

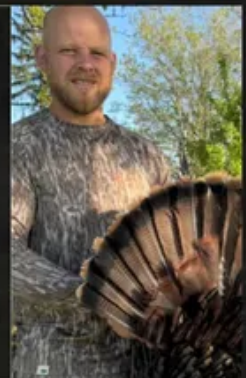
Potts Hill Rd - 13 acres
13 ac Potts Hill Rd
Bainbridge, OH 45612

\$95,000
13.8± Acres
Ross 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 | 740-604-0600

Potts Hill Rd - 13 acres
Bainbridge, OH / Ross County

SUMMARY

Address

13 ac Potts Hill Rd

City, State Zip

Bainbridge, OH 45612

County

Ross County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

39.19665 / -83.25435

Acreage

13.8

Price

\$95,000



Potts Hill Rd - 13 acres
Bainbridge, OH / Ross County

PROPERTY DESCRIPTION

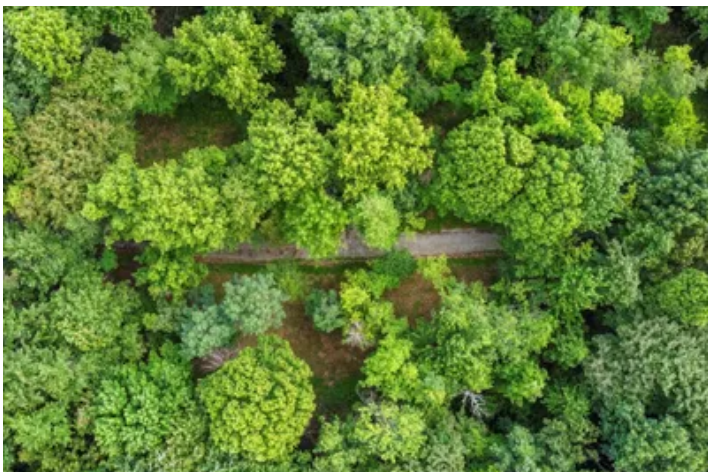
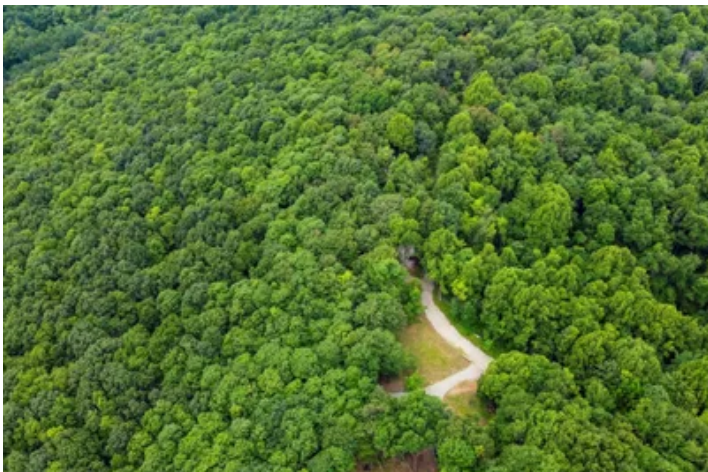
13.8 mostly wooded acres just outside Bainbridge with rolling hills and mature timber that hasn't been cut in over 20 years. Excellent deer and turkey hunting. Gated access on a deeded shared driveway provides privacy and security. Electric is already on the property, making it ready for a future cabin or home site.

Located just minutes from Pike Lake State Forest, Paint Creek, and Rocky Fork State Park, offering easy access to public land, fishing, hiking, and additional hunting.

Ideal for recreation, hunting, or a quiet country getaway.

45.7 adjoining acres also available.

