

Chatham Rd - 49 acres
Chatham Rd
Spencer, OH 44275

\$599,000
49.74± Acres
Medina County



Chatham Road



Vinny DeFelice
OHIO AGENT

Vinny, raised in Holmes County, developed a passion for the outdoors through hunting and fishing. He began his career as a survey technician before earning a degree in forest management from Hocking College in 2020. He founded Heartland Forest Management, offering consulting services like timber sales and invasive species control. Vinny later became a real estate agent through Hondros College, leveraging his knowledge of Ohio's forests and wildlife to understand land value. An avid hunter, he enjoys pursuing deer and turkey, believing in the rewards of land ownership. Vinny's dedication and integrity drive him to help clients achieve their real estate goals at Mossy Oak Properties.

MOSSYOAK
PROPERTIES
Bauer Realty & Auctions

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**Chatham Rd - 49 acres
Spencer, OH / Medina County**

SUMMARY

Address

Chatham Rd

City, State Zip

Spencer, OH 44275

County

Medina County

Type

Recreational Land, Hunting Land

Latitude / Longitude

41.09781 / -82.03547

Acreage

49.74

Price

\$599,000



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PROPERTY DESCRIPTION

This 49.74-acre property in Chatham Township, Medina County, is a hidden gem for those seeking a private, recreational haven. Located just over half a mile west of the village of Chatham and State Route 83 on Chatham Road, it offers beautiful, secluded building sites and excellent hunting opportunities. Perfect opportunity to develop your dream homestead farm with room to roam or evolve into a hunting paradise. Trails throughout the property make accessing any part of the property a breeze. A beautiful stream runs through the woods, providing a great water source for wildlife. With a mix of timber, cover, water, and secluded fields, this property has everything needed for the perfect hunting setup. This property is a hunter's dream with the opportunity to set up multiple different foodplots and stand locations.

In addition, the property features some trees of harvestable size and a quality up-and-coming stand of hard maple and hickory. There are also several shallow wells with storage tanks on the property that provide royalty income-great access with a newly improved driveway. Whether you're dreaming of a secluded home close to local amenities or looking for a prime hunting farm, this property is a great find. Schedule your private tour today.

Only 42 miles to Cleveland and less than 10 miles to Medina

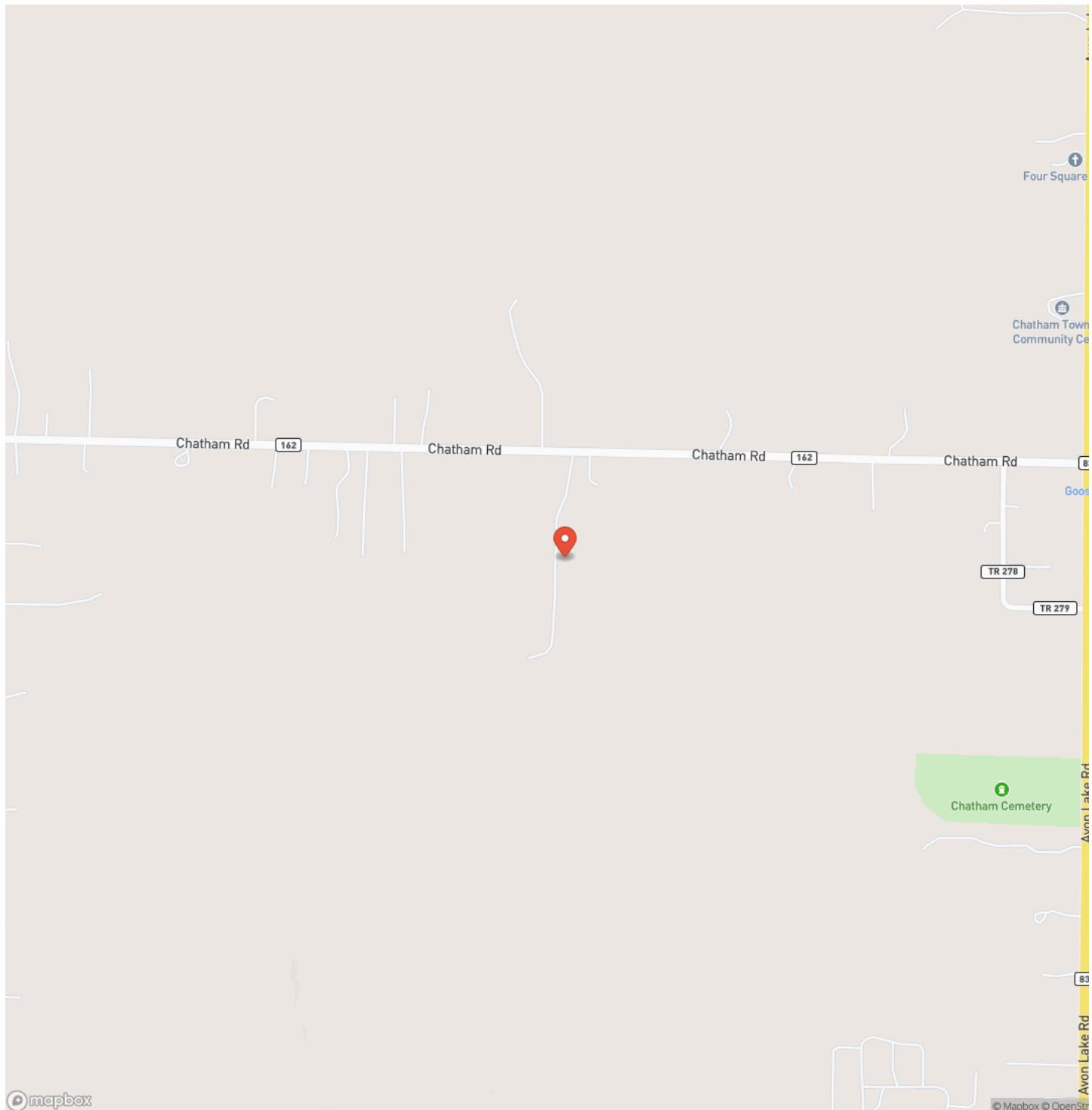
Current annual taxes are \$493.82. All seller-owned mineral rights will transfer.

