

**Beautiful Cabin and Hunting Land**  
0 Dyes Ridge Road  
New Matamoras, OH 44805

**\$119,300**  
12± Acres  
Washington County





## Beautiful Cabin and Hunting Land New Matamoras, OH / Washington County

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### SUMMARY

#### Address

0 Dyes Ridge Road

#### City, State Zip

New Matamoras, OH 44805

#### County

Washington County

#### Type

Timberland, Hunting Land

#### Latitude / Longitude

39.5509 / -81.1281

#### Acreage

12

#### Price

\$119,300

#### Property Website

<https://arrowheadlandcompany.com/property/beautiful-cabin-and-hunting-land-washington-ohio/80050/>



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### **PROPERTY DESCRIPTION**

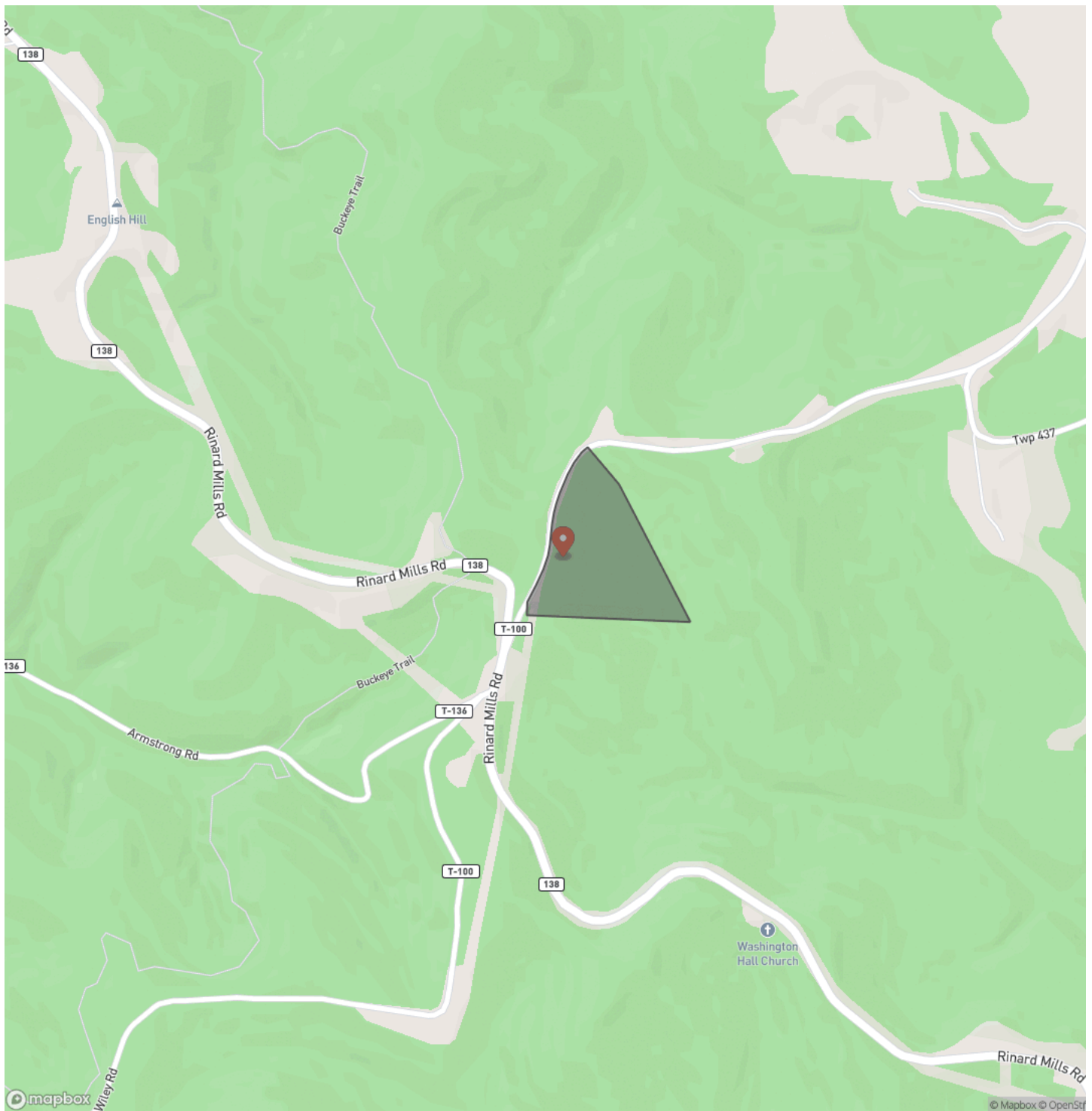
Here is a great opportunity to own some nice acreage that joins Wayne National Forest public hunting land and has a cabin that can make a comfortable place to stay. Pulling up to this property at the cabin, there is plenty of space to park a few vehicles with additional parking up above the cabin on the hill. Walking into the 32x14 two-story cabin there is a wood burning stove and a staircase. The cabin has been insulated upstairs, and is ready to finish out and make it how you want with plenty of space for a kitchen, bathroom, and living room area downstairs and some bedrooms upstairs. There is an electric hook up with 30 amp and 50 amp service already in place that can be used. This property has some decent sized timber on it with a variety of different tree species. There is some good underbrush creating good deer bedding as well. There is a pipeline that runs through the property that would make for a good treestand site. Overall this would make someone an awesome hunting camp or to just have a place to stay and enjoy the property and all of the WNF land that surrounds it. This property is conveniently located just +/- 34 miles from Marietta, OH, and +/- 42 miles to Parkersburg, WV, offering plenty of places for any amenities you may need. Per seller the mineral rights do not convey. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt ([937\) 545-7764](tel:937-545-7764) or Brian Salmons ([740\) 646-9378](tel:740-646-9378) .



