

Secluded Hunting/Recreational Property
0 Peaker Run Rd.
Macksburg, OH 45746

\$160,000
40± Acres
Washington County



Secluded Hunting/Recreational Property
Macksburg, OH / Washington County

SUMMARY

Address

0 Peaker Run Rd.

City, State Zip

Macksburg, OH 45746

County

Washington County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

39.5819 / -81.404

Acreage

40

Price

\$160,000

Property Website

<https://arrowheadlandcompany.com/property/secluded-hunting-recreational-property-washington-ohio/59720/>



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PROPERTY DESCRIPTION

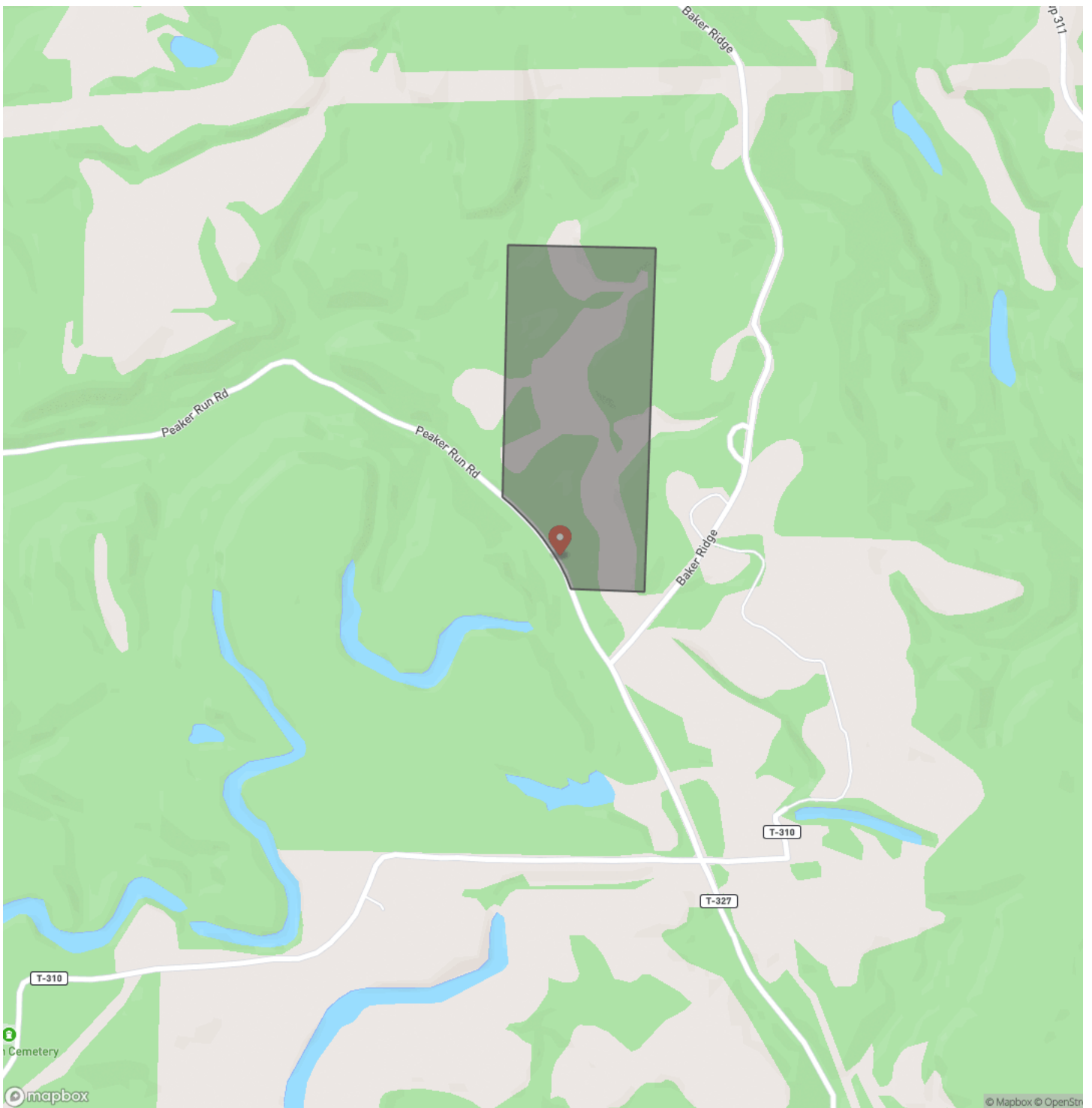
If you are looking for a unique and diverse tract of land, take a look at this 40 +/- acres in Washington County! You will find some timber, fields and water on this property. Peaker Run Rd is just minutes from Interstate 77 and the frontage to this property is timbered giving the remote fields a very secluded feel. This would make a great off-grid hunting property and the views are amazing. As you enter the woods you will find some mature timber, but this property really pops when you enter the remote field. This land is truly unique; you will agree as you walk the field, you'll appreciate the various wildlife openings and corners that create abundant habitat for big bucks. The layout of the field is set up perfectly for hunting! With some food plotting, this property has the amazing potential to produce some monster Ohio whitetails. The field is surrounded by woods and is bordered by a pond on the southeast side of the property. The southern tip of the pond may be owned/shared by the neighbor. The road frontage along Peaker Run Rd will require some bulldozing work to put a drive in. Washington County will require survey to transfer. "Sellers" mineral, oil and gas rights convey. There is a cloud on the title. All showings require an agent to be present. 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).



