

Denver Rd - 45 acres
2144 Denver Rd Rear C47
Waverly, OH 45690

\$335,000
45± Acres
Pike County



Adam Ericson
OHIO AGENT

Adam, a first-generation hunter with a background in camping and boating, values outdoor traditions and conservation. As a police officer in central Ohio since 2017, he is known for his honesty and integrity, making him a trustworthy partner for real estate transactions. Outside work, he enjoys family time and is developing a small homestead. Adam is dedicated to helping clients achieve their property goals and invites you to discuss your real estate needs with him.



aericson@mossyoakproperties.com | 740-556-7113

Denver Rd - 45 acres
Waverly, OH / Pike County

SUMMARY

Address

2144 Denver Rd Rear C47

City, State Zip

Waverly, OH 45690

County

Pike County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.161007 / -83.010987

Dwelling Square Feet

750

Bedrooms / Bathrooms

1 / 1

Acreage

45

Price

\$335,000

Property Website

<https://www.mossyoakproperties.com/property/denver-rd-45-acres-pike-ohio/93925/>



Denver Rd - 45 acres
Waverly, OH / Pike County

PROPERTY DESCRIPTION

Turn-Key 45 Acre Hunting Retreat with Cabin – Denver Rd, Pike County, OH

Escape to the rolling hills of Pike County and enjoy a secluded turn-key getaway ready for your next adventure. In addition to a Don Higgins management plan with two TSI locations, this 45-acre property features a fully furnished and equipped 750 sq ft off-grid cabin overlooking a beautiful 2-acre stocked pond — perfect for anyone seeking an incredible hunt or a place to unwind.

Whether you're after a hunting basecamp, a weekend fishing retreat, or a peaceful escape into nature, this property is set up and ready to go.

Land & Location:

- 45 total acres
- Marketable timber, primarily mature white oak
- Extensive trail network
- Several tree stands
- One Deer blind
- 2-acre stocked pond ideal for fishing and wildlife viewing
- Excellent hunting
- Don Higgins management plan is in place with two TSI locations
- Easement access from Denver Rd.

Cabin Details:

- 750 sq ft cabin, fully furnished and equipped — completely turn-key
- Electric service powered by a generator hookup
- Rainwater collection system for irrigation
- Compost toilet and propane water heater for shower
- Elevated porch with a beautiful view of the pond

Additional Highlights:

- Well-maintained and ready for immediate use
- Trails suitable for ATV or hiking access
- Strong mix of timber value and recreation potential
- Peaceful, private location with abundant wildlife