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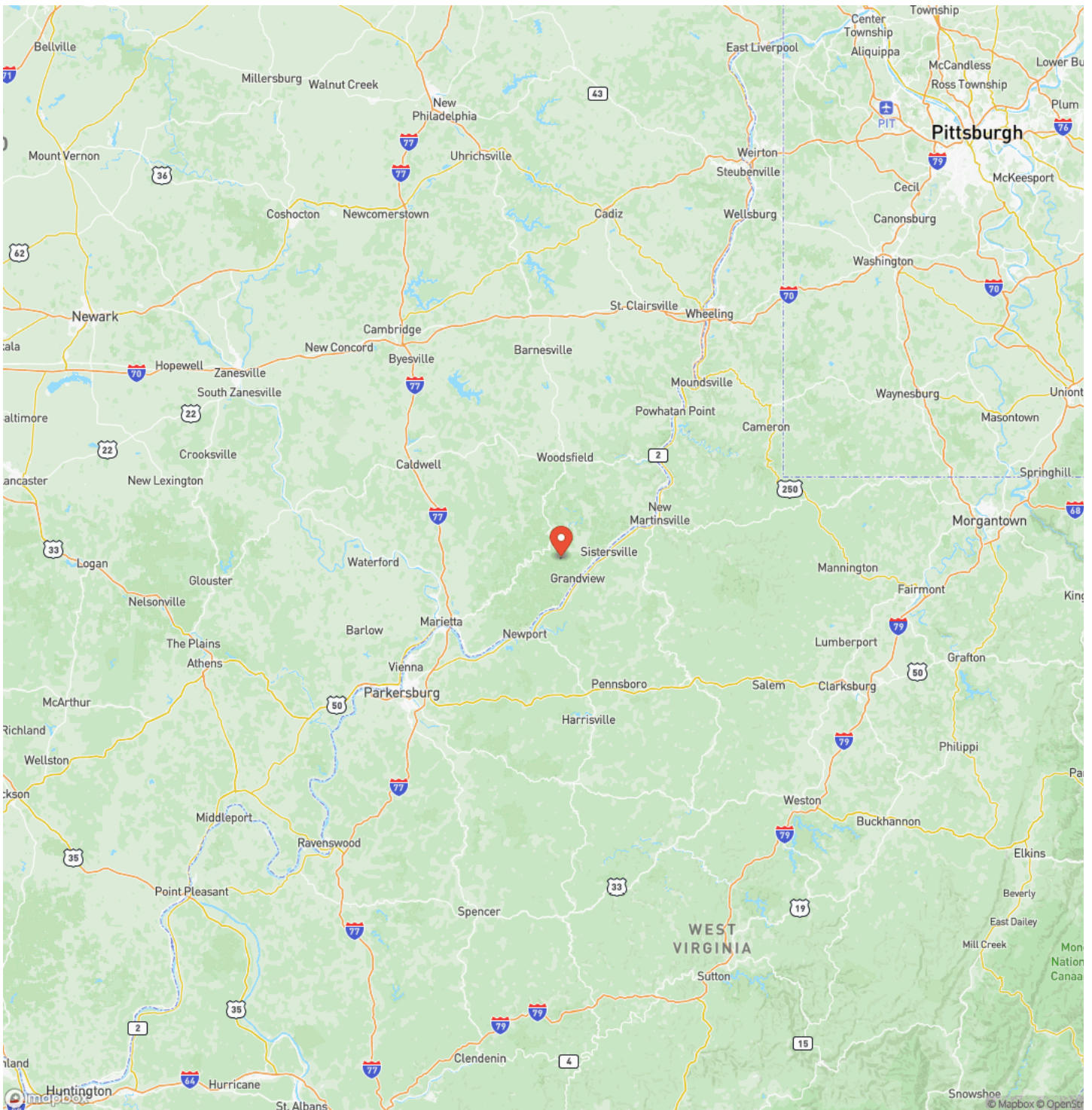


