

**River Styx Farm**  
8008 Wadsworth Rd  
Wadsworth, OH 44281

**\$449,999**  
24± Acres  
Medina County





**River Styx Farm**  
**Wadsworth, OH / Medina County**

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**SUMMARY**

**Address**

8008 Wadsworth Rd

**City, State Zip**

Wadsworth, OH 44281

**County**

Medina County

**Type**

Hunting Land, Farms, Recreational Land, Horse Property

**Latitude / Longitude**

41.0547 / -81.7903

**Acreage**

24

**Price**

\$449,999

**Property Website**

<https://arrowheadlandcompany.com/property/river-styx-farm-medina-ohio/79632/>



**PROPERTY DESCRIPTION**

Take a look at this phenomenal, well diverse 24 +/- acre property in Medina County, Ohio! This property has it all, from fields, to woods, and creeks, all encompassing great habitat for wildlife. There is a great opportunity to build a wonderful estate with plenty of room to enjoy nature, hunting, hiking, atv/utv riding, riding horses, or add onto your existing farming operation. Tillable ground can be farmed or put into a lush food plot for your desires, containing Canadice silty clay loam, Luray silt loam, Fitchville silt loam, and Jimtown loam soils. This 24 +/- acre property is a rare find and will not last long! Are you ready to escape the busyness of living in town, or in the city; but still be in close proximity to nearby amenities? Then look no further, you are roughly 40 +/- minutes to Cleveland, an hour and 35 +/- minutes to Columbus, and only minutes to I-76 and I-71! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Zach Boldizar [\(330\) 412-6167](tel:3304126167) or Brian Whitt [\(937\) 545-7764](tel:9375457764).



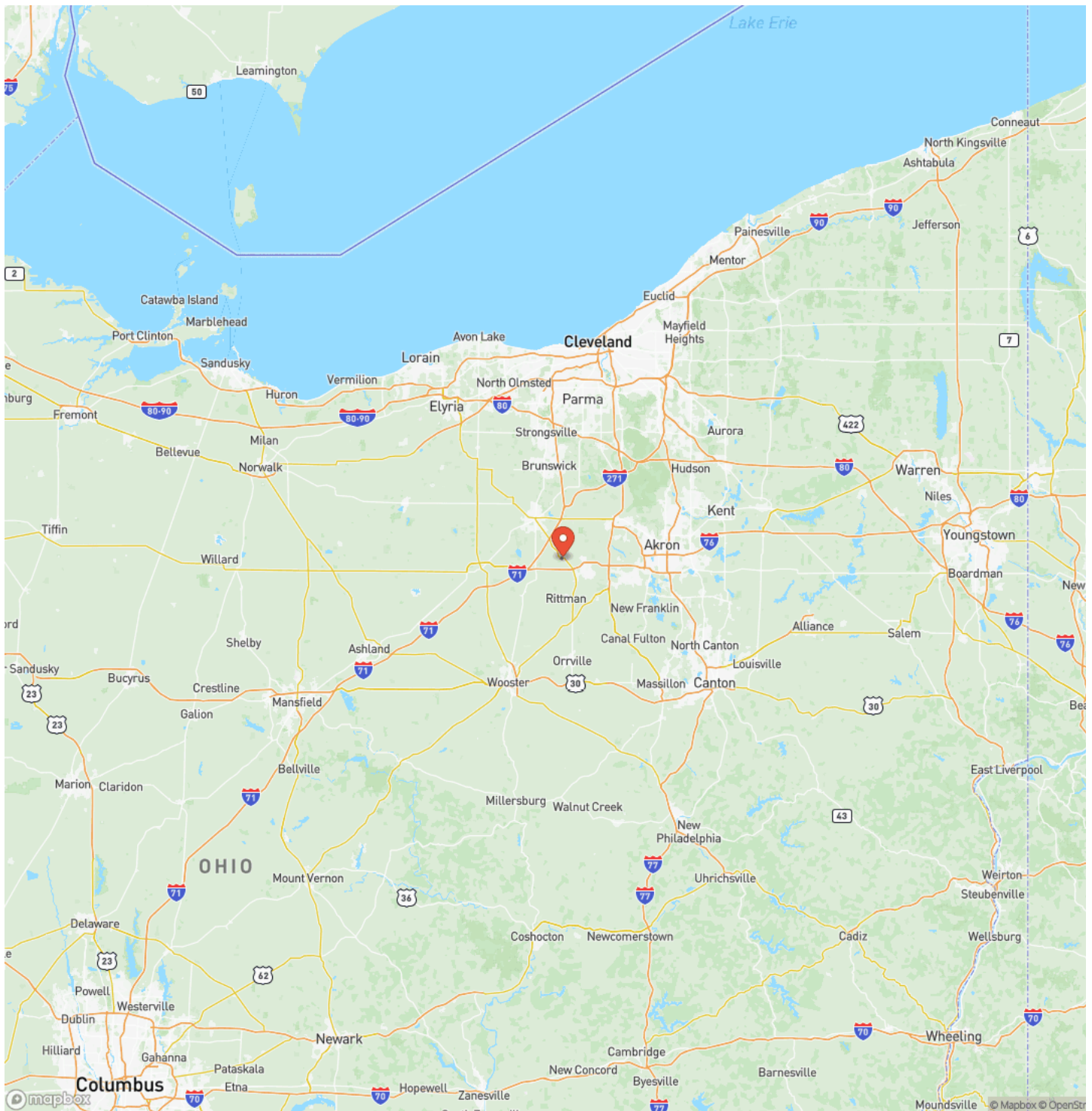


## Locator Map





## 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

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## This image shows a full page 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.



## **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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