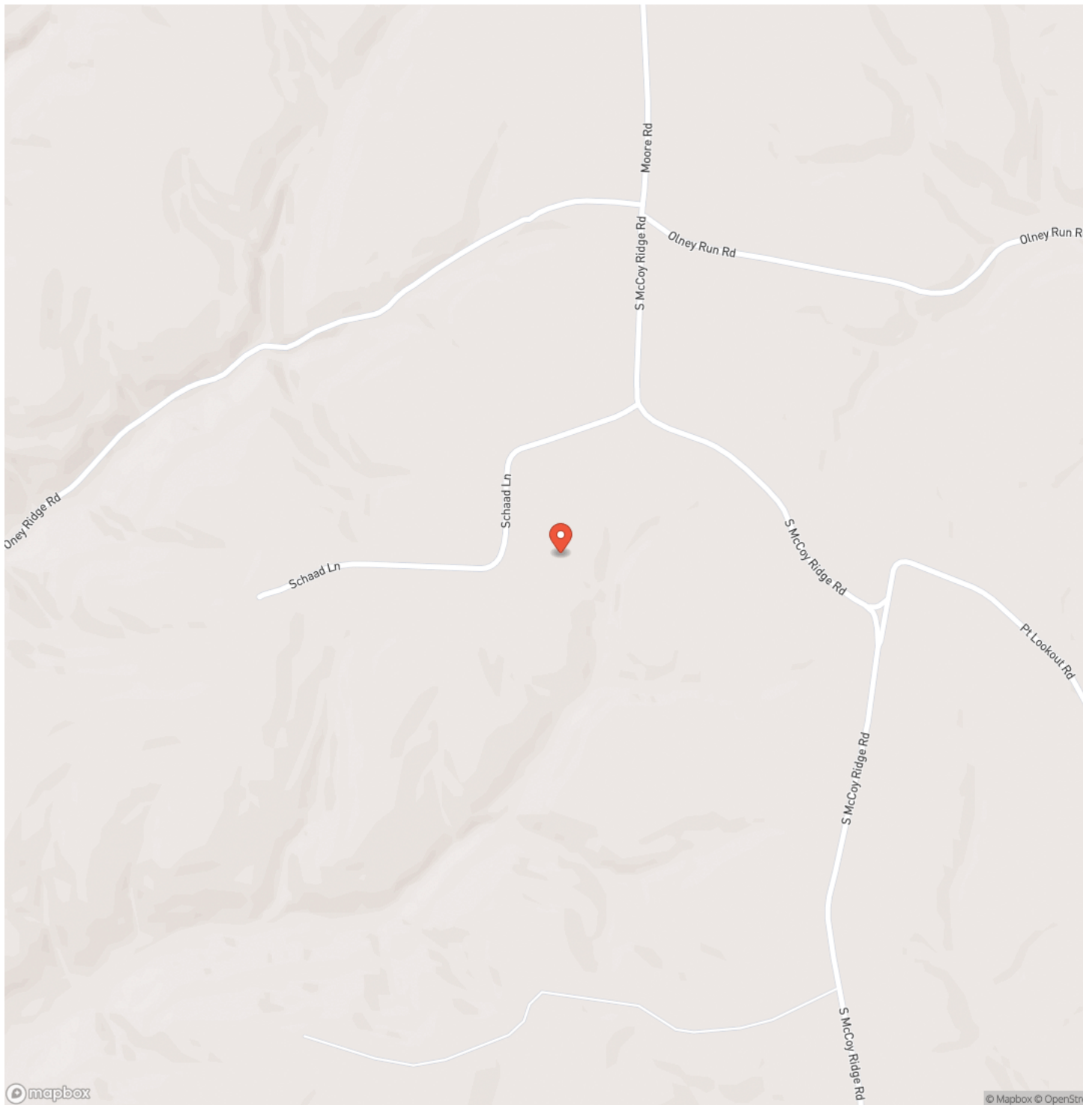
Here we have a gem of Ohio dirt. This property sits nearly on the banks of the mighty Muskingum River with great access from a paved road. Walking this property, I saw many different forms of wildlife; several deer, bobcat, canadian geese, as well as mallard and teal. A gravel road system leads you to 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 multiple geese 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.