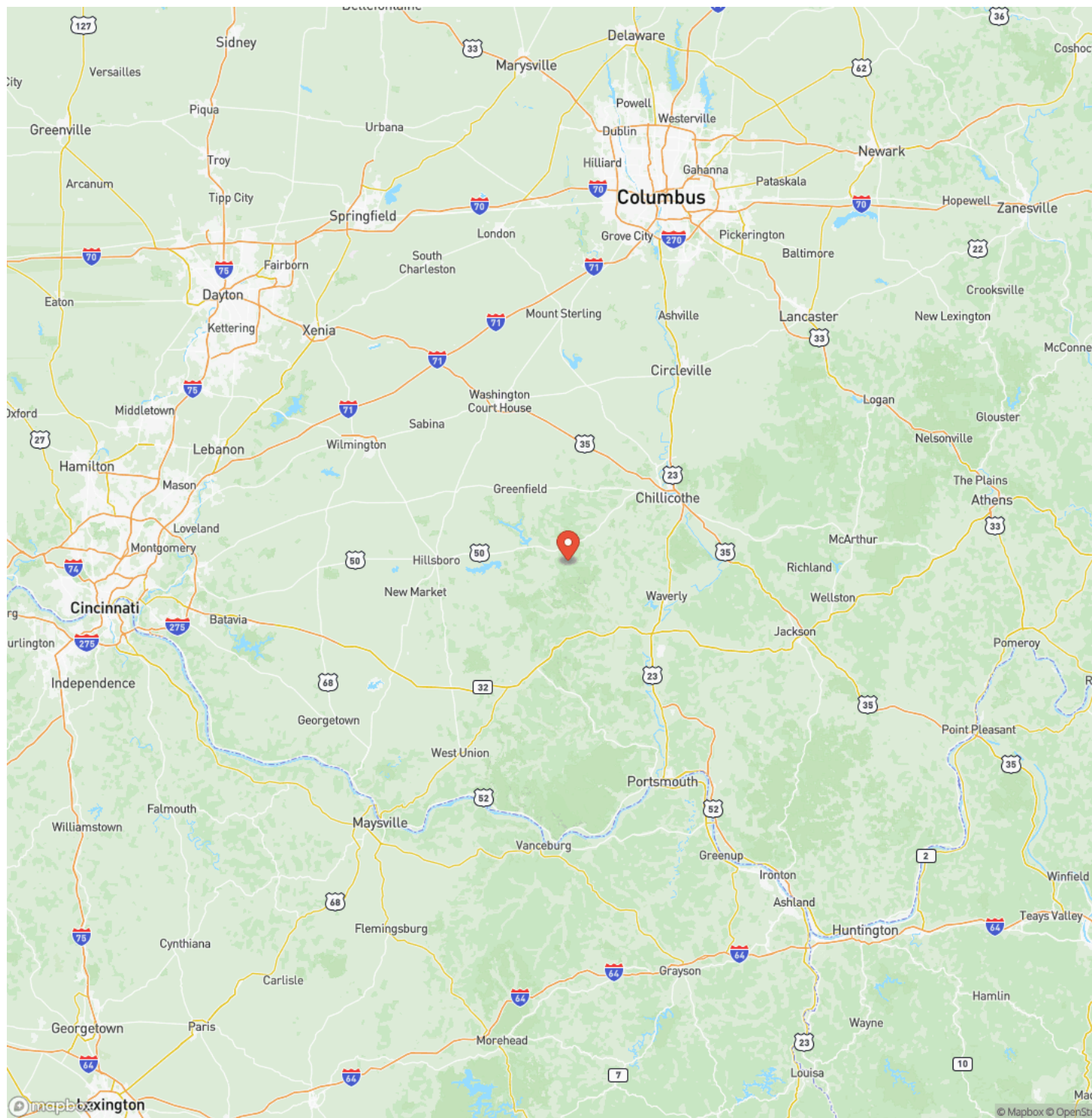
Potts Hill Rd - 13 acres
Bainbridge, OH / Ross County



