

Ultimate Hunting Farm with Build Site
Copeland Woods Road
Dresden, OH 43821

\$750,000
97± Acres
Muskingum County



Ultimate Hunting Farm with Build Site Dresden, OH / Muskingum County

SUMMARY

Address

Copeland Woods Road

City, State Zip

Dresden, OH 43821

County

Muskingum County

Type

Hunting Land, Recreational Land, Farms

Latitude / Longitude

40.106333 / -81.973777

Acreage

97

Price

\$750,000

Property Website

<https://arrowheadlandcompany.com/property/ultimate-hunting-farm-with-build-site-muskingum-ohio/78718/>



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PROPERTY DESCRIPTION

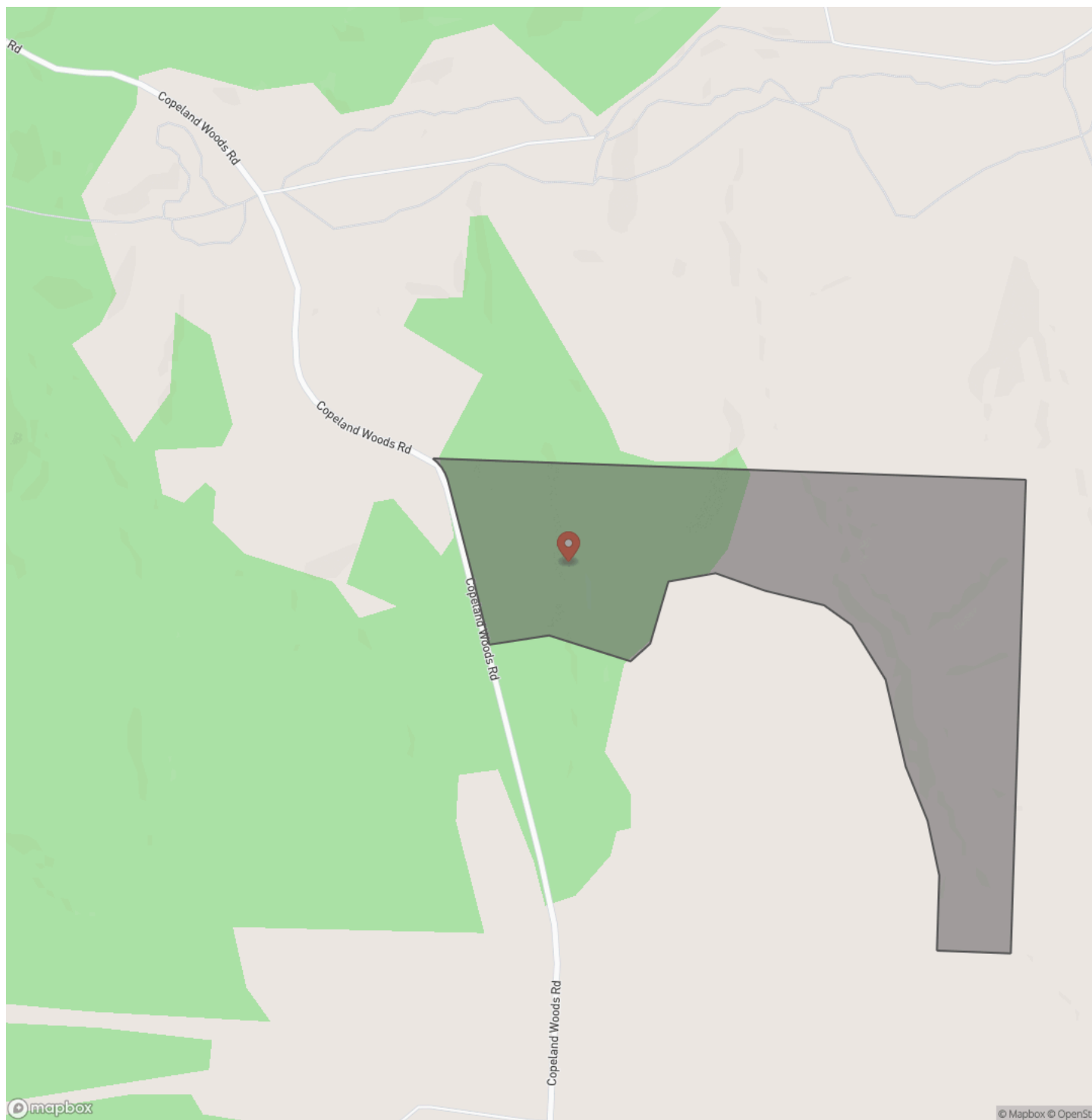
If you deer hunt in Ohio then you have definitely heard about Muskingum County! Take a look at this great hunting farm, 97 +/- acres in Muskingum County, Ohio! This county gives up some great bucks to deer hunters! As an added bonus, this tract neighbors thousands of acres of awesome Ohio public land. Also neighboring the property is plenty of agriculture. The 97 +/- acre farm has a remote agricultural field that is maintained and planted by a local farmer. The entire farm is loaded with deer trails, scrapes, rubs and bedding areas. This area has a vast amount of farm ground/ tillable fields and when you have the food, genetics, water and cover, you can grow giants! The property is loaded with pockets of bedding cover and with all the state land around, it's just a matter of time before you are presented with an opportunity to harvest a giant Ohio whitetail. This tract has an existing trail system, a nice drainage crossing with a culvert and the property would make the perfect gentleman's farm. There are a couple great building locations at the front of the property and there's plenty of parking. There is a great mix of understory/browse, some mature timber with plenty of oaks, a great drainage which has the potential to hold water most of the year. There is an awesome site for a potential pond or maybe a lake. The property ties together nicely and would make a fantastic home site and hunting property! Considering that this land is in Dresden, neighbors Ohio Public Land and is situated in a farming community, you really do not want to let this one slip away! Sellers mineral rights do not convey. Utilities availability needs to be verified. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:937-545-7764) or Josh Grant at [\(330\) 341-0997](tel:330-341-0997).

