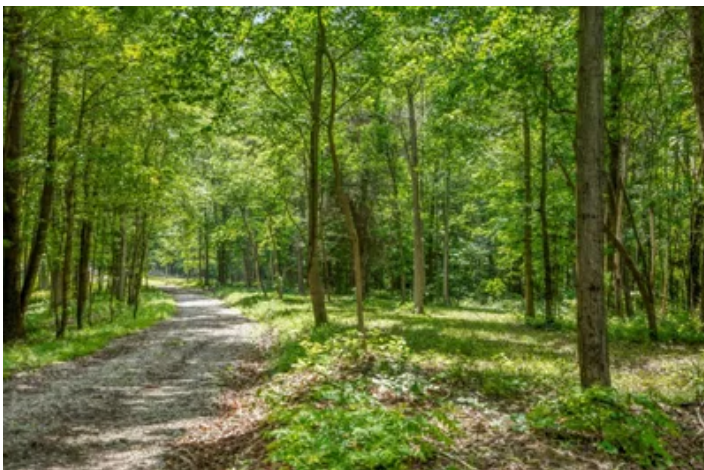


Potts Hill Rd - 45 acres  
45 ac Potts Hill Rd  
Bainbridge, OH 45612

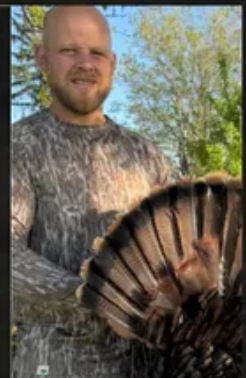
**\$245,000**  
45.700± Acres  
Pike County



### David McCain

OHIO AGENT

David, an Ohio native, developed a love for the outdoors from a young age. After serving two combat tours in Iraq with the Marine Corps, he earned a Bachelor's Degree in Business and became a licensed auctioneer, owning McCain Auction Services. David lives with his wife and their three children on his property in Ross County, where they manage it for trophy whitetail hunting. He has harvested many trophies over the years and also enjoys waterfowl hunting nationwide. David joined Mossy Oak Properties to help clients find properties for hunting or peaceful retreats.



[dmccain@mossyoakproperties.com](mailto:dmccain@mossyoakproperties.com) | 740-604-0600



**Potts Hill Rd - 45 acres**  
**Bainbridge, OH / Pike County**

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**SUMMARY**

**Address**

45 ac Potts Hill Rd

**City, State Zip**

Bainbridge, OH 45612

**County**

Pike County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

39.19665 / -83.25435

**Acreage**

45.700

**Price**

\$245,000

**Property Website**

<https://www.mossyoakproperties.com/property/potts-hill-rd-45-acres-pike-ohio/87678/>



**Potts Hill Rd - 45 acres**  
**Bainbridge, OH / Pike County**

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**PROPERTY DESCRIPTION**

45 acres of prime southern Ohio ground located just outside Bainbridge, offering endless opportunity across three separate parcels.

The land has been managed for trophy whitetail hunting with strategically placed food plots, thick bedding areas, and a layout designed to hold and grow mature deer. Whether you're a serious hunter, an investor, or someone simply seeking a peaceful getaway, this property checks all the boxes.

Located just minutes from Pike Lake State Park, Paint Creek, and Rocky Fork Lake, you'll enjoy quick access to hiking, fishing, boating, and other outdoor adventures — all within reach of your own slice of paradise.

Highlights:

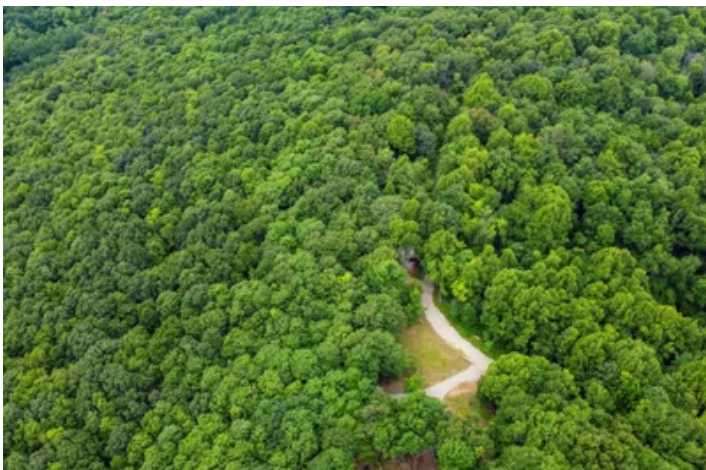
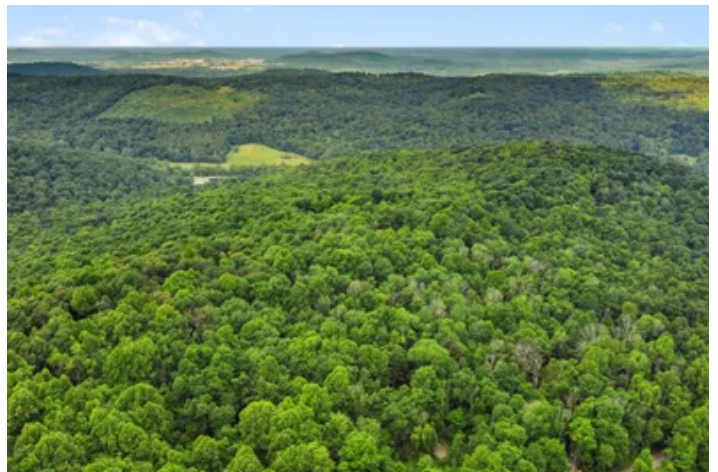
- 45 Acres
- Access from Schmidt Rd & Potts Hill Rd
- Ideal for cabin rentals, a hunting lodge, or recreational use
- Great building site with electric available
- Mostly wooded with marketable timber
- Close proximity to Pike Lake, Paint Creek, and Rocky Fork
- 67 additional adjoining acres available
- Opportunities like this are rare — come see everything this southern Ohio gem has to offer!

