

Skunk Creek Hunting Farm
0 Null Rd.
Coolville, OH 45723

\$375,000
78± Acres
Athens County



Skunk Creek Hunting Farm
Coolville, OH / Athens County

SUMMARY

Address

0 Null Rd.

City, State Zip

Coolville, OH 45723

County

Athens County

Type

Hunting Land, Timberland

Latitude / Longitude

39.2586 / -81.7542

Acreage

78

Price

\$375,000

Property Website

<https://arrowheadlandcompany.com/property/skunk-creek-hunting-farm-athens-ohio/47843/>



PROPERTY DESCRIPTION

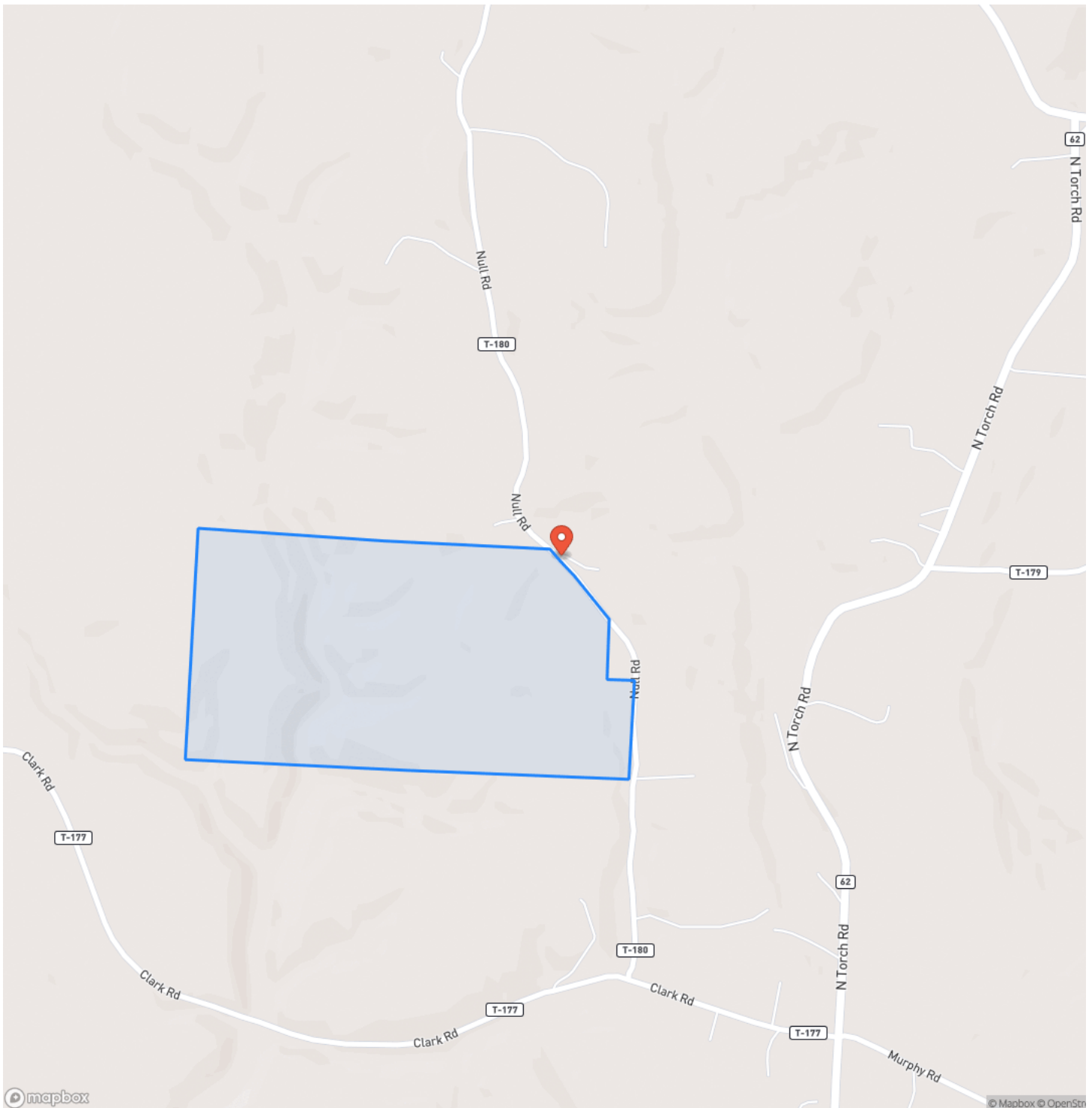
Welcome to Athens County and this turn key hunting farm and one of the prettiest farms around. On this farm you will find beautiful fields, mature timber, lots of deer, and a buildsite. When you arrive and walk up the main trail, you will be greeted by a gorgeous bench top field. As you cross the field and head southwest, navigate another access trail, you will find yourself in another field. As you continue southwest and then east, you will find another stretch of field that is most amazing in appearance and in strategic location. All the fields are surrounded by either awesome mature timber, or high stem count bedding areas. There are some walnut, oak, pine, poplar and cherry trees. There were a ton of acorns when we scouted and photographed the property. The west and north ends of the property offer very nice timber, and there is some value there. There is an awesome creek to the west that should flow most of the year or offer year around water holes. The deer and turkey are plentiful here and when we walked it, we observed numerous scrapes, rubs, tracks and trails. There is one elevated blind that is perfectly situated and the immediate area was loaded with deer sign. The fields offer the potential for awesome food plots and ambush points. The topography is gentle to rolling to hilly, in more remote parts of the property. The west end of the property has a drainage that is loaded with deer sign and we bumped a few deer on our visit. The property offers public water and electricity on site. There is a gate and a nice graveled area for parking. There is an older, large cistern not too far from the parking area that has a lot of potential for an additional water source. If you are looking for a beautiful and diverse farm that offers a ton of potential for trophy hunting, managing deer or just building a cabin to get away from it all, you really need to check this one out. The camper on site is negotiable and is not included in the asking price. "Sellers" mineral rights convey. Property is 90 minutes from Columbus, 90 minutes from Chillicothe and 60 minutes from the Hocking Hills. Please call Brian Whitt, 937.545.7764, or Josh Grant, 330.341.0997 for complete details of this property and showing.