**This property is currently leased for hunting purposes until 2026. All showings will require 48 hours notice and proof of funds or pre-approval letter from a financial institution.

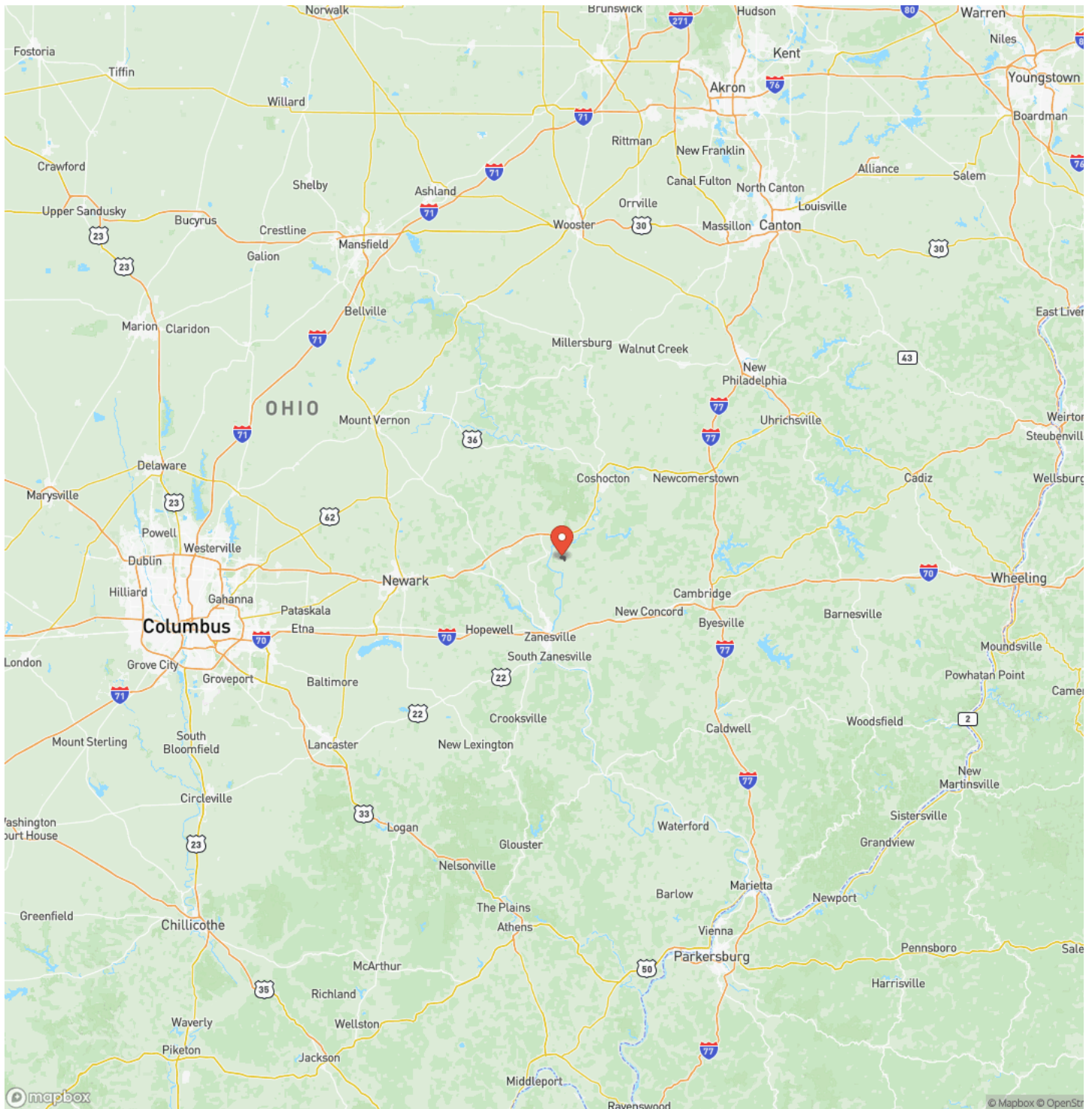
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Locator Map



Locator Map



Satellite Map



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Dresden, OH / Muskingum County

LISTING REPRESENTATIVE
For more information contact:



Representative
Brian Whitt
Mobile
(423) 494-7793
Email
brian.whitt@arrowheadlandcompany.com
Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.



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

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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