

**Brushy Buckeye Creek Farm**  
406 Township Road 232E  
Waterloo, OH 45688

**\$360,000**  
8± Acres  
Lawrence County





**Brushy Buckeye Creek Farm**  
**Waterloo, OH / Lawrence County**

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**SUMMARY**

**Address**

406 Township Road 232E

**City, State Zip**

Waterloo, OH 45688

**County**

Lawrence County

**Type**

Hunting Land, Recreational Land, Residential Property, Single Family

**Latitude / Longitude**

38.71171 / -82.54992

**Dwelling Square Feet**

1,325

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

8

**Price**

\$360,000

**Property Website**

<https://arrowheadlandcompany.com/property/brushy-buckeye-creek-farm/lawrence/ohio/81297/>



**PROPERTY DESCRIPTION**

Welcome to Brushy Buckeye Creek Farm, located in Lawrence County, Ohio! This property features an incredible remodeled home on +/- 8 beautiful acres! When you arrive at the gated entrance you will be greeted by the home and one of the coolest recreational properties around! The property is surrounded by Wayne National Forest, borders a small creek and is nestled back on a quiet country road. This remodeled home features three bedrooms, two full baths, a spacious kitchen and dining area, a large living room, and a laundry area. There is a spacious garage featuring a concrete floor with roll up door and it's been spray foamed. There is a covered breezeway and a covered porch overlooking a beautiful stocked pond. This home has metal siding, a metal roof, all electric HVAC, public water, septic, and it overlooks some of the best hunting ground in Southern Ohio. A pond with a new, awesome concrete dock is situated just outside the home. The pond is lined with gravel and is landscaped nicely. There is a beautiful rock wall on the other side of the creek and is visible from the main yard area. As you make your way down the graveled road you will see large woods on one side and a manicured meadow on the other. Overlooking the field is a new elevated blind which is situated near an awesome creek and newly planted fruit trees. This area is known for monster bucks and lots of turkeys. Imagine the possibilities with bordering thousands of acres of Wayne National Forest! This property has awesome topography and would make the perfect gentleman's farm. There is plenty of room to build a barn and put up some fencing for horses and livestock. Properties that offer a creek, fields, a pond, remodeled home, garage, and borders thousands of acres of public land do not come available often. Major appliances including washer, dryer, stove, and refrigerator convey. There is also a concrete slab for parking a camper complete with water and electrical hookup. Sellers oil, gas and mineral rights convey. The property is 30 +/- minutes to Gallipolis, OH, and 50 +/- minutes to Ashland, KY, and Huntington, WV. All showings require proof of funds or pre-approval letter from a financial institution. All showings require 48 hours notice and are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:9375457764) or Josh Grant at [\(330\) 341-0997](tel:3303410997).

