

Beautiful Country Living
3853 County Road 48
Waterloo, OH 45688

\$209,900
10± Acres
Lawrence County



Beautiful Country Living
Waterloo, OH / Lawrence County

SUMMARY

Address

3853 County Road 48

City, State Zip

Waterloo, OH 45688

County

Lawrence County

Type

Hunting Land, Recreational Land, Residential Property, Single Family, Timberland

Latitude / Longitude

38.707234 / -82.540005

Dwelling Square Feet

1568

Bedrooms / Bathrooms

2 / 3

Acreage

10

Price

\$209,900

Property Website

<https://arrowheadlandcompany.com/property/beautiful-country-living-lawrence-ohio/62302/>



PROPERTY DESCRIPTION

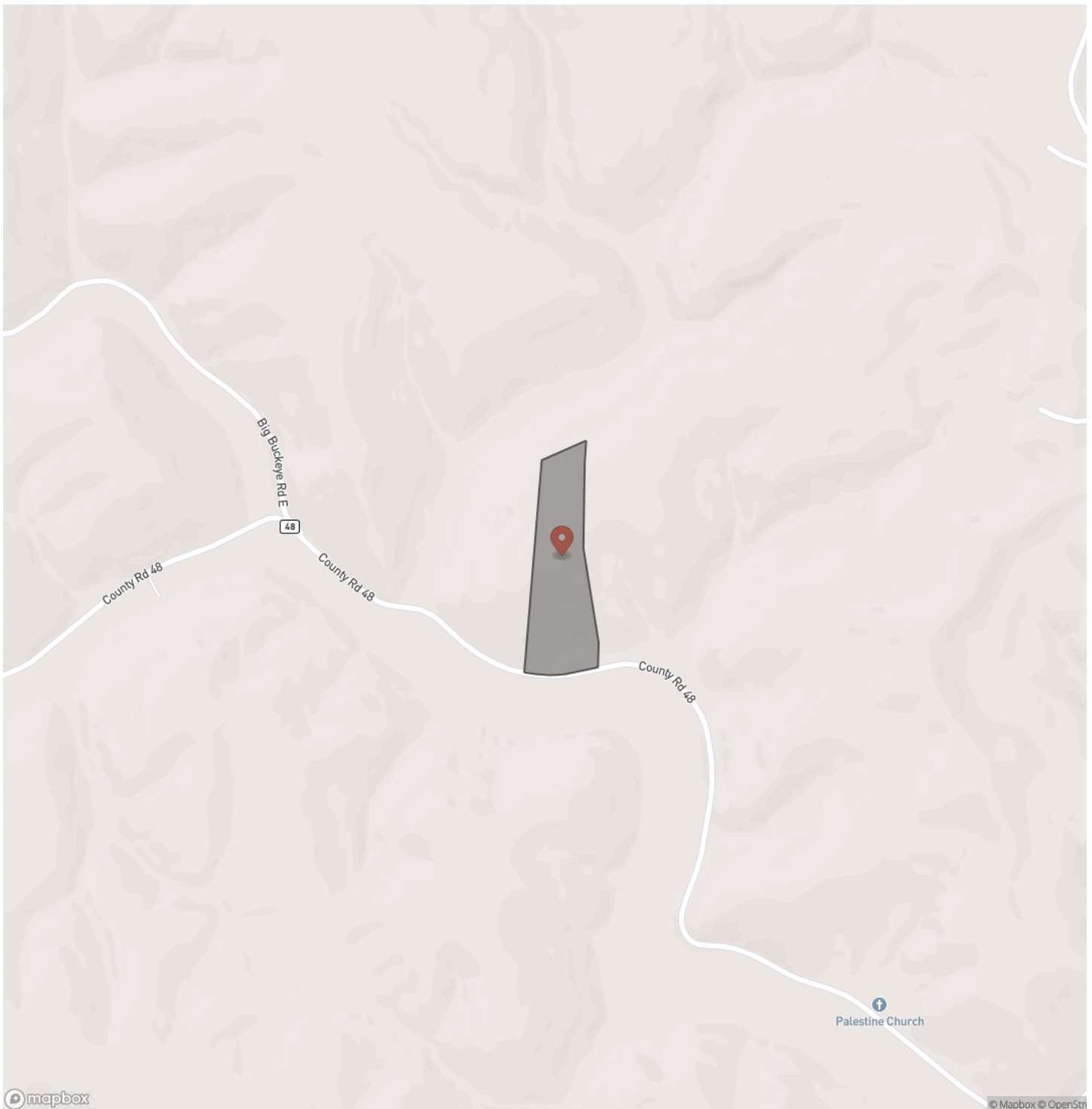
Take a look at this awesome 10 +/- acre property located in Lawrence County, Ohio! This beautiful property is located down a quiet county road and has a great setback. The residence sits atop a slight hill and overlooks a large open valley. The front porch would be a perfect place to start your day and take in all the natural beauty this property offers. The residence has 3 bedrooms and 2 full bathrooms with plenty of space. The main living area is open to the kitchen and dining area. The kitchen has been updated and there is new flooring throughout. The large back porch area offers plenty of storage space and entertaining possibilities. The yard is well-maintained and could continue to be used as a mini-farm. The back of the property provides a great whitetail and turkey habitat. A large manicured trail leads up the hill, to your own private hunting area. There is a large established food plot with tons of sign! With plenty of mature timber on the property, you will have the potential to have some sweet treestand setups for hunting. The back of the property offers your own private access to hunt hundreds of acres of Wayne National Forest. This property has great access along with the opportunity to harvest a giant whitetail from your very own property. Mineral rights convey. Kitchen appliances do not convey. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Rick Culbertson at [\(937\) 369-4589](tel:937-369-4589) or Brian Whitt at [\(937\) 545-7764](tel:937-545-7764).



