

Chatham Rd - 49 acres  
Chatham Rd  
Spencer, OH 44275

**\$575,000**  
49.74± Acres  
Medina County



**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.



**MOSSY OAK PROPERTIES**  
Bauer Realty & Auctions

vdefelice@mossyoakproperties.com | 330-465-6346

**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**

\$575,000



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

---

**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

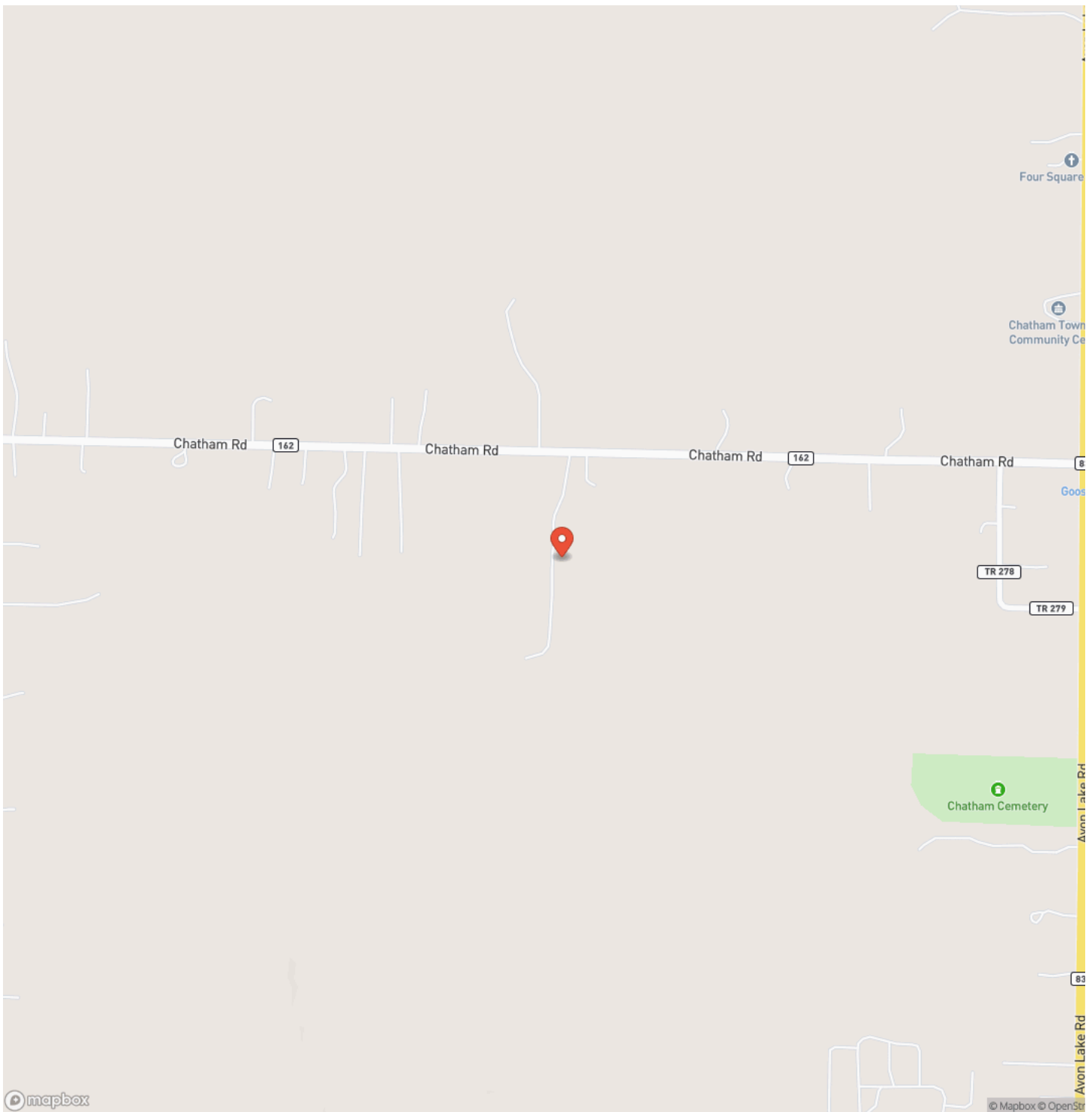
Current annual taxes are \$493.82. All seller-owned mineral rights will transfer.