Property is owned by a licensed real estate agent.



**Potts Hill Rd - 45 acres**  
**Bainbridge, OH / Pike County**

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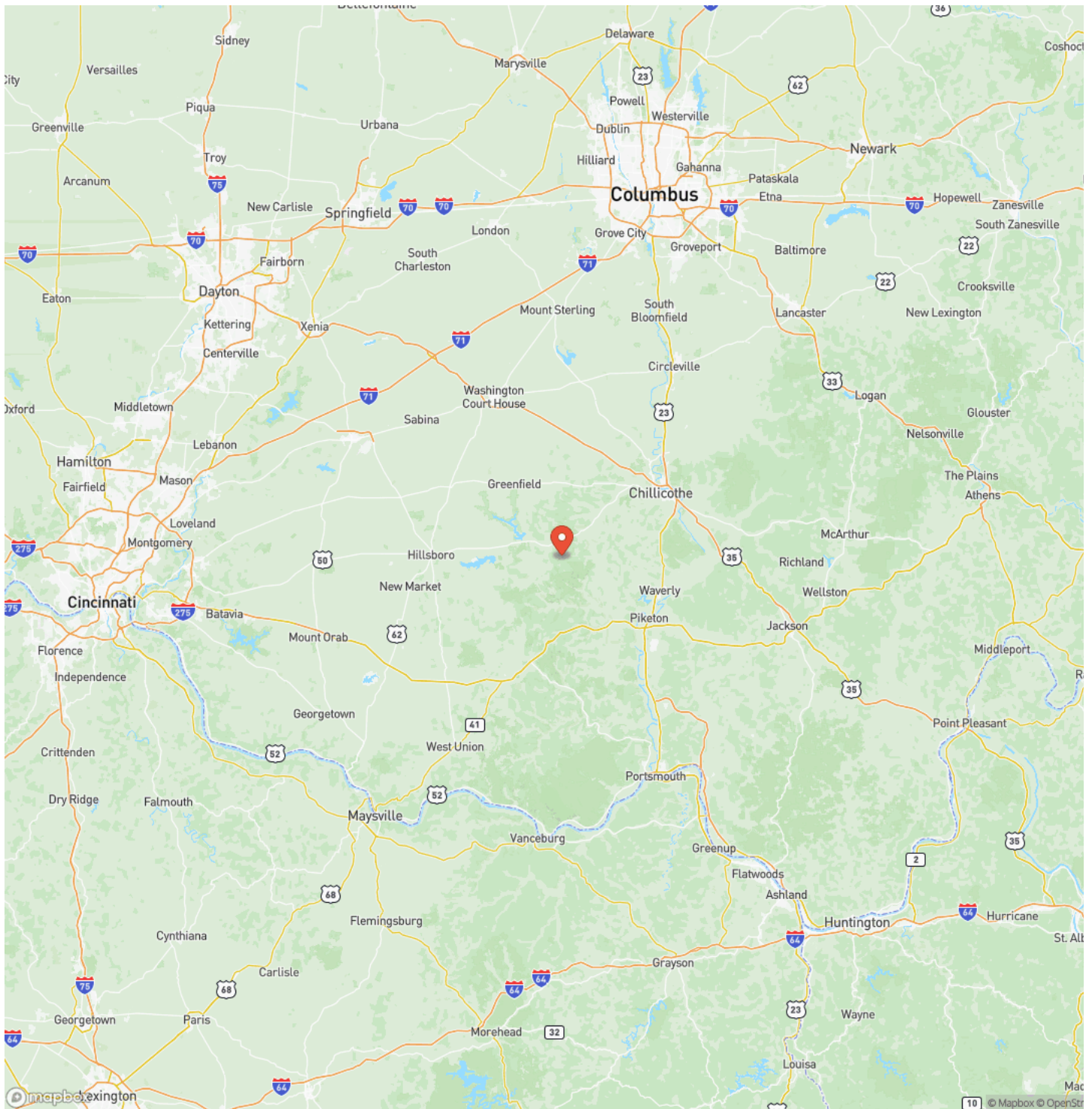


