

Pine Creek Farm
4384 State Route 522
Pedro, OH 45659

\$820,000
95± Acres
Lawrence County



Pine Creek Farm
Pedro, OH / Lawrence County

SUMMARY

Address

4384 State Route 522

City, State Zip

Pedro, OH 45659

County

Lawrence County

Type

Residential Property, Hunting Land, Recreational Land, Timberland, Farms

Latitude / Longitude

38.6748 / -82.7039

Dwelling Square Feet

2847

Bedrooms / Bathrooms

3 / 2

Acreage

95

Price

\$820,000

Property Website

<https://arrowheadlandcompany.com/property/pine-creek-farm-lawrence-ohio/44965/>



PROPERTY DESCRIPTION

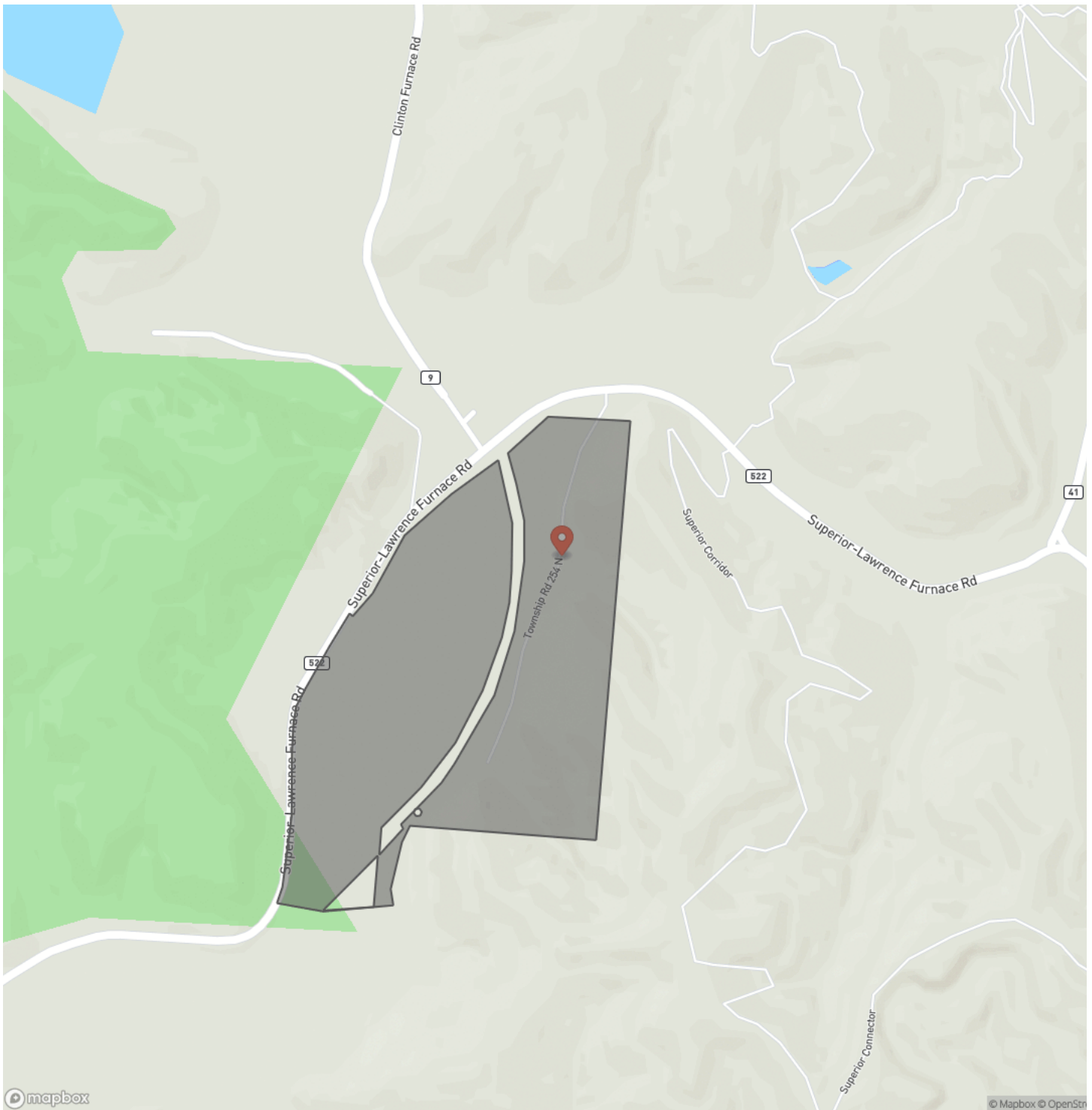
Welcome to your dream hunting farm located in Lawrence County Ohio that's bordered by Wayne National Forest. As you round the corner and turn into this awesome and diverse farm you will be greeted with an incredible view of manicured agricultural fields, timber, a creek, beautiful home, and a sense of privacy. This three bedroom, two bath, one-story home is situated such that it overlooks one of the most awesome ag fields we have seen in a while. Just imagine sitting on your front porch in the summer with your spotting scope and watching velvet bucks grow into southern Ohio giants. There is a gorgeous and spacious kitchen with custom cherry cabinets and a counter/bar large enough that the whole family can gather around. There is a spacious dining room, and large living room, and the master bedroom is fitted with a large vanity adding awesome convenience to your life. There is a full basement, propane furnace and an outdoor boiler (wood fired) plumbed into the existing heating system. We mentioned the front porch and the great view. There is also a side porch with an excellent view and even a back porch, as an added gathering area for your family. There is a large three-bay garage, one carport, and a barn that's attached to the back of the garage. This will offer plenty of storage, an awesome work area, or even plenty of room for a horse or two. Now to the part we have all been waiting for, the land. We have mentioned the gorgeous fields which are currently planted in Soybeans. Now, let's talk about some other key features. What is the number one feature a property usually lacks? It's not a trick question...it's water. This property has three year-round water sources including two ponds and an awesome creek. There is