

**Turn-Key Hunting Farm With Furnished Cabin**  
1996 Randalls Run Road  
Blue Creek, OH 45616

**\$749,000**  
68± Acres  
Adams County



## Turn-Key Hunting Farm With Furnished Cabin Blue Creek, OH / Adams County

### SUMMARY

#### Address

1996 Randalls Run Road

#### City, State Zip

Blue Creek, OH 45616

#### County

Adams County

#### Type

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

#### Latitude / Longitude

38.79805 / -83.37184

#### Dwelling Square Feet

1,680

#### Bedrooms / Bathrooms

3 / 2

#### Acreage

68

#### Price

\$749,000

#### Property Website

<https://arrowheadlandcompany.com/property/turn-key-hunting-farm-with-furnished-cabin/adams/ohio/100966/>



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### **PROPERTY DESCRIPTION**

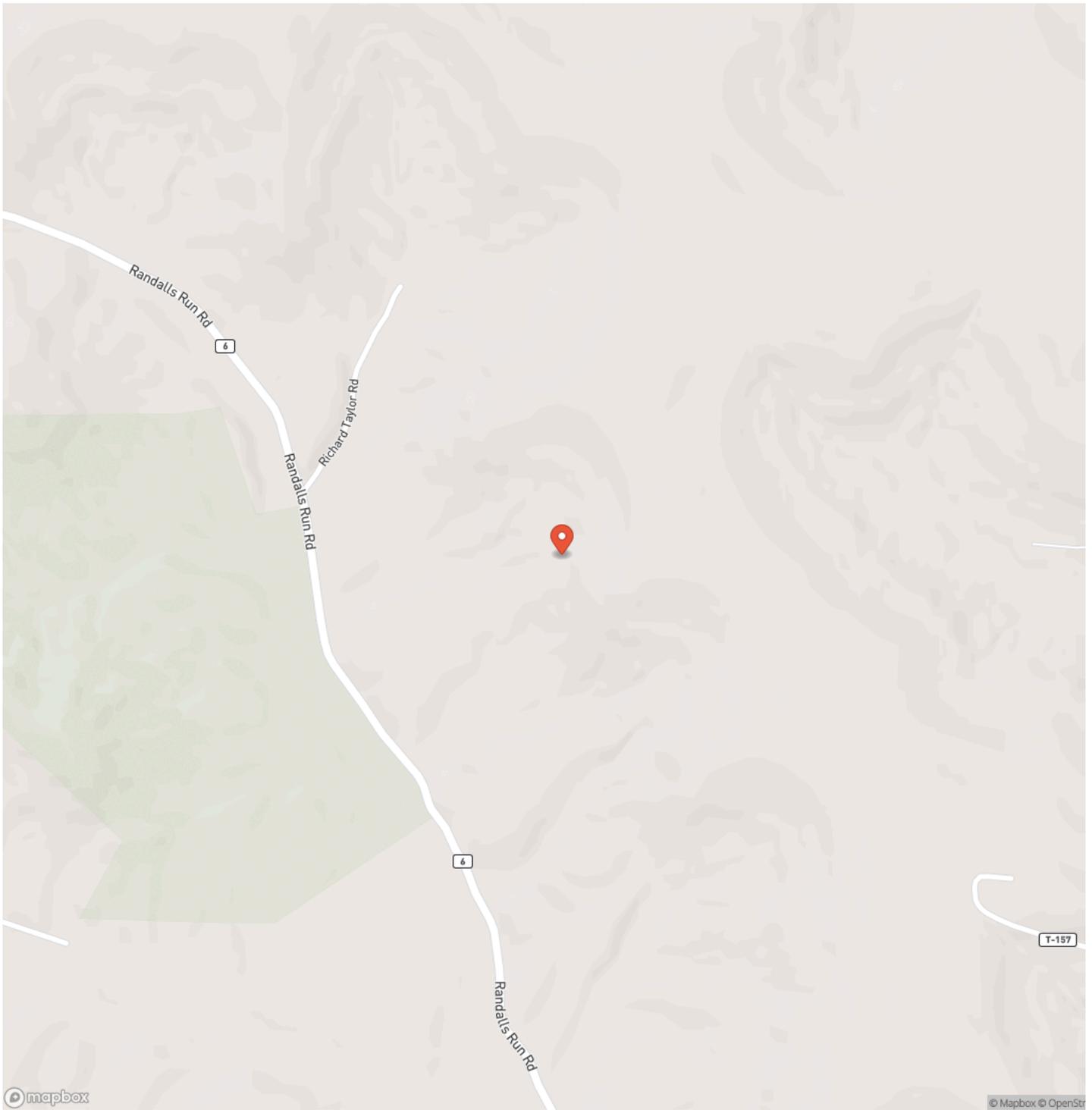
Welcome to an exceptional turn-key property in Adams County, Ohio that offers the perfect blend of comfortable living and outstanding hunting opportunities on 68 +/- acres! Whether you are looking for a full-time residence, a family hunting camp, or a relaxing weekend retreat, this property is ready to enjoy from day one. The home features approximately 1,680 +/- square feet of living space with three bedrooms, two full bathrooms, and a large loft that provides additional sleeping space or a recreation area. A spacious kitchen and dining area make gathering with family and friends easy, while the gorgeous rock fireplace creates a warm and inviting centerpiece to the home. The wraparound porch provides the perfect place to relax and watch wildlife move throughout the property, adding to the peaceful country setting. This home has seen numerous recent upgrades. Over the past year, the seller had installed a new AC unit, new furnace, and new soffits and gutters. Within the past three years, additional improvements include new flooring throughout, a fully renovated kitchen featuring granite countertops, and both bathrooms completely remodeled with new tubs, showers, and flooring. The staircase leading to the second floor was also custom built, adding both character and craftsmanship to the home. The property is being sold fully furnished and ready to enjoy, with nearly all furniture purchased just two years ago. The kitchen will remain fully stocked with cooking supplies, plates, pots, pans, silverware, and kitchen wares. In the living room, the recliners, couch, loveseat, two end tables, flat screen TV with TV stand, and the beautiful maple slab table will convey with the property. The master bedroom includes a complete king-size bed and dresser. The two downstairs bedrooms each include a complete queen-size bed and dresser, with mirrors that can be attached to each dresser. (Taxidermy, treestands located in the garage, and all tools including chainsaws, electric