

Ohio Brush Creek Farm
21142 State Route 41
Peebles, OH 45660

\$1,300,000
231± Acres
Adams County



Ohio Brush Creek Farm
Peebles, OH / Adams County

SUMMARY

Address

21142 State Route 41

City, State Zip

Peebles, OH 45660

County

Adams County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

38.88528 / -83.44936

Acreage

231

Price

\$1,300,000

Property Website

<https://arrowheadlandcompany.com/property/ohio-brush-creek-farm-adams-ohio/92939/>



PROPERTY DESCRIPTION

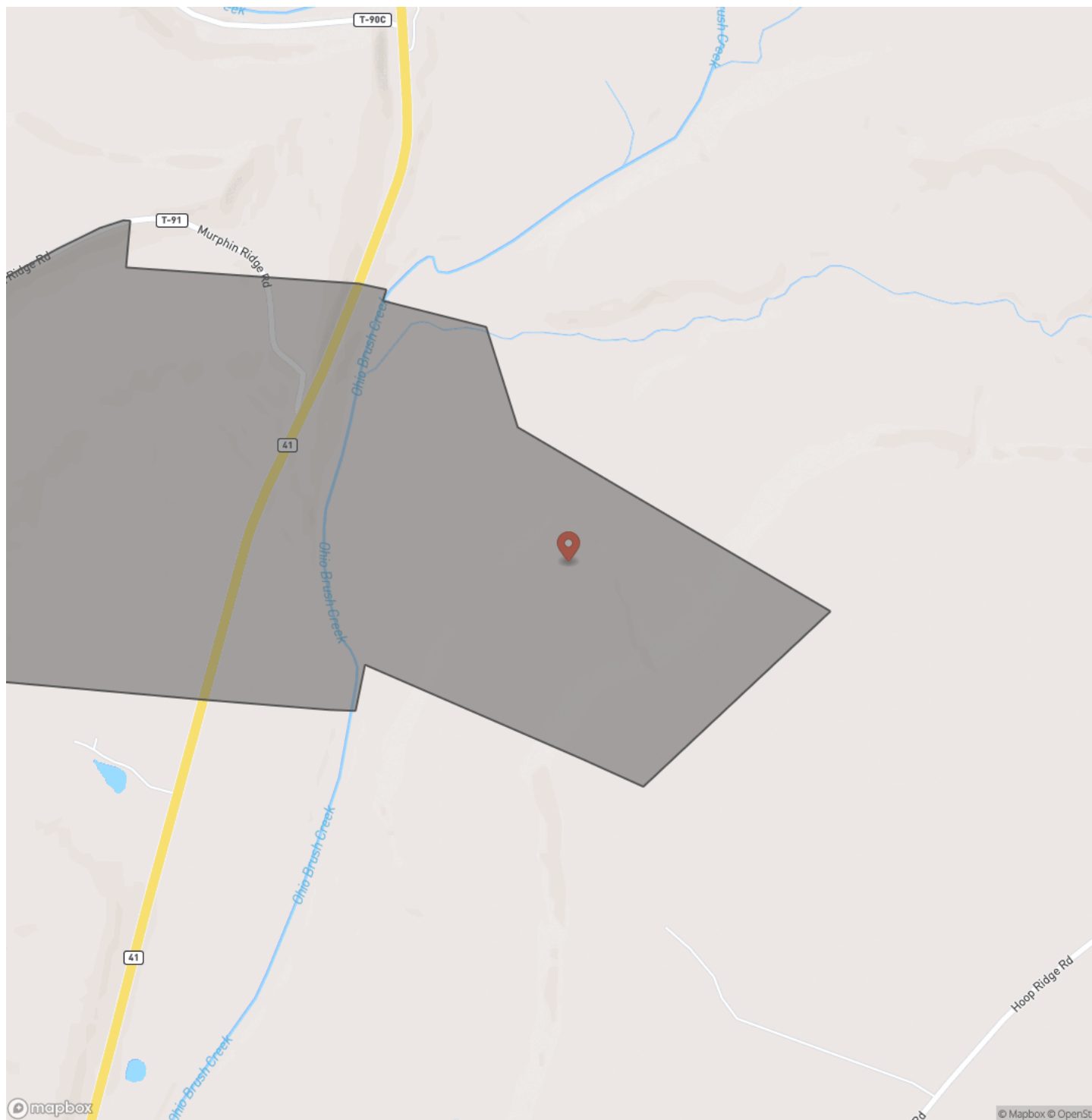
Welcome to the Ohio Brush Creek Farm, located in Adams County presenting you with a beautiful, versatile +/- 231 acre property offering endless possibilities! Whether you're looking for a full-time build site, farm, hunting farm, horse property, or investment opportunity, this land has it all. The property features gorgeous frontage along year-round Ohio Brush Creek, providing both scenic beauty and a vital water source for wildlife. This incredible tract showcases a mix of awesome timber, creek bottoms, pine thickets, oak ridges, and about +/- 30 acres of grown-over fields - all creating prime habitat for deer, turkey, and other wildlife. The excellent varied topography and abundant bedding cover make it a trophy whitetail hunter's dream. With approximately +/- 5,400 feet of road frontage, this property offers great access and flexibility for future development. There's an old uninhabitable home on-site being sold strictly "as is." Electric is already on the property, and buyers should verify availability of other utilities. The main build site sits in a beautiful setting surrounded by open fields, timber rows, and the creek just behind—ideal for a custom home, cabin, or lodge. This is a rare opportunity to own a large, diverse tract in one of Ohio's most sought-after counties for recreation and country living. The property is just +/- 40 minutes from Maysville, KY, and Bainbridge, OH, +/- 60 minutes from Cincinnati and about +/- 2 hours from Columbus. Agents must be present for all showings. Seller's oil, gas and other mineral rights convey. 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.