## Locator Map



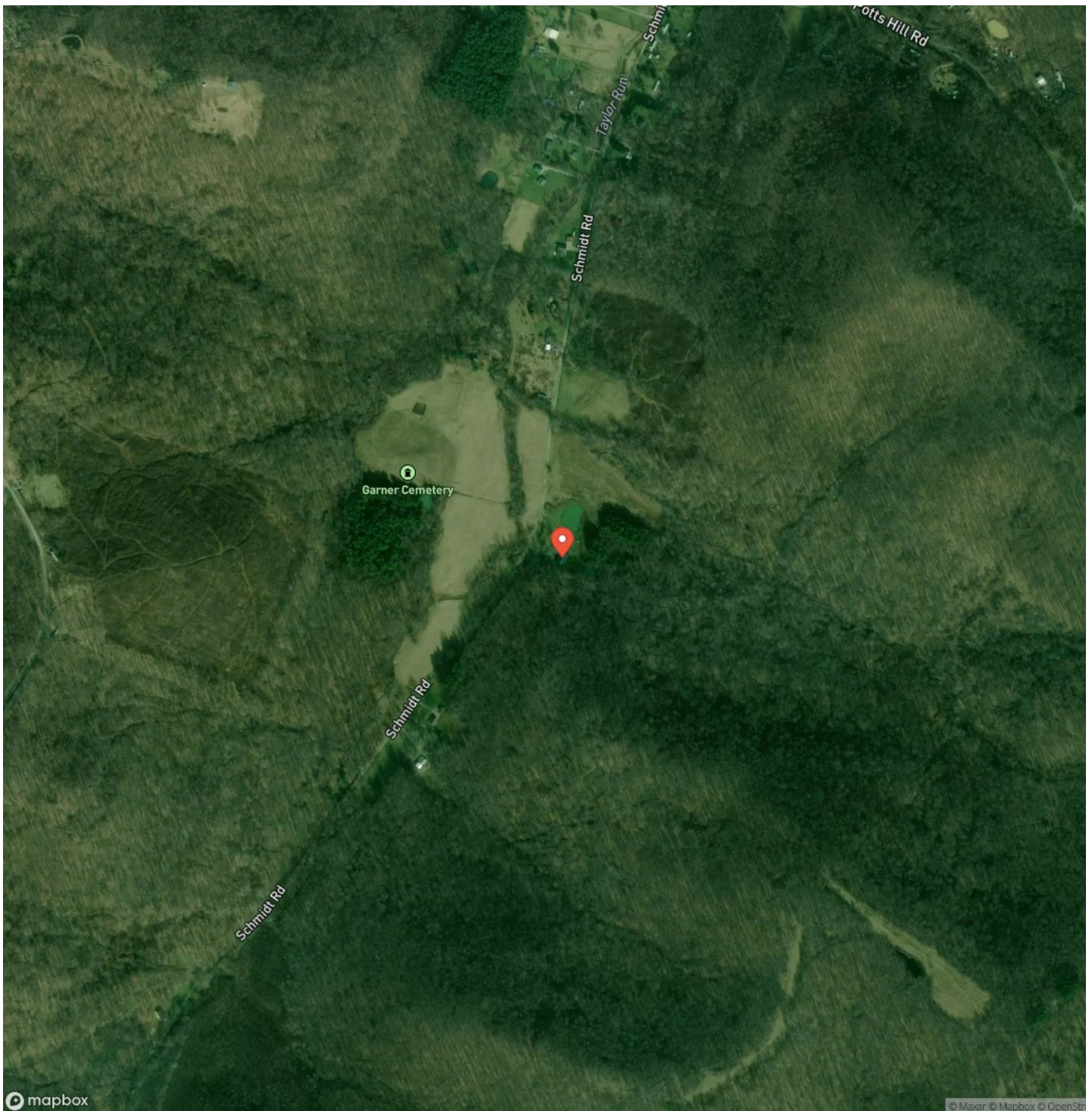


## Locator Map





## Satellite Map



**Potts Hill Rd - 45 acres**  
**Bainbridge, OH / Pike County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

David McCain

## Mobile

(740) 604-0600

## Email

dmccain@mossyoakproperties.com

### Address

8417 State Route 241

## City / State / Zip

## NOTES

[illegible]

**MORE INFO ONLINE:**

**[www.mossyoakproperties.com/land-for-sale/ohio/](http://www.mossyoakproperties.com/land-for-sale/ohio/)**



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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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