tools, and hand tools are excluded from the sale.) A long, continuous gated driveway leads back to the home, providing privacy and a quiet setting along a peaceful country road. The circular-style drive is especially convenient when pulling trailers or maneuvering larger vehicles. Outside, the land is equally impressive and offers a true sportsman's paradise. Beautiful timber surrounds the home and provides excellent wildlife habitat. A pond, established trail system, and numerous proven hunting setups make this property ideal for outdoorsmen. The property itself is a turn-key deer hunting farm featuring excellent, varied topography and a well-maintained trail system that provides access throughout the land. Multiple ladder stands are already in place-many accompanied by feeders-creating ready-to-hunt setups across the property. Several natural drainages funnel deer movement, and a pond on the property regularly attracts wildlife. The owner reports that one of the largest bucks seen on the farm appeared just off the back porch during the rut. Quality timber is found in key locations, with abundant mast production from red, white, and chestnut oaks. Scattered pines and excellent natural cover combine with strategically placed stands and feeders to help target mature bucks-be sure to check out the impressive "DAYLIGHT" trail camera photos. There are a couple nature conservancies in the area; a feature many hunters recognize as adding tremendous potential for mature deer. While walking and photographing the property, multiple deer were observed and we heard some turkeys. A strong secondary ridge system with drainages and a productive benchtop further enhances the hunting setups and habitat diversity. Additional improvements and equipment make this property truly turn-key. A large three-bay garage with a concrete floor provides excellent storage and workspace. Also included with the sale are a newer Kawasaki side-by-side, a newer four-wheeler, a zero-turn mower, push mower, seed spreader, coyote call and a 42-horsepower Bobcat tractor. A metal storage shed is all in place for storage of tractors and other items. This is a rare opportunity to own a fully equipped hunting and recreational property that is ready to enjoy the moment you arrive. A must-see for hunters, outdoorsmen, or anyone seeking a peaceful country lifestyle. The property is about 90 +/- minutes from Cincinnati and 2 +/- hours from Dayton and Columbus. All showings require 48 hours notice and an agent must be present at all times on property. Sellers' mineral, oil, and gas rights convey. Seller is requiring proof of funds or a pre-approval letter from a financial institution for all showings. All showings 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: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.