an old RR bed that leads to the two ponds giving you great access. One of the ponds is just yards from the ag field edge and the other pond is nestled a little deeper in the timber. The creek is hard to describe with words, but it winds through the beginning of the property and turns east creating a deer and turkey hunter's dream property. The creek edge is dotted with timber and foliage, which makes it a magnet for wildlife. It's hard to imagine what this farm is like until you put boots on the ground and we encourage you to look at the drone pics and envision it. When I walked the creekbank I saw a few wood ducks, deer, turkey and the creek has a few deep holes which are perfect for fishing. Other features of this property include some mature timber and plenty of thick cover on the field edges for staging wildlife. But just when you think "This farm can't get any better", you learn it is surrounded by Wayne National Forest, which offers the farm further diversity, plenty of wildlife and some of the best views available in southern Ohio. There is an old roadbed that runs the entire length of the field edge which offers easy and convenient access to the back of the property. If one were to have a road like this bulldozed, graded and graveled, it would be a substantial investment. The ag fields are providing the deer an amazing amount of food and if you look at a map, you will see that the deer can come from all directions to take advantage of the fields, ponds and creek which creates OPPORTUNITY for Big Bucks. The deer sign in the woods is amazing and the added forestry surrounding this farm is incredible. Imagine hunting your own field edges, bottom ground, and creek drainages during the rut and in the late season. It's just a matter of time before you cross paths with a giant Ohio Whitetail. This farm is truly amazing and you must see it to really understand the diversity, beauty and true uniqueness of it. When you walk this property and understand what it offers you as a hunter or just an outdoor enthusiast, you will want to make it your home. Property is subject to a survey and "seller's" mineral rights convey. All Showings require a realtor to be present. Please call Brian Whitt, [937.545.7764](tel:937.545.7764), or Josh Grant, [330.341.0997](tel:330.341.0997) for complete details of this property and showing.