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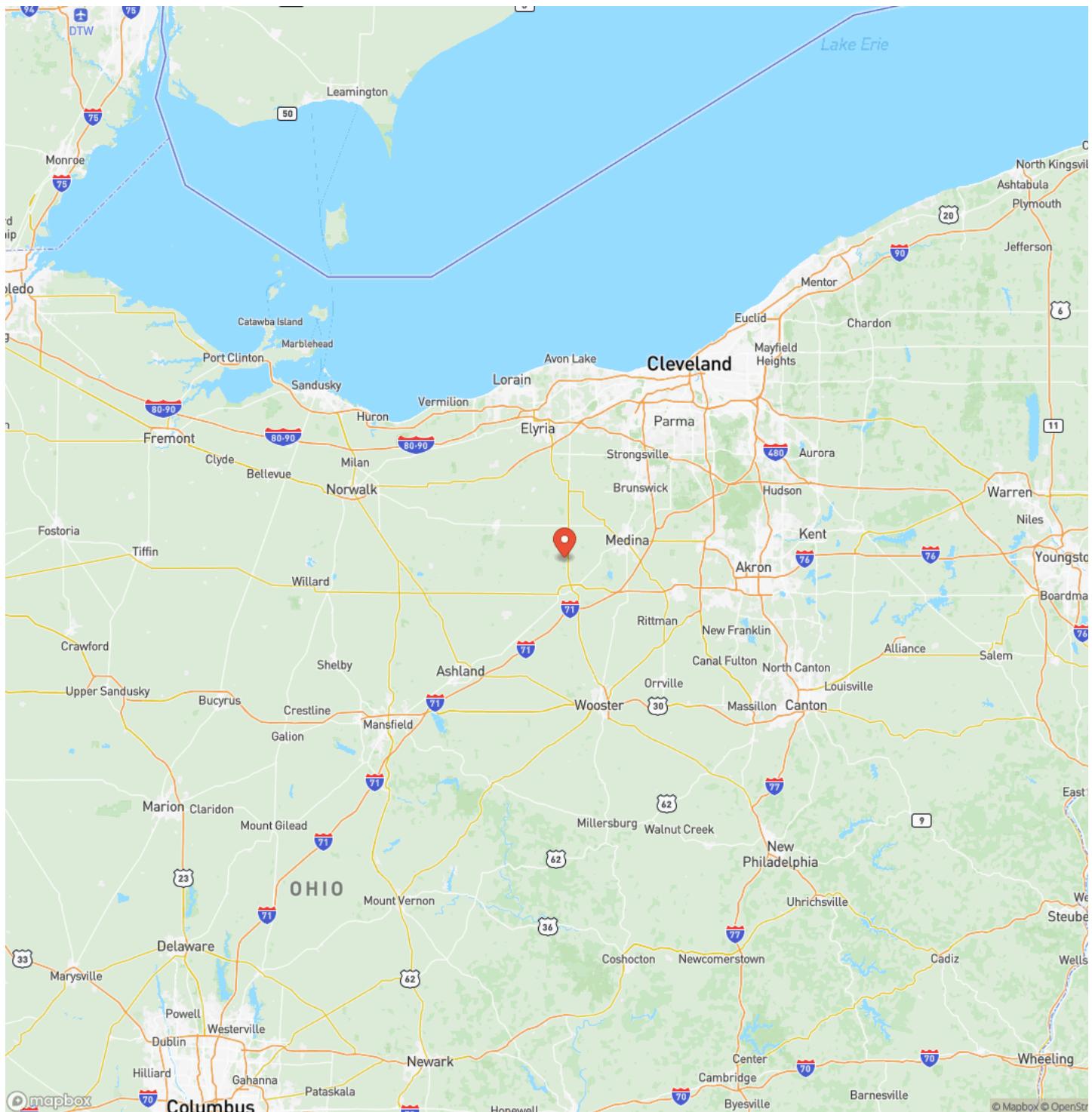