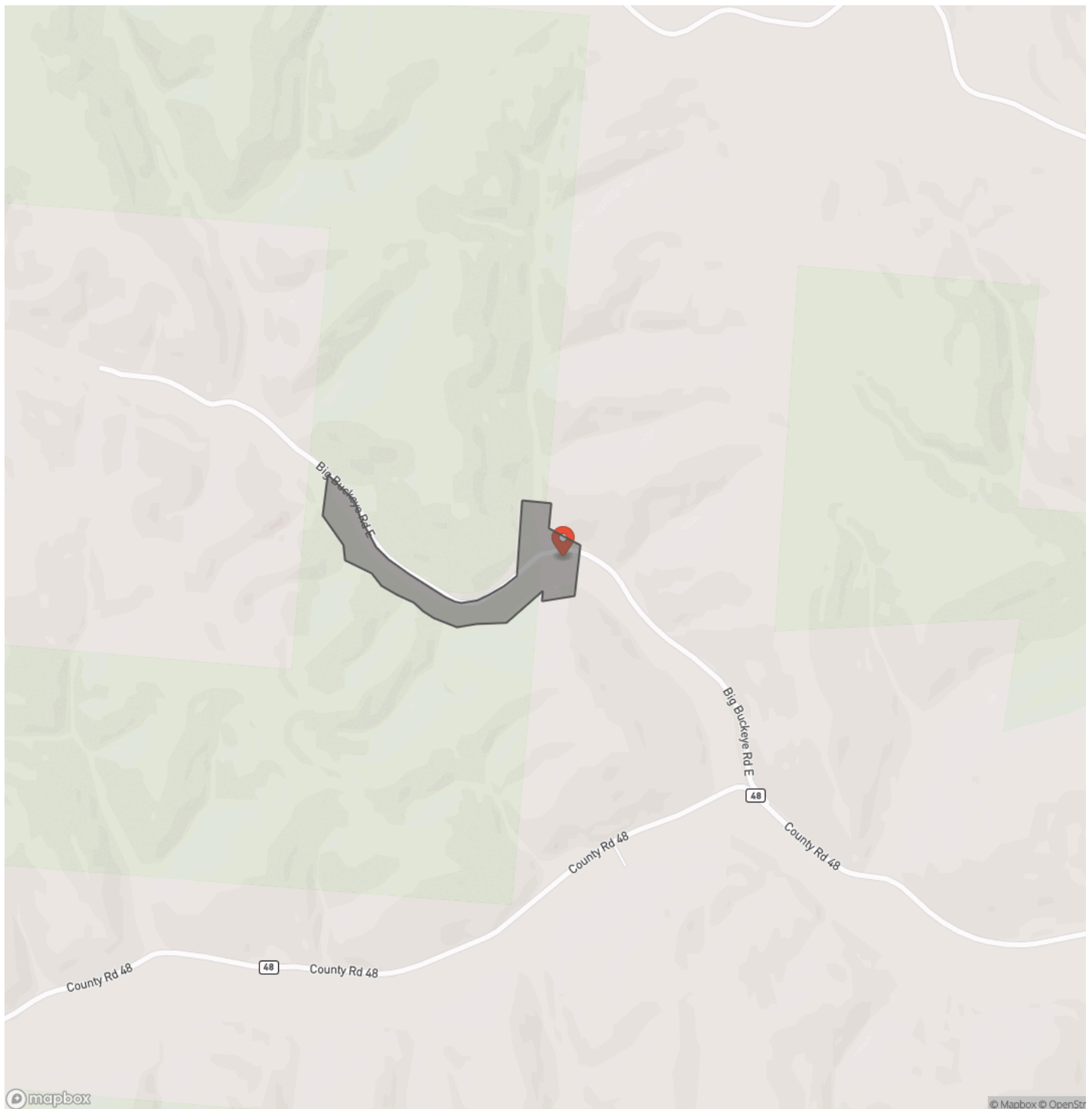


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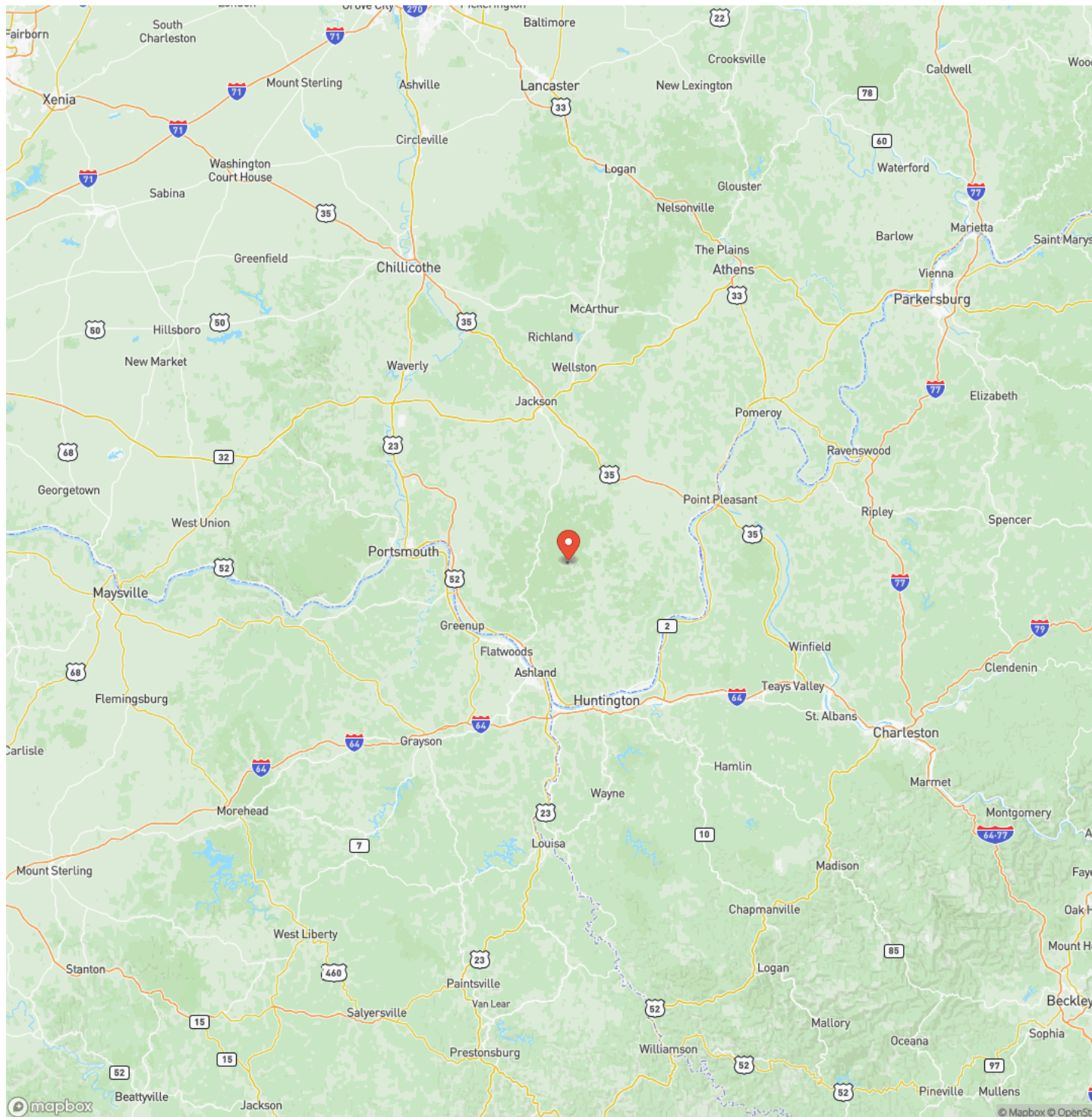


## Locator Map





## Locator Map





## Satellite Map



## Brushy Buckeye Creek Farm

### Waterloo, OH / Lawrence 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





## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## **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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