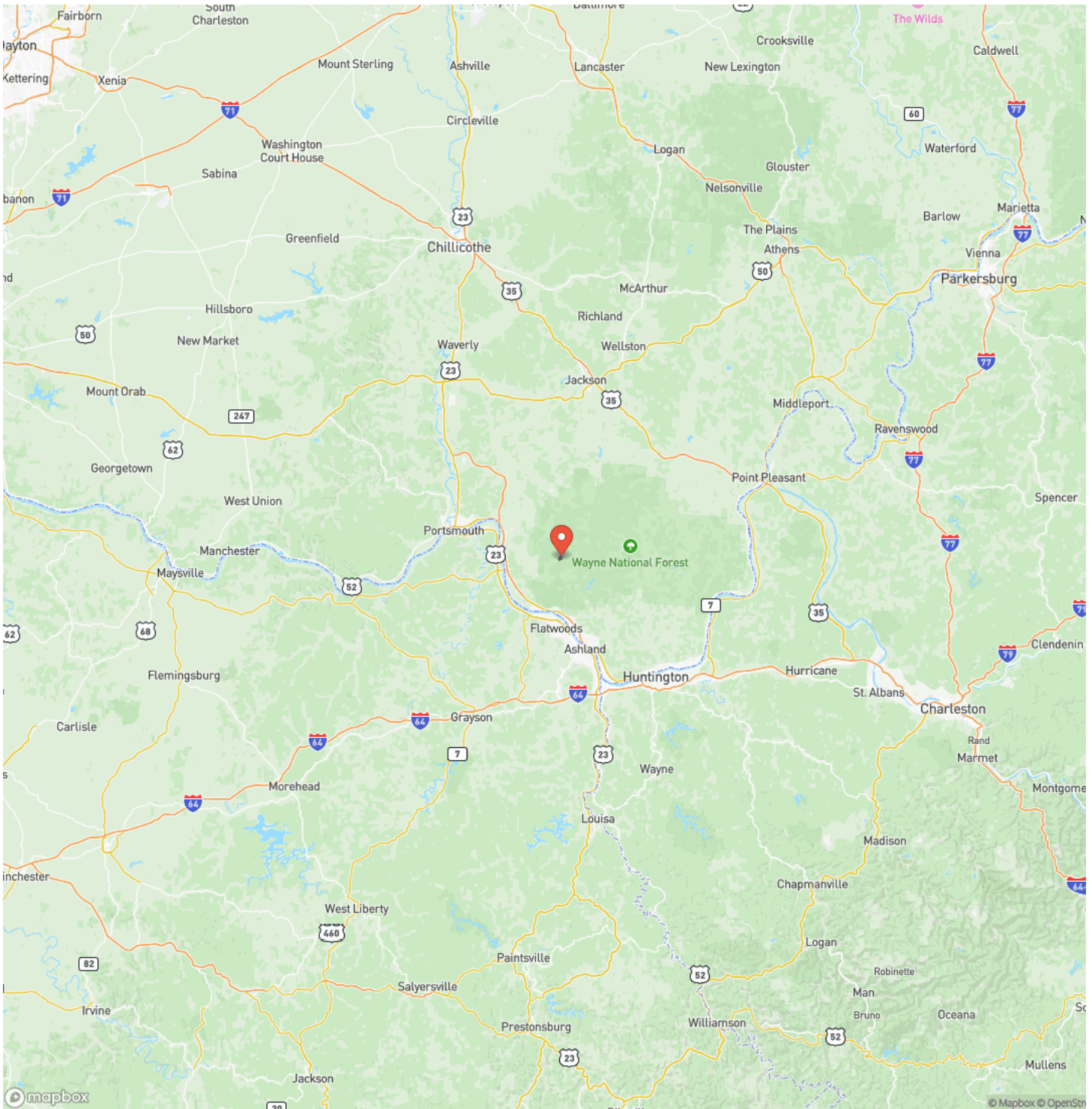
Pine Creek Farm
Pedro, OH / Lawrence County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

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City / State / Zip

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NOTES

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