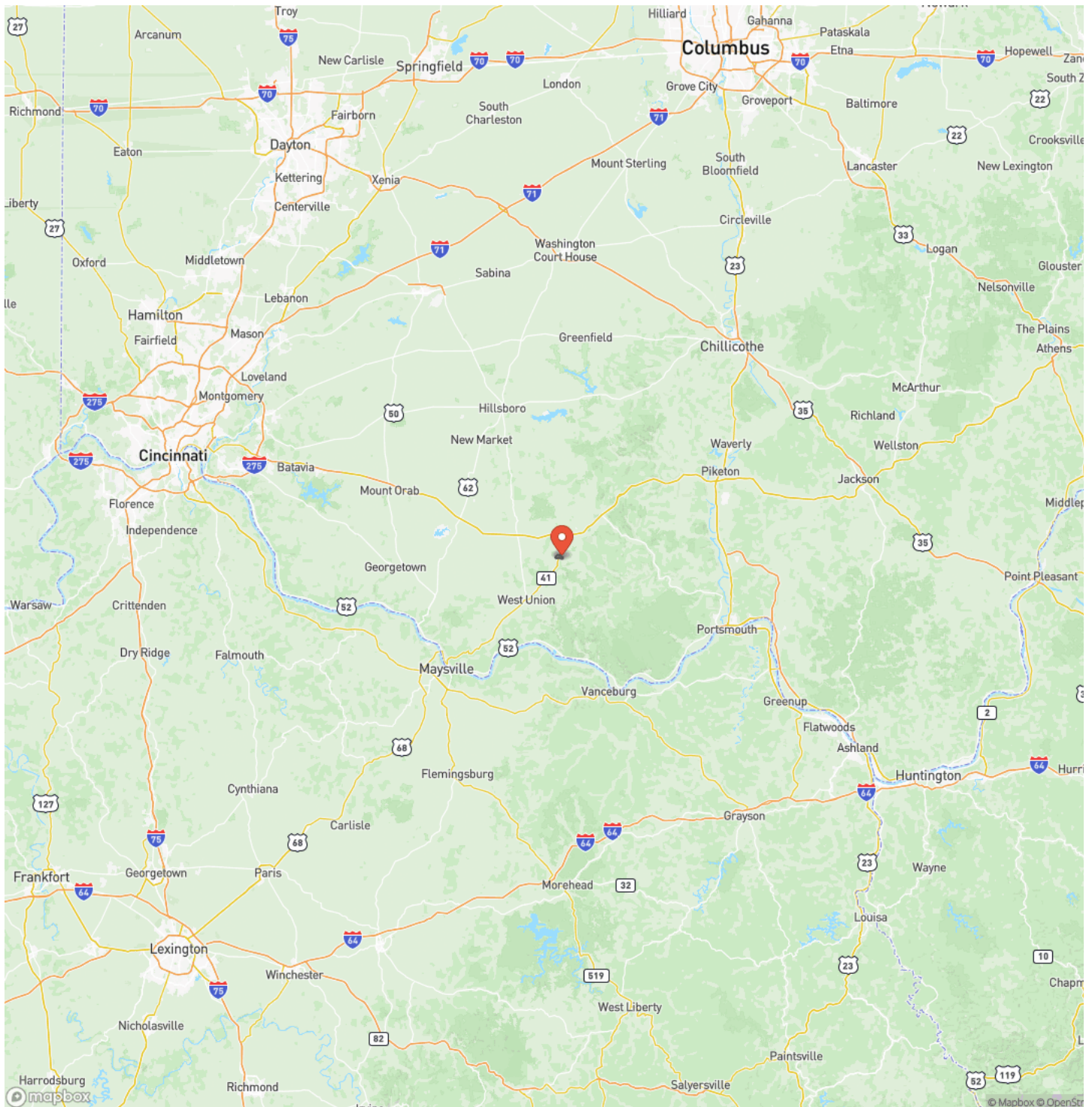
Ohio Brush Creek Farm
Peebles, OH / Adams County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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.

[illegible]

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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