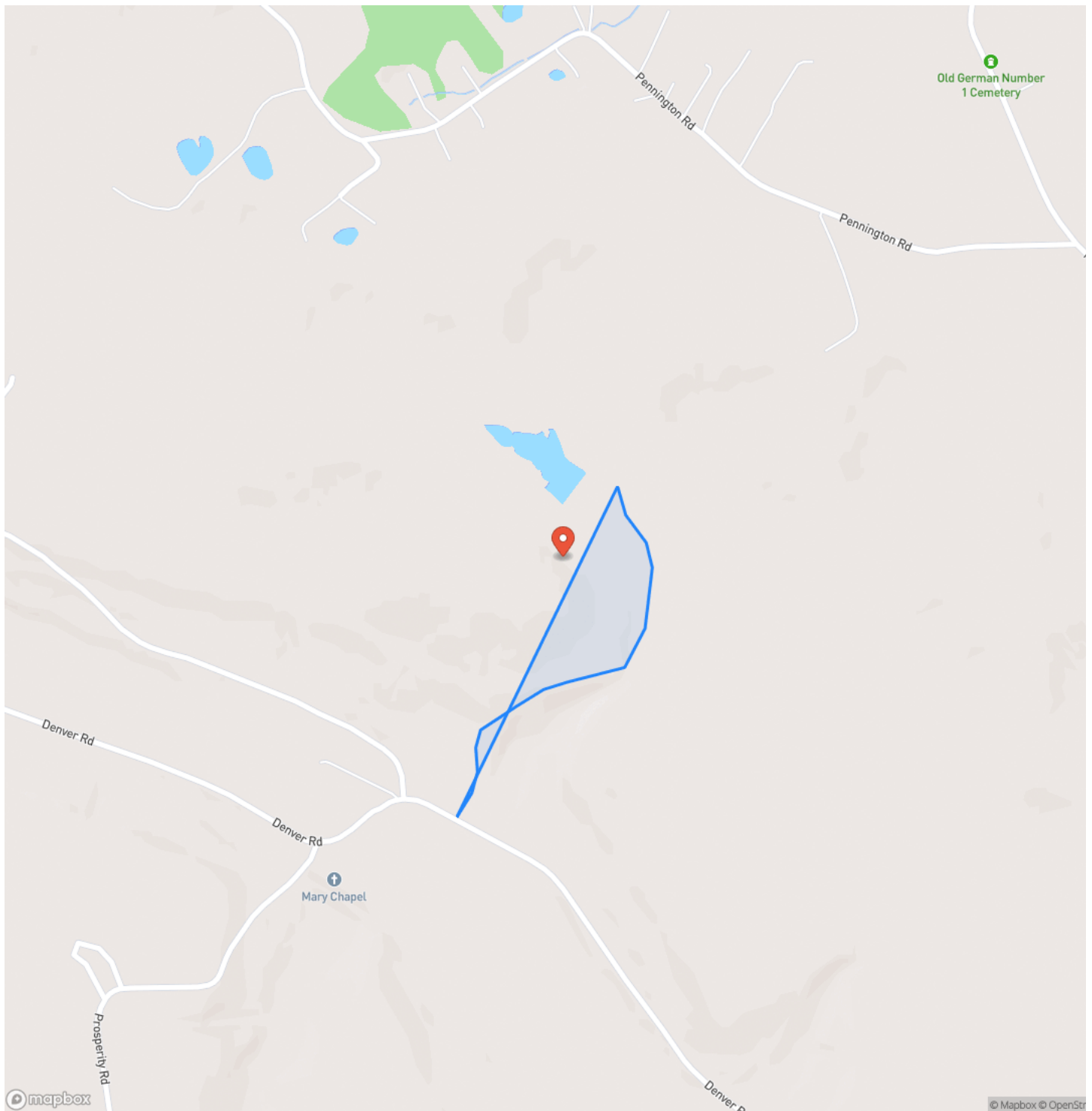
Annual taxes - 1129.94

All mineral rights owned by the seller will transfer

Denver Rd - 45 acres
Waverly, OH / Pike County

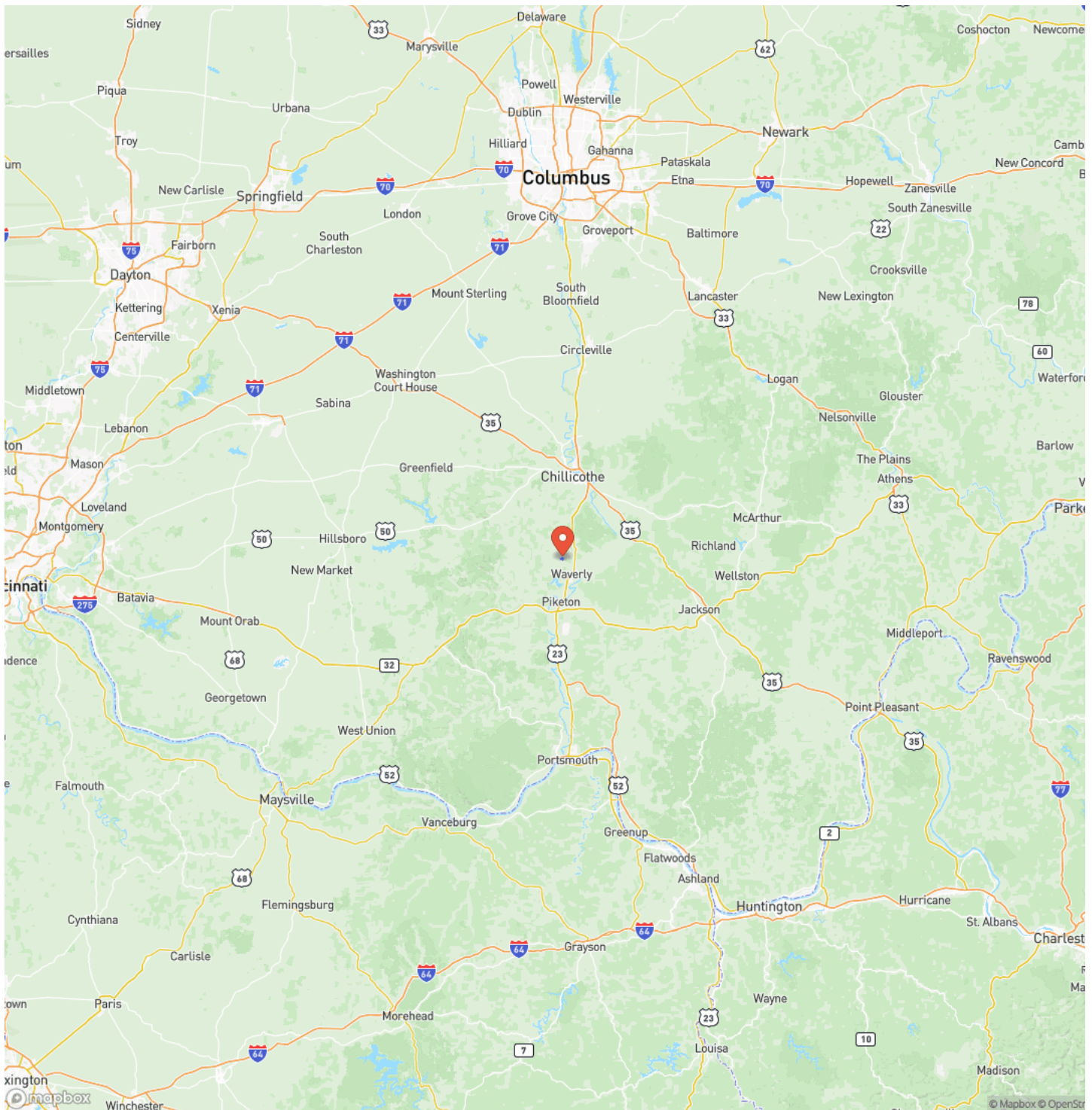


Locator Map



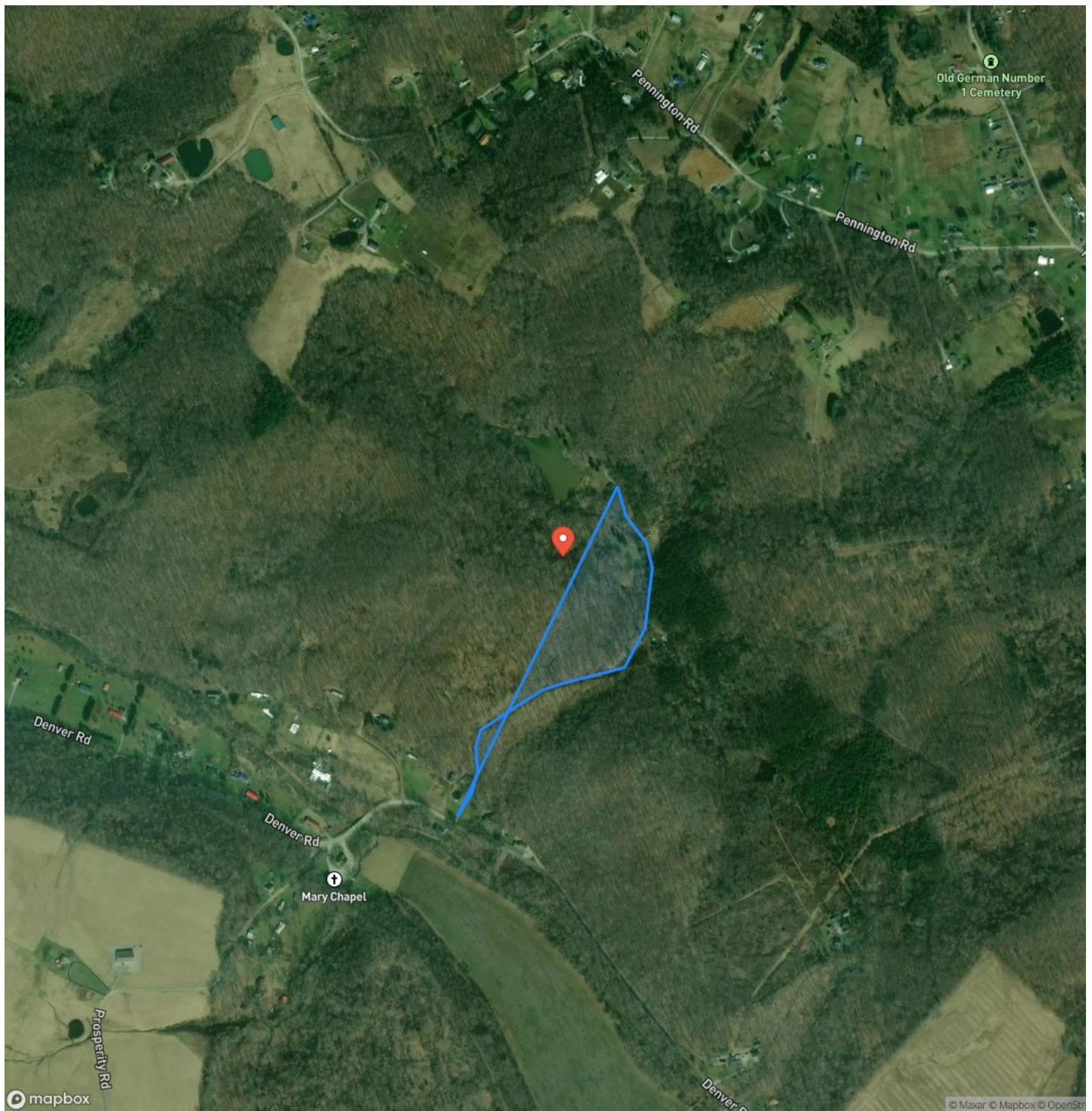
Denver Rd - 45 acres
Waverly, OH / Pike County

Locator Map



Denver Rd - 45 acres
Waverly, OH / Pike County

Satellite Map



Denver Rd - 45 acres
Waverly, OH / Pike County

LISTING REPRESENTATIVE

For more information contact:



Representative

Adam Ericson

Mobile

(740) 556-7113

Office

(614) 829-7070

Email

aericson@mossyoakproperties.com

Address

City / State / Zip

NOTES



MORE INFO ONLINE:

www.mossoakproperties.com/land-for-sale/ohio/

[illegible]

www.mossyoakproperties.com/land-for-sale/ohio/

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.

Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
www.mossyOakproperties.com/land-for-sale/ohio/