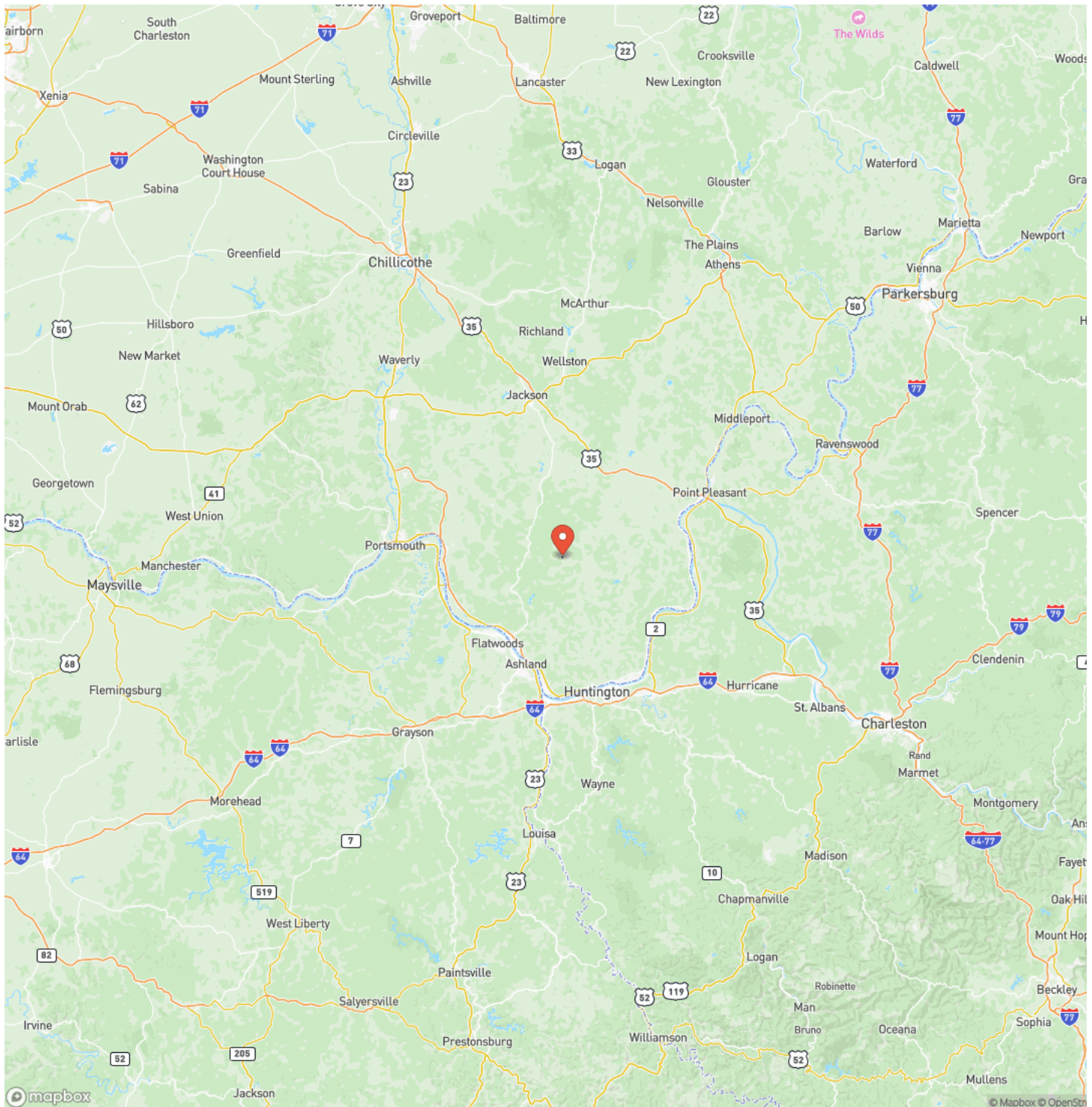
Beautiful Country Living
Waterloo, OH / Lawrence County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

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Email

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Address

City / State / Zip

Caryville, TN 42349

NOTES

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DISCLAIMERS

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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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