

Turn-Key Hunting Property with Homestead
9096 State Route 41
Aberdeen, OH 45101

\$675,000
92± Acres
Brown County



Turn-Key Hunting Property with Homestead Aberdeen, OH / Brown County

SUMMARY

Address

9096 State Route 41

City, State Zip

Aberdeen, OH 45101

County

Brown County

Type

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

Latitude / Longitude

38.6696 / -83.7419

Dwelling Square Feet

1848

Bedrooms / Bathrooms

3 / 1

Acreage

92

Price

\$675,000

Property Website

<https://arrowheadlandcompany.com/property/turn-key-hunting-property-with-homestead-brown-ohio/99727/>



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PROPERTY DESCRIPTION

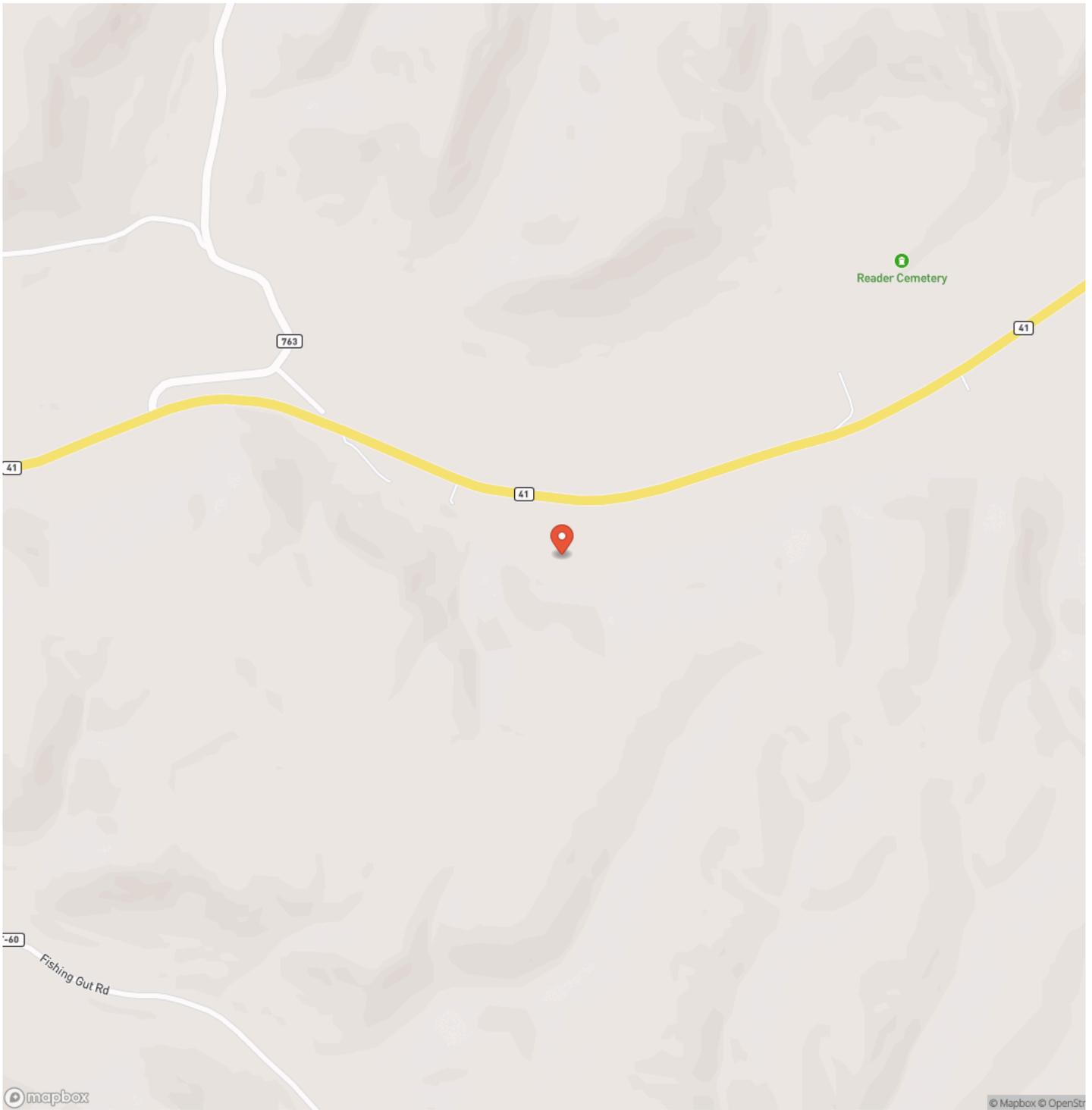
Take a look at this great opportunity to own a true trophy hunting property, 92 +/- acres with a proven history of deer management and a habitat-based approach designed to grow and hold mature bucks in Brown County, Ohio! This farm is thoughtfully set up for serious hunters, featuring four elevated blinds, multiple tree stand locations, a large feeder, and established food sources throughout. Three large food plot areas, micro food plots, fruit and nut trees, and strategic screen cover create ideal bedding, feeding, and travel patterns. You'll find well-defined deer trails, scrapes, and excellent edge cover that form natural funnels and ambush points. The land offers excellent, diverse topography with a layout that supports both morning and evening hunts. Access trails allow you to reach remote areas of the property while