## Locator Map



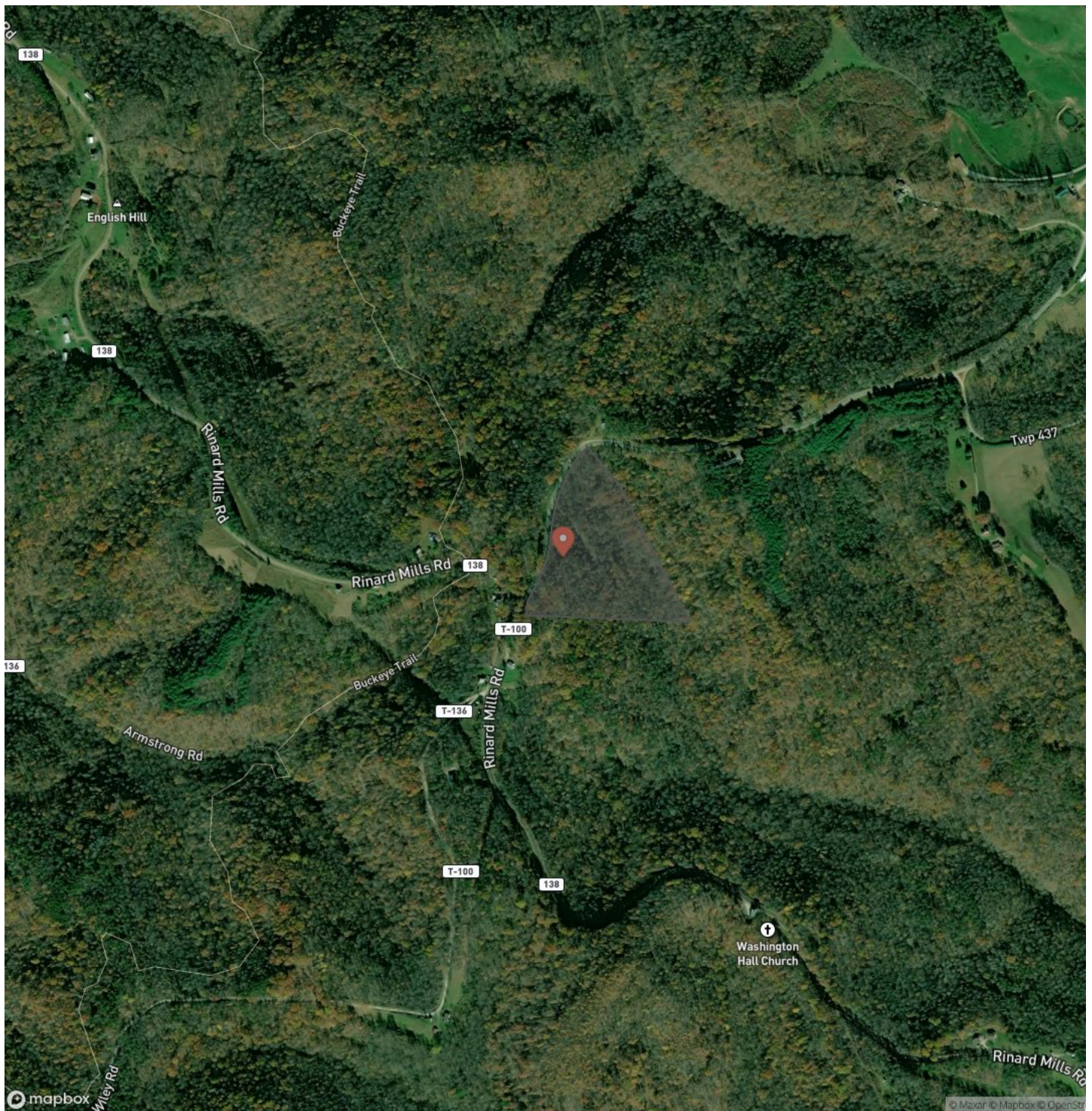


## Locator Map





## Satellite Map



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New Matamoras, 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

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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