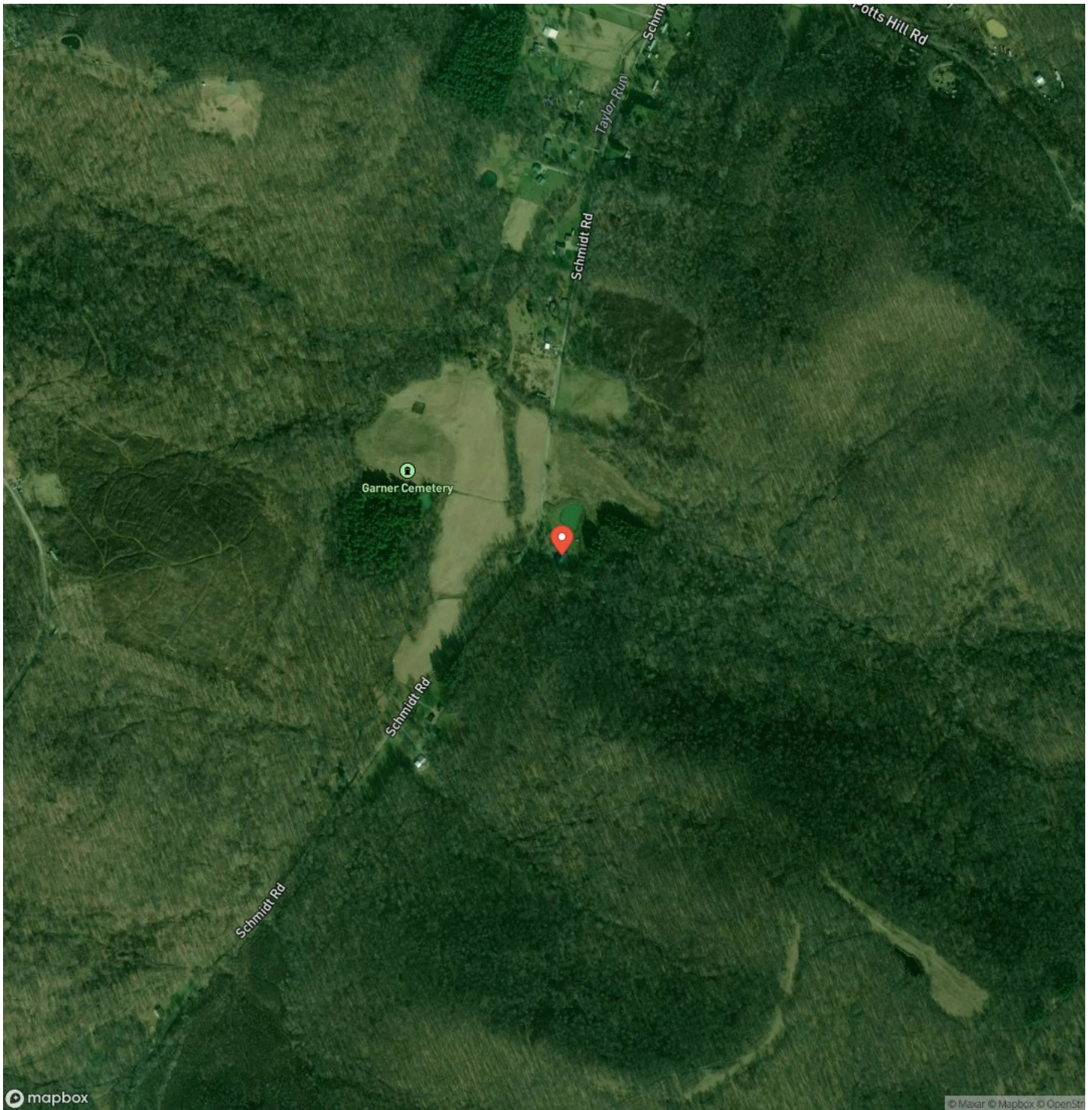
Locator Map



Locator Map



Satellite Map



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) 829-7070
<https://www.mossyoakproperties.com/>

