St Rt 2 - 63 acres
0 St Rt 2
Hicksville, OH 43526

$756,000
63.61± Acres
Defiance County







SUMMARY

Address
0 St Rt 2

City, State Zip
Hicksville, OH 43526

County
Defiance County

Type
Hunting Land, Recreational Land

Latitude / Longitude
41.275058 / -84.79598

Acreage
63.61

Price
$756,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

63± Acres | Defiance County, Ohio, Indiana State Line
Here is a rare opportunity to own a truly versatile piece of ground in one of Defiance County's most desirable areas. This 63± acre parcel offers a compelling blend of income potential, recreational appeal, and long-term investment value. All in a highly sought-after location along the Indiana State line.
Tillable Acreage & Agricultural Income

With 16+ acres of productive tillable ground surrounded by neighboring agricultural fields, this property offers immediate income potential. The tillable acreage is well-suited for row crop production and benefits from the fertile soils characteristic of this region of northwest Ohio.
Hunting & Recreation

The timber ground is a hunter's dream. Whether you're pursuing whitetail deer, wild turkey, or small game, the wooded acreage provides excellent cover and natural travel corridors. A creek winding through the timber adds a dynamic natural feature that enhances wildlife habitat, creates natural funnels for deer movement, and makes the property a true recreational retreat. The mix of timber, open fields, and water is simply tough to beat for the serious outdoorsman.
Timber Value

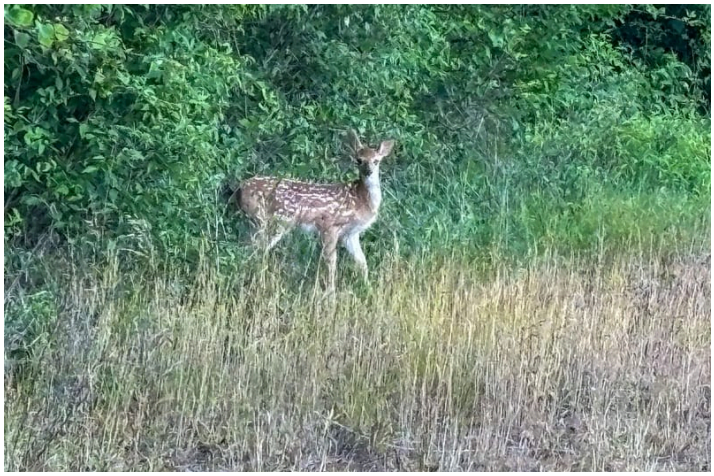
The property carries marketable timber with additional growth and value to come. A recent select harvest has been completed, meaning the remaining stand is positioned for continued development and future timber income down the road.
Residential & Development Potential

The combination of acreage, location, and natural features makes this property an ideal candidate for residential homesites. Whether you envision building your own private estate or exploring future development possibilities, the setting along the state line with scenic timber and creek frontage offers a picturesque backdrop for country living.
Location

Situated in a highly sought-after area of Defiance County right on the Indiana State line, this property offers convenient access while maintaining the privacy and seclusion that rural buyers are looking for. Properties like this? Offering tillable income, prime hunting, timber, creek frontage, and homesite potential all in one package rarely come to market. Don't miss your chance to own a piece of Defiance County's finest countryside.