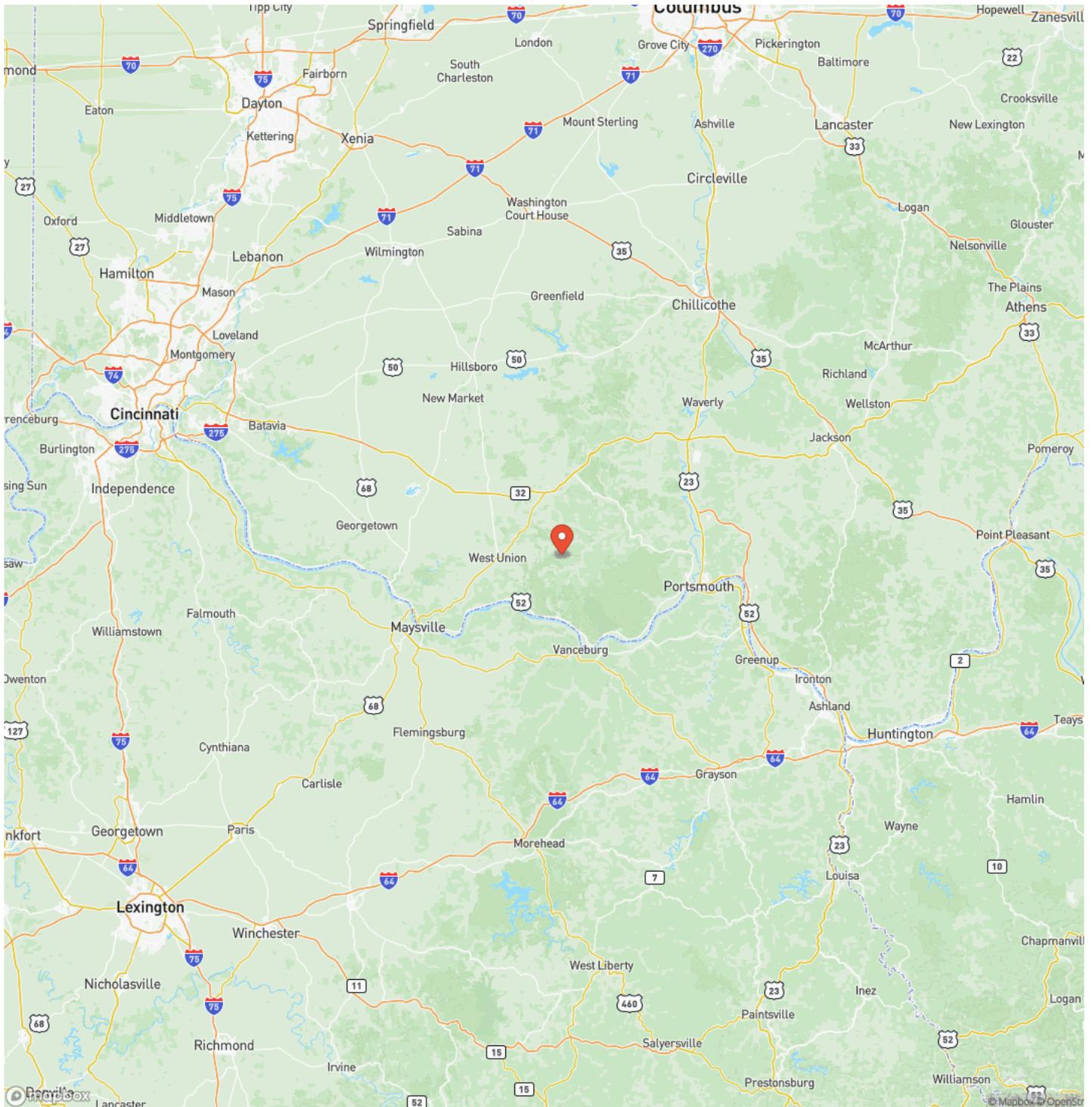
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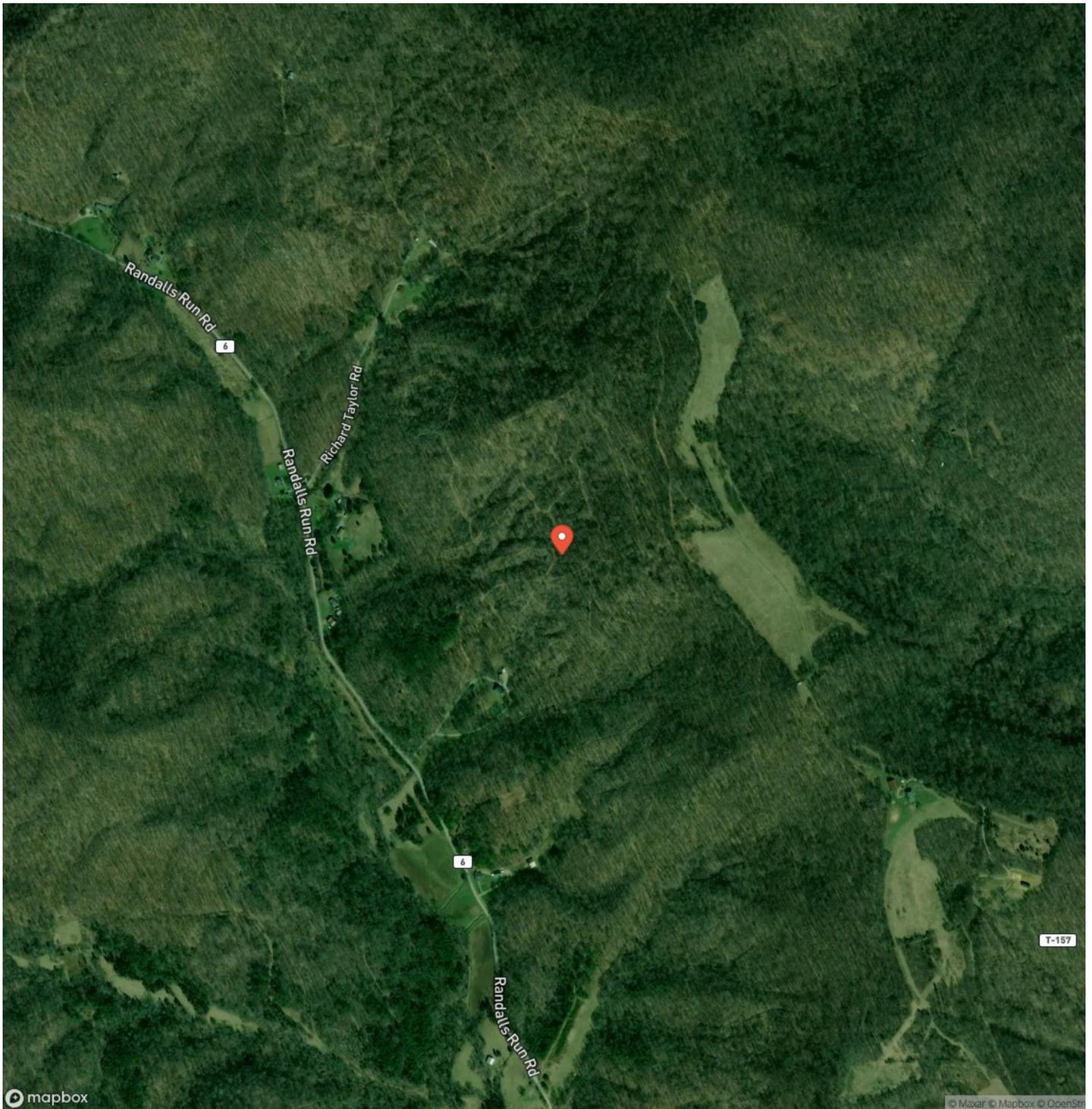
## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

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