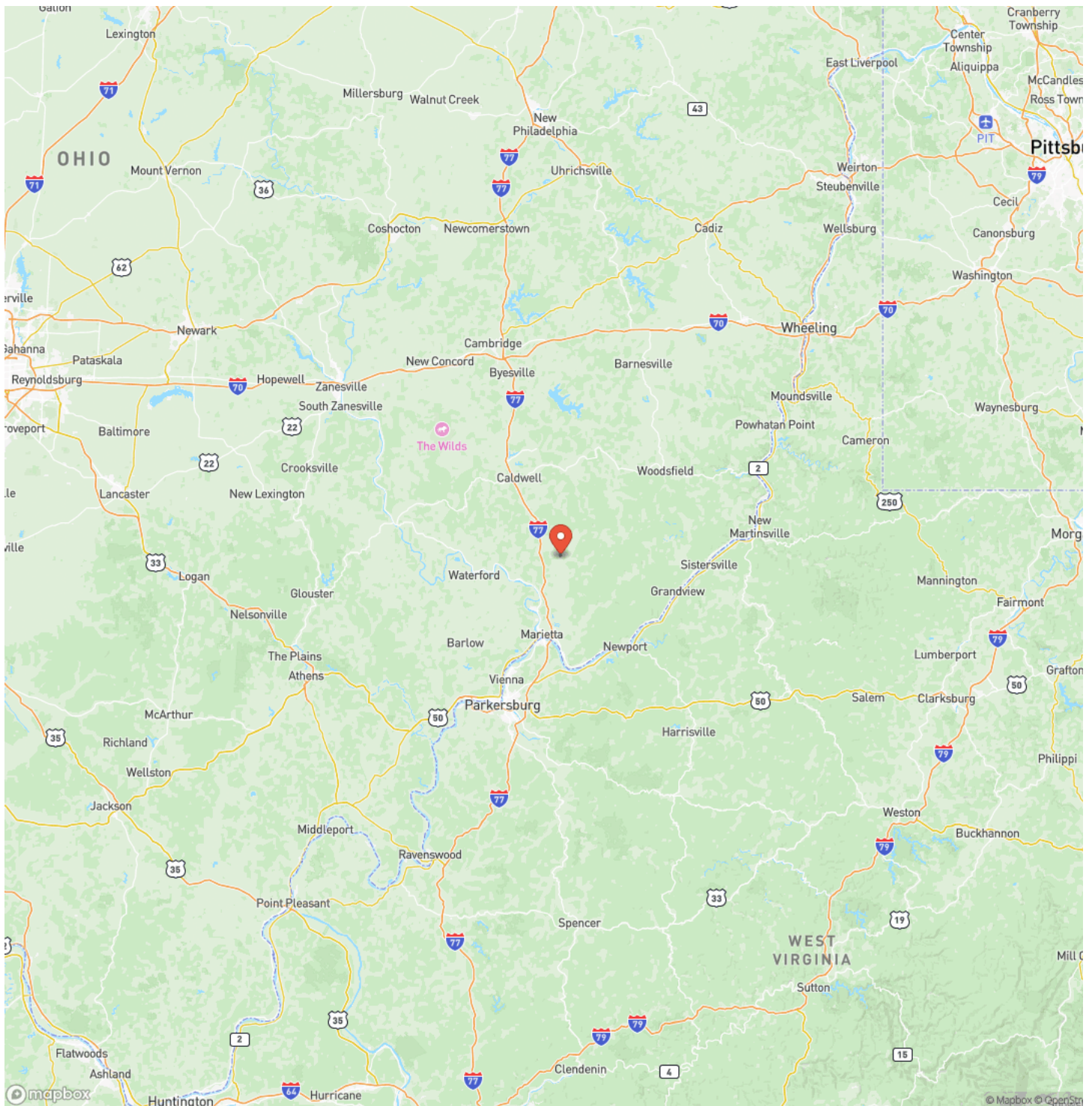
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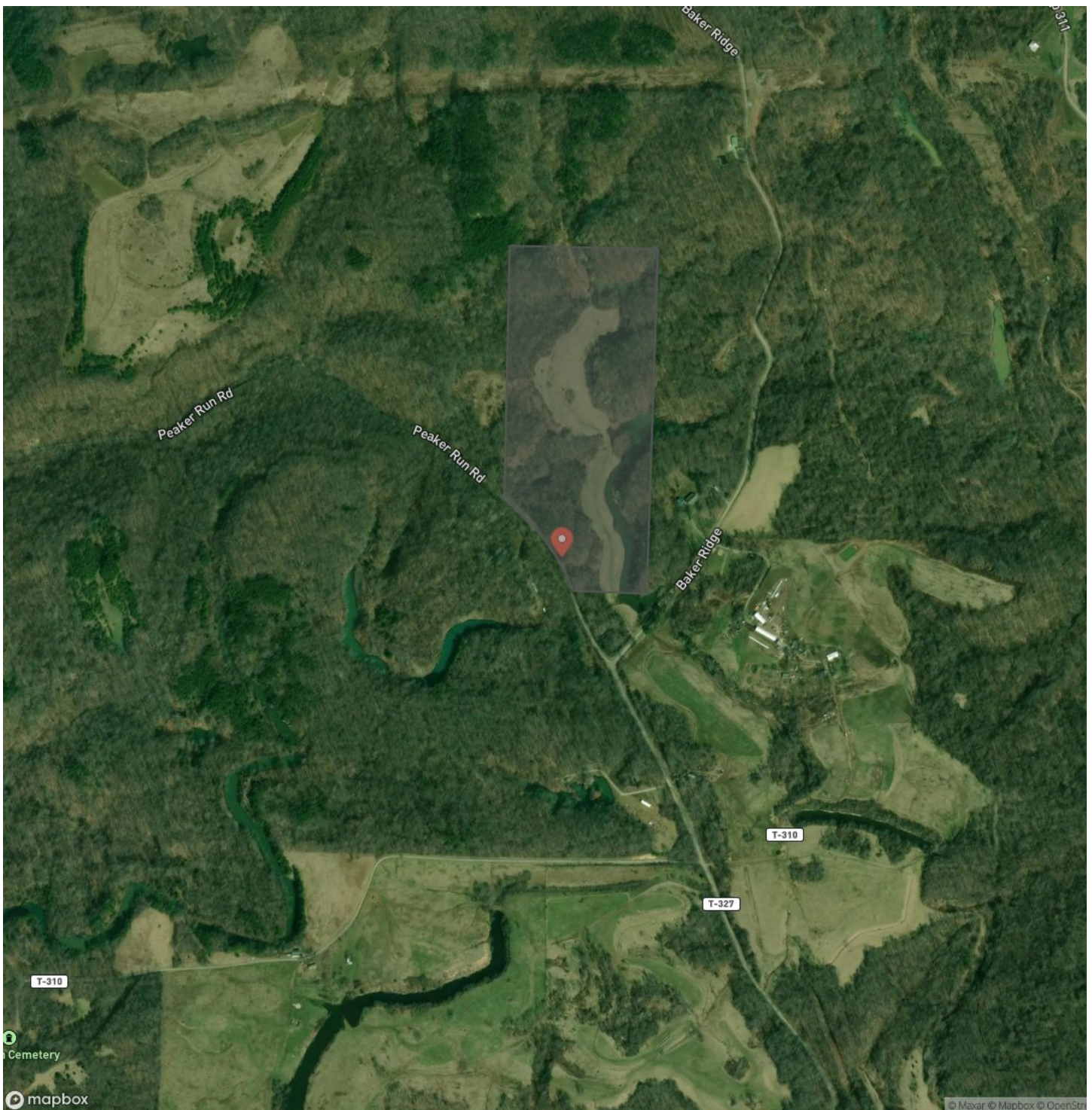
Locator Map



Locator Map



Satellite Map



Secluded Hunting/Recreational Property Macksburg, OH / Washington County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

Caryville, TN 42349

NOTES

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MORE INFO ONLINE:

www.arrowheadlandcompany.com

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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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