minimizing pressure and reducing the risk of spooking deer. Two ponds and three additional watering holes provide consistent water sources, helping to keep wildlife on the property year-round. With the combination of cover, food, water, and genetics make this an incredible farm! The turkeys are a bonus, there are good populations of turkeys too. Beyond the hunting, there is a nice yard area with a three-bedroom home featuring a basement, large kitchen, comfortable living room, and a welcoming front porch that overlooks a beautiful valley view. With a little TLC, this house would make a great starter home or the perfect homestead getaway, offering room for additional buildings if desired. An older barn on the property provides potential for renovation or storage. If you've been searching for a turn-key hunting setup with strong habitat management, abundant wildlife sign, and a comfortable place to stay, this property is a must-see! Take a look at the game photos and see the potential for yourself. The property is about 10 +/- minutes to Maysville, KY, about 1 +/- hour to Cincinnati, OH, and about 90 +/- minutes to Lexington, KY. Seller is requiring Proof of Funds, or a pre approval letter for all showings. All showings are by appointment only. Seller's mineral, oil and gas rights convey. Agents must be present for all showings. 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).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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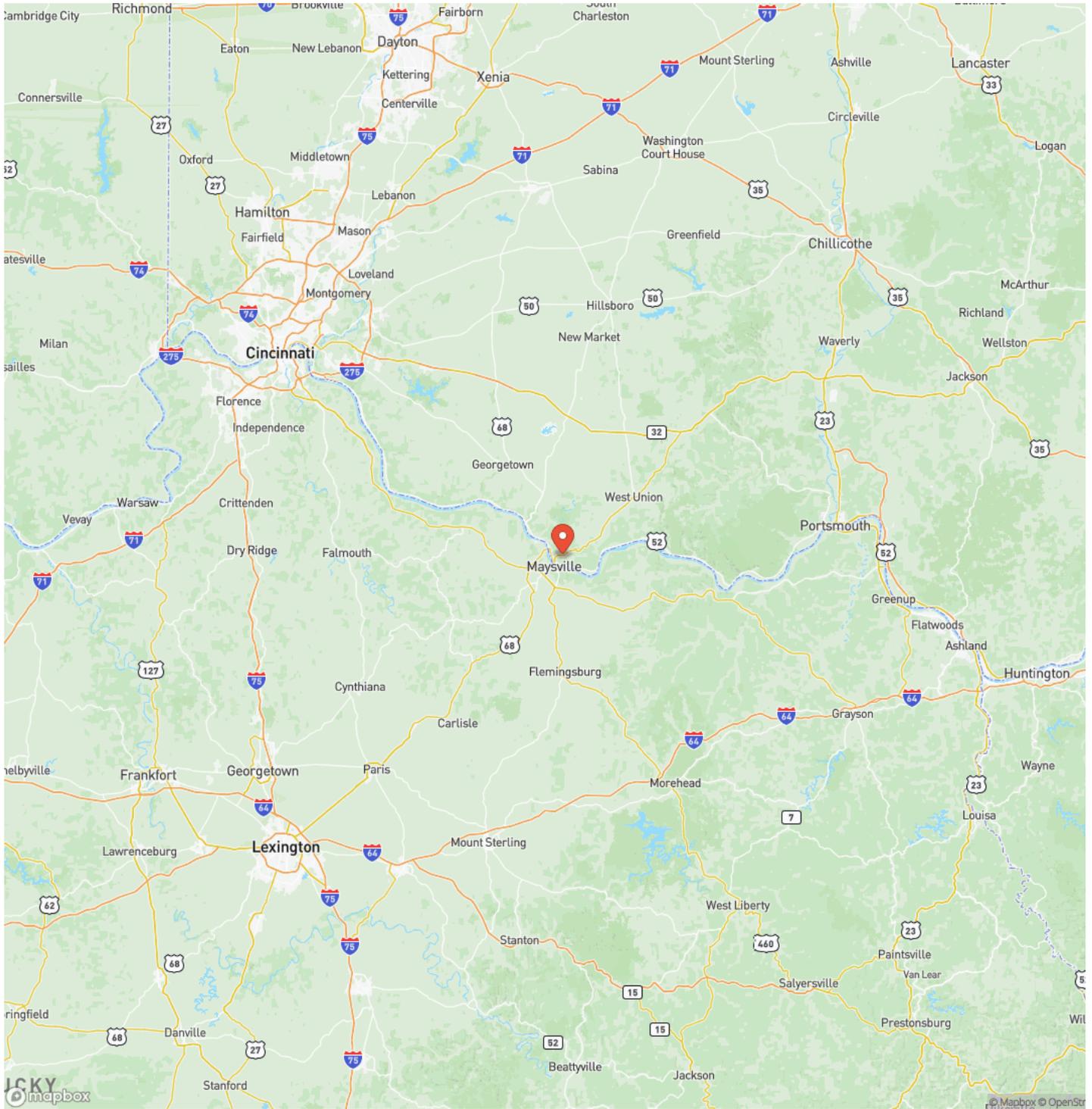