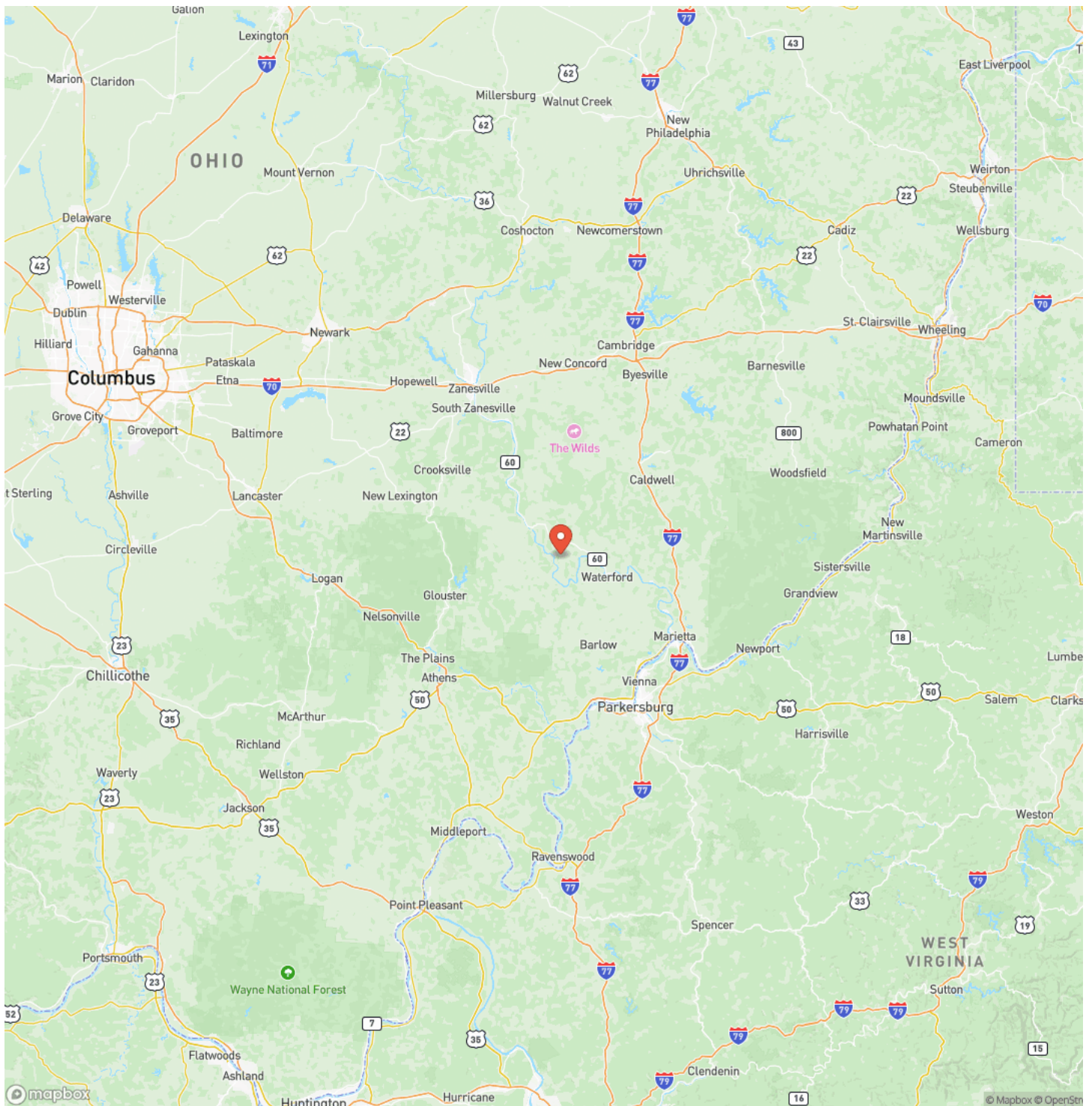
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Waterford, OH / Washington County



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



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

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.



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