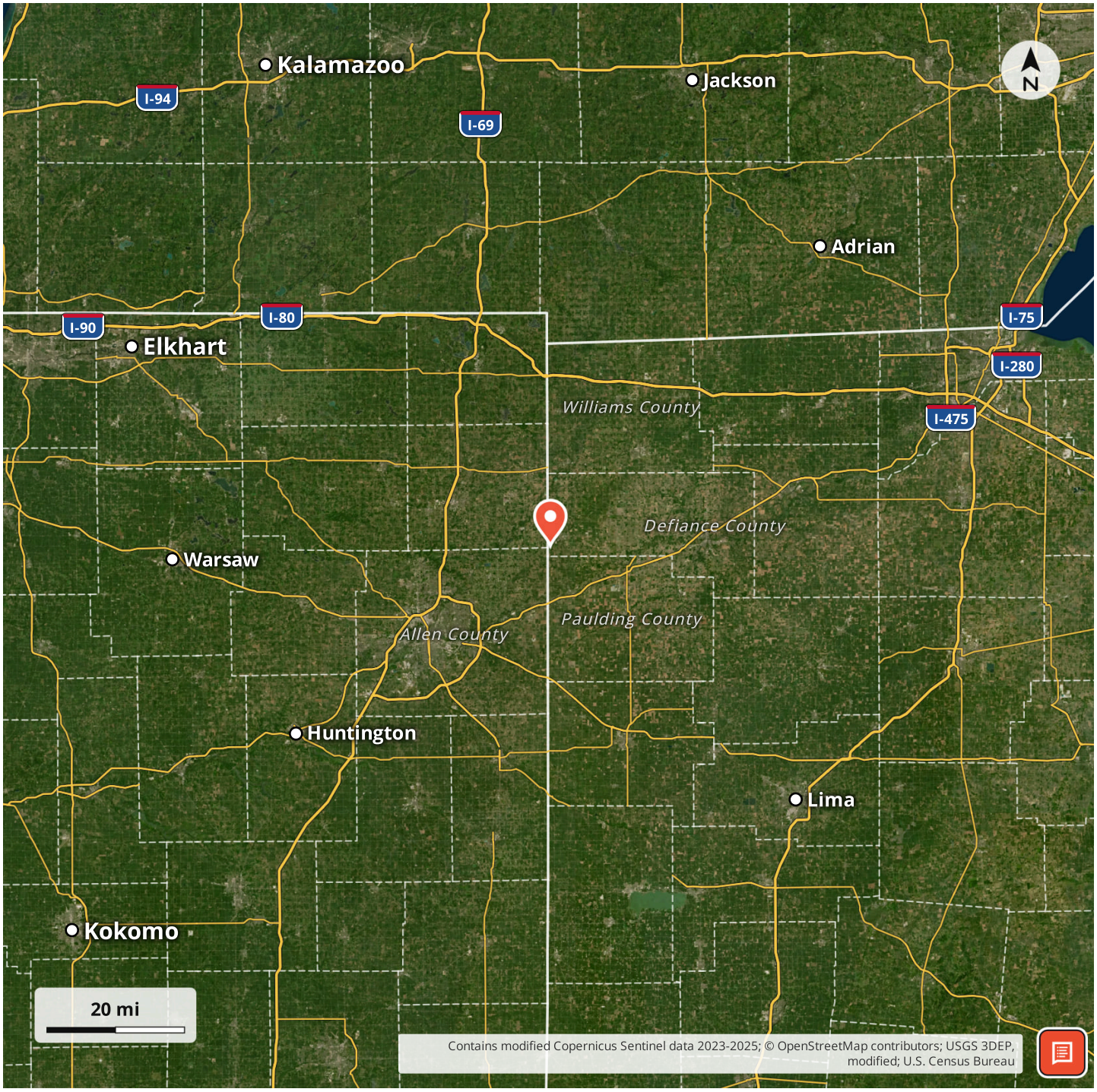




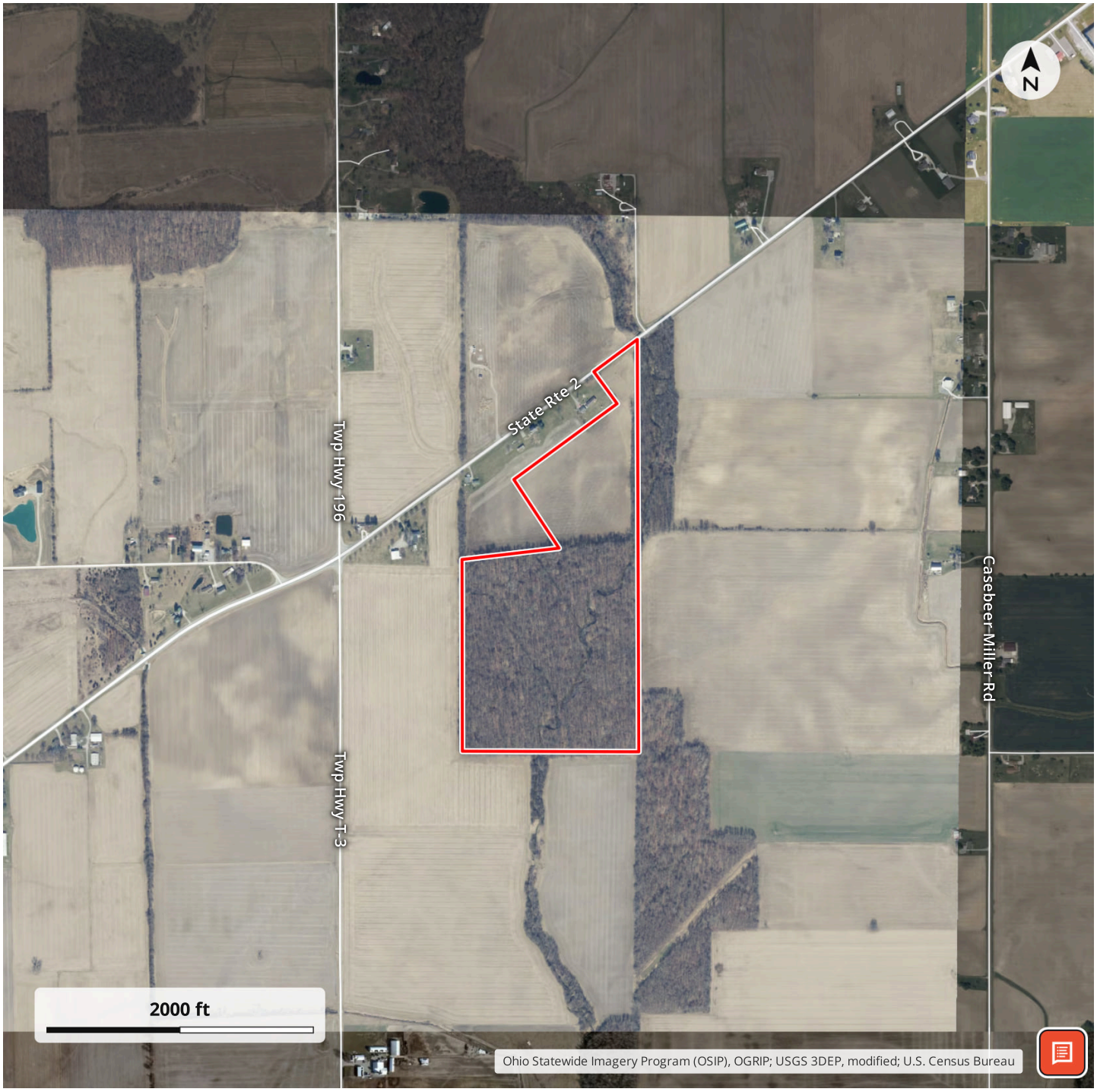




Regional Map



Locator Map


N
State Rte 2
Twp Hwy 196
Twp Hwy T-3
Casebeer-Miller Rd
2000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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City / State / Zip
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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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