Locator Map

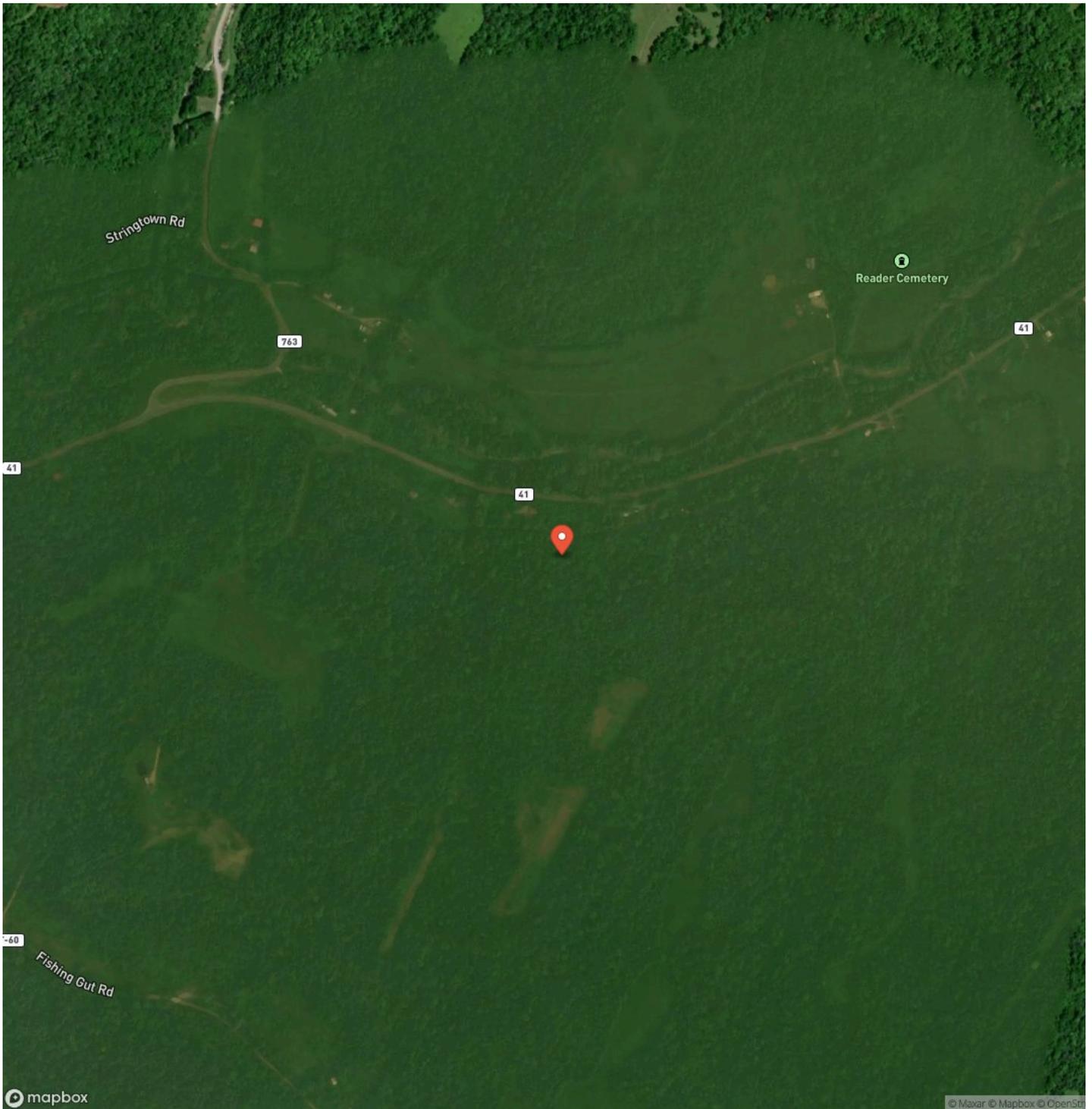


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Locator Map



Satellite Map



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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