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Locator Map

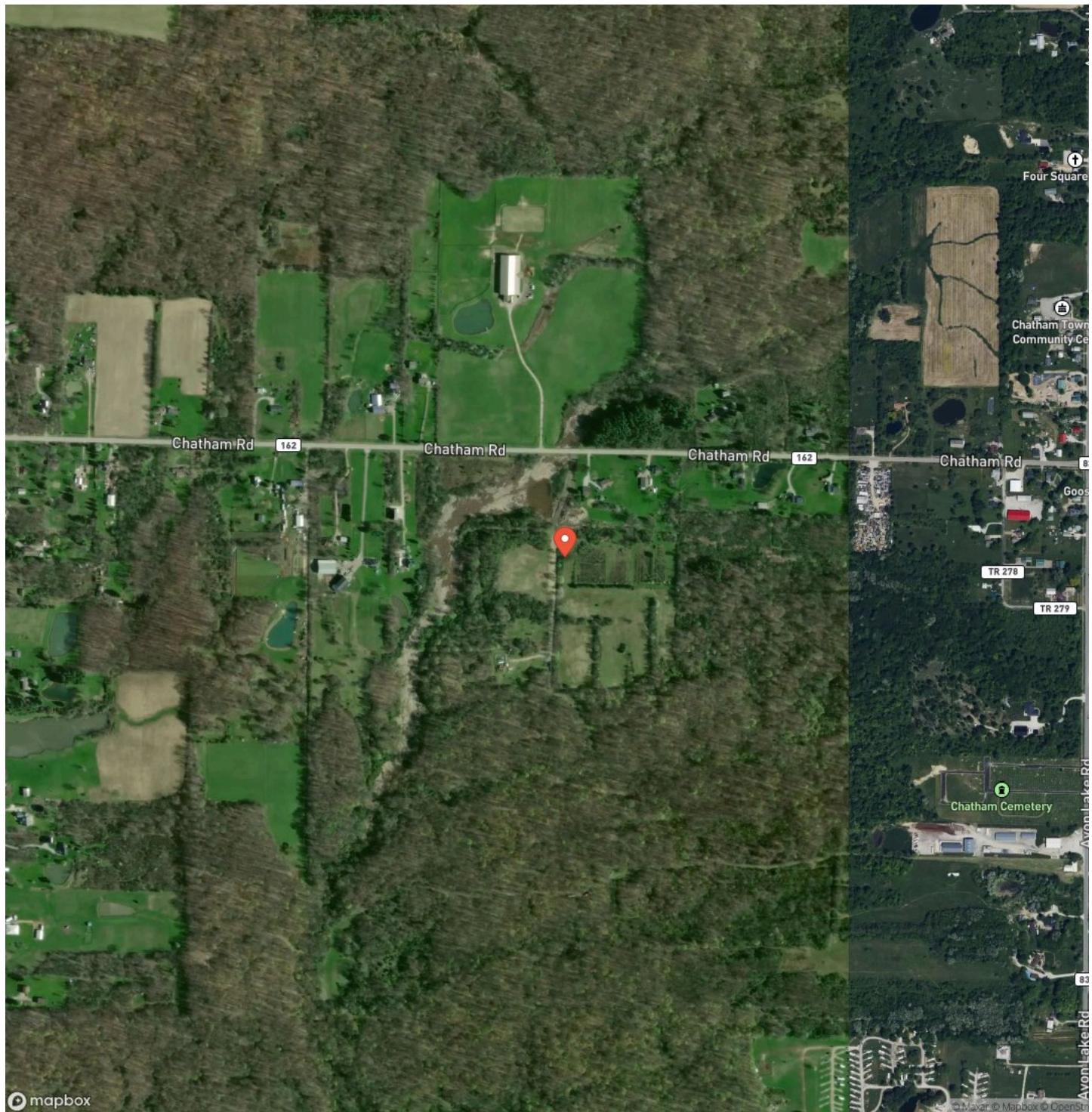


Locator Map



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Satellite Map



**Chatham Rd - 49 acres
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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES



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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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