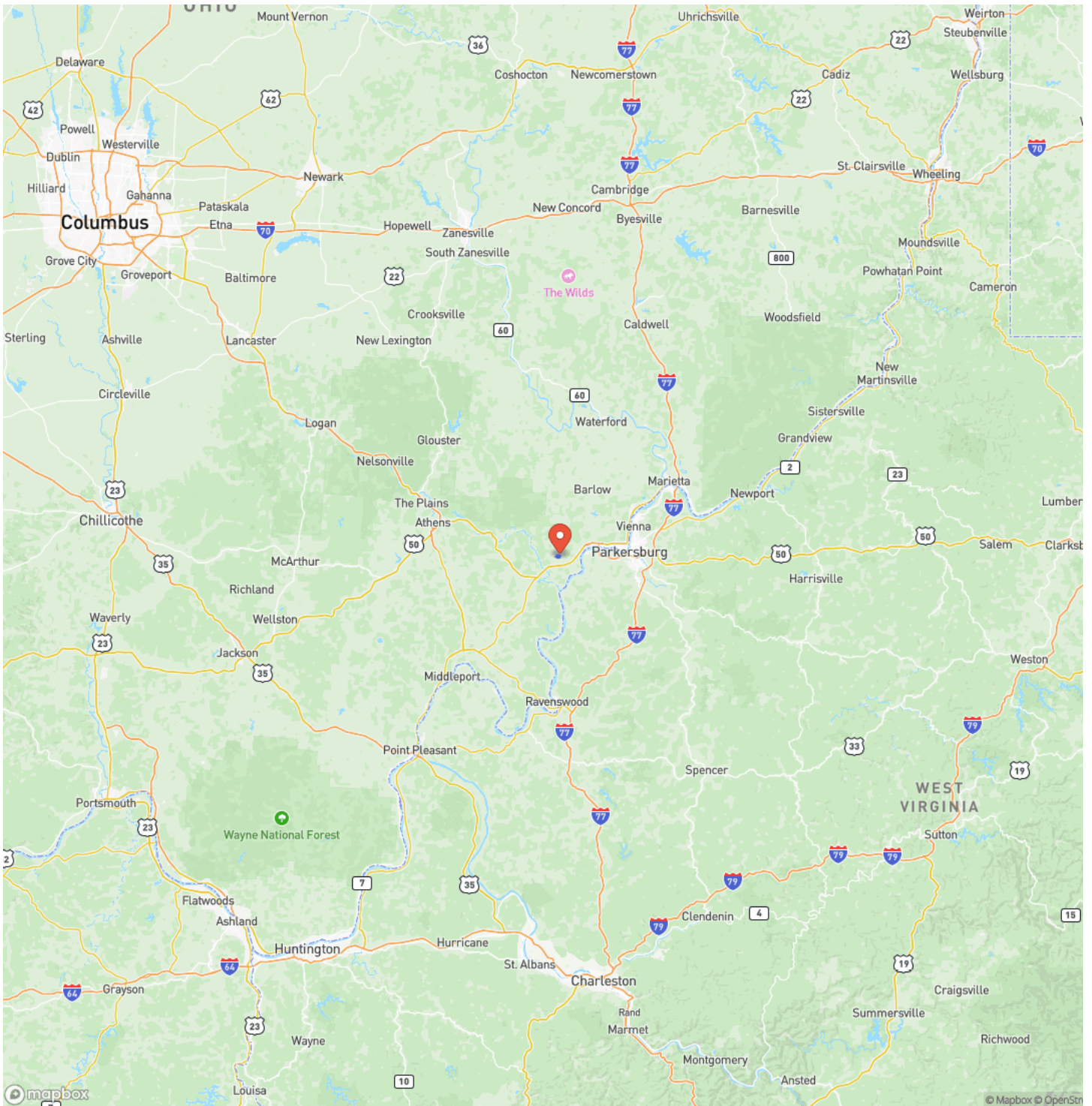
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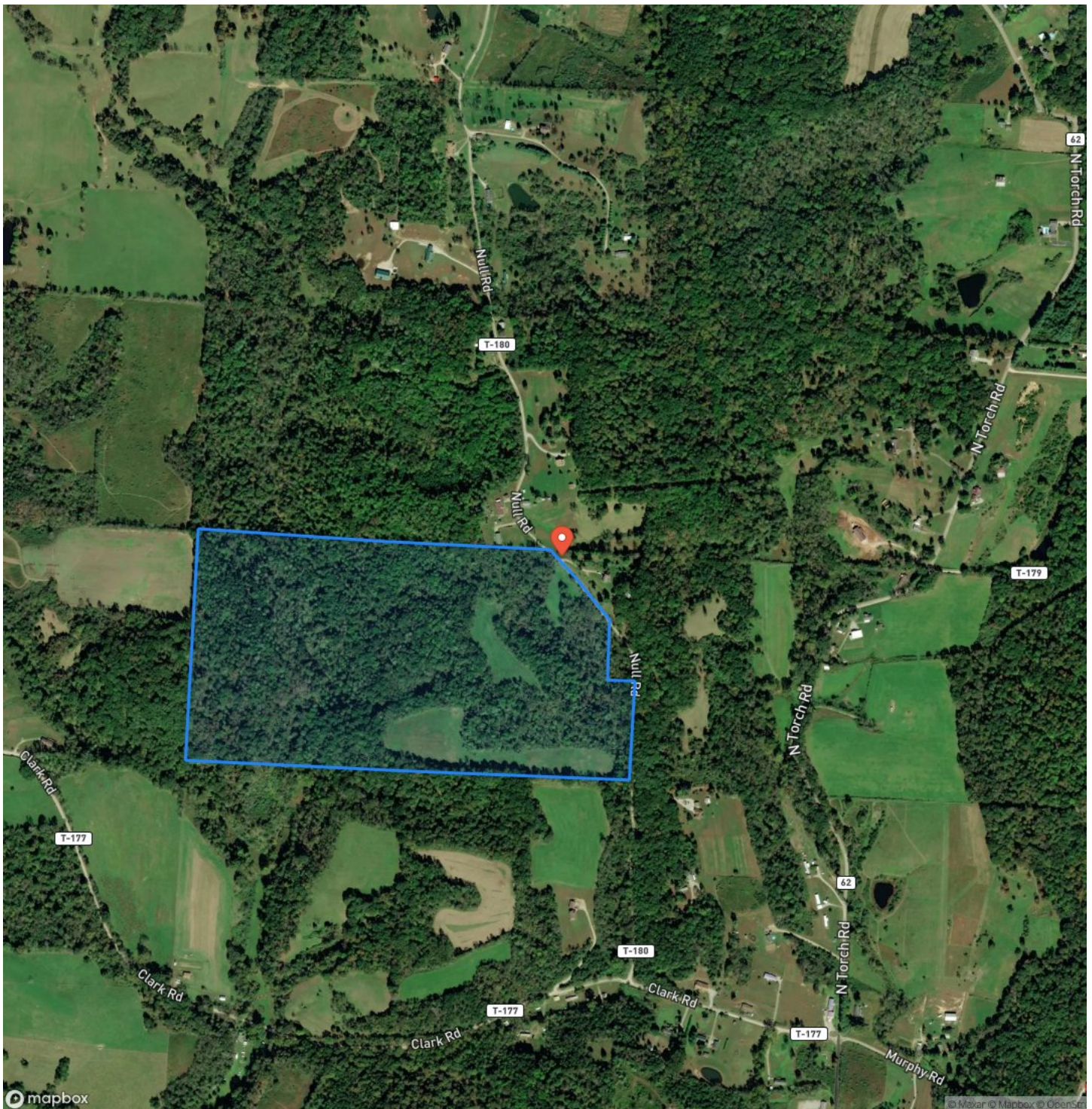
Locator Map



Locator Map



Satellite Map



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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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