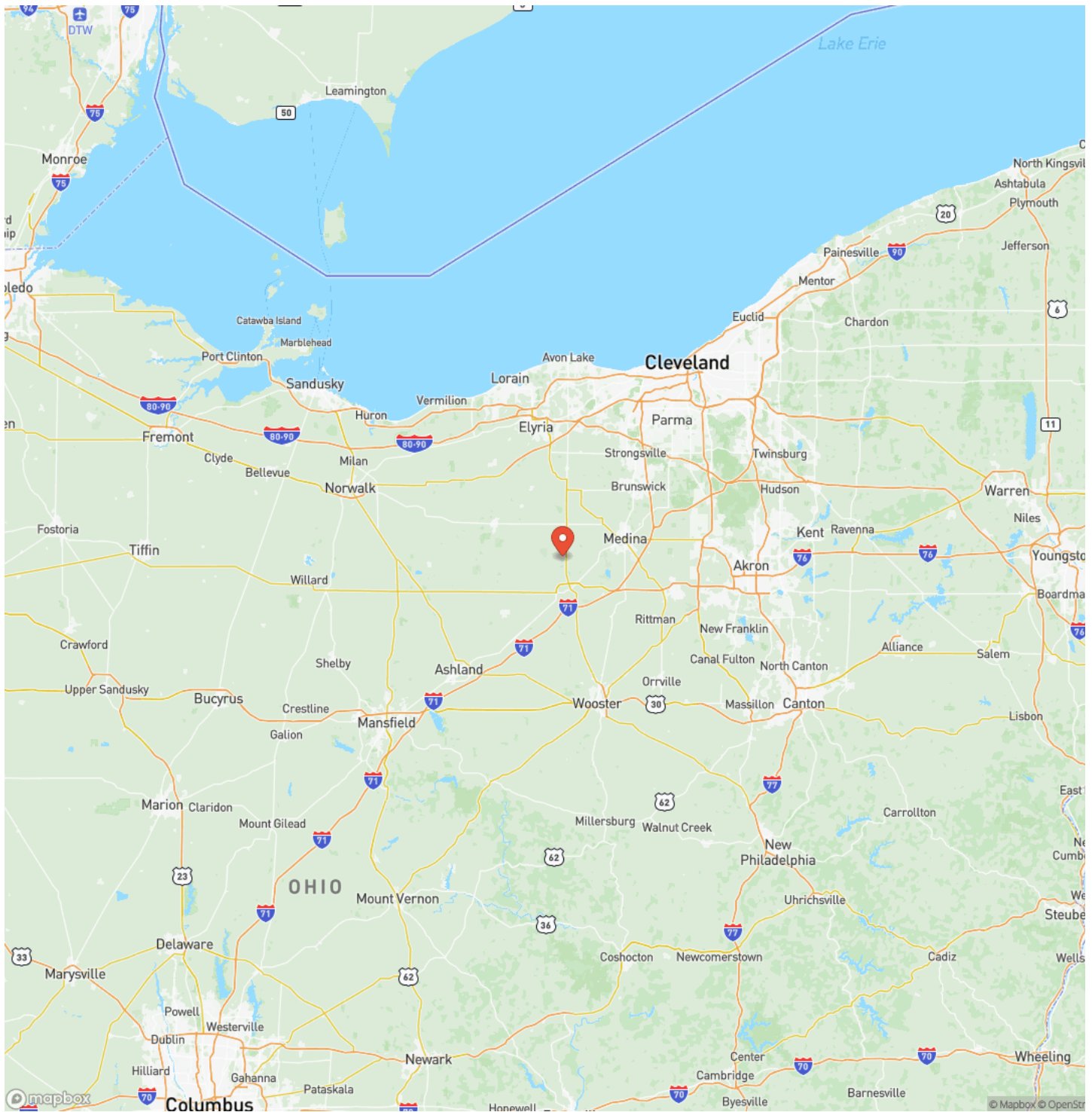
Chatham Rd - 49 acres  
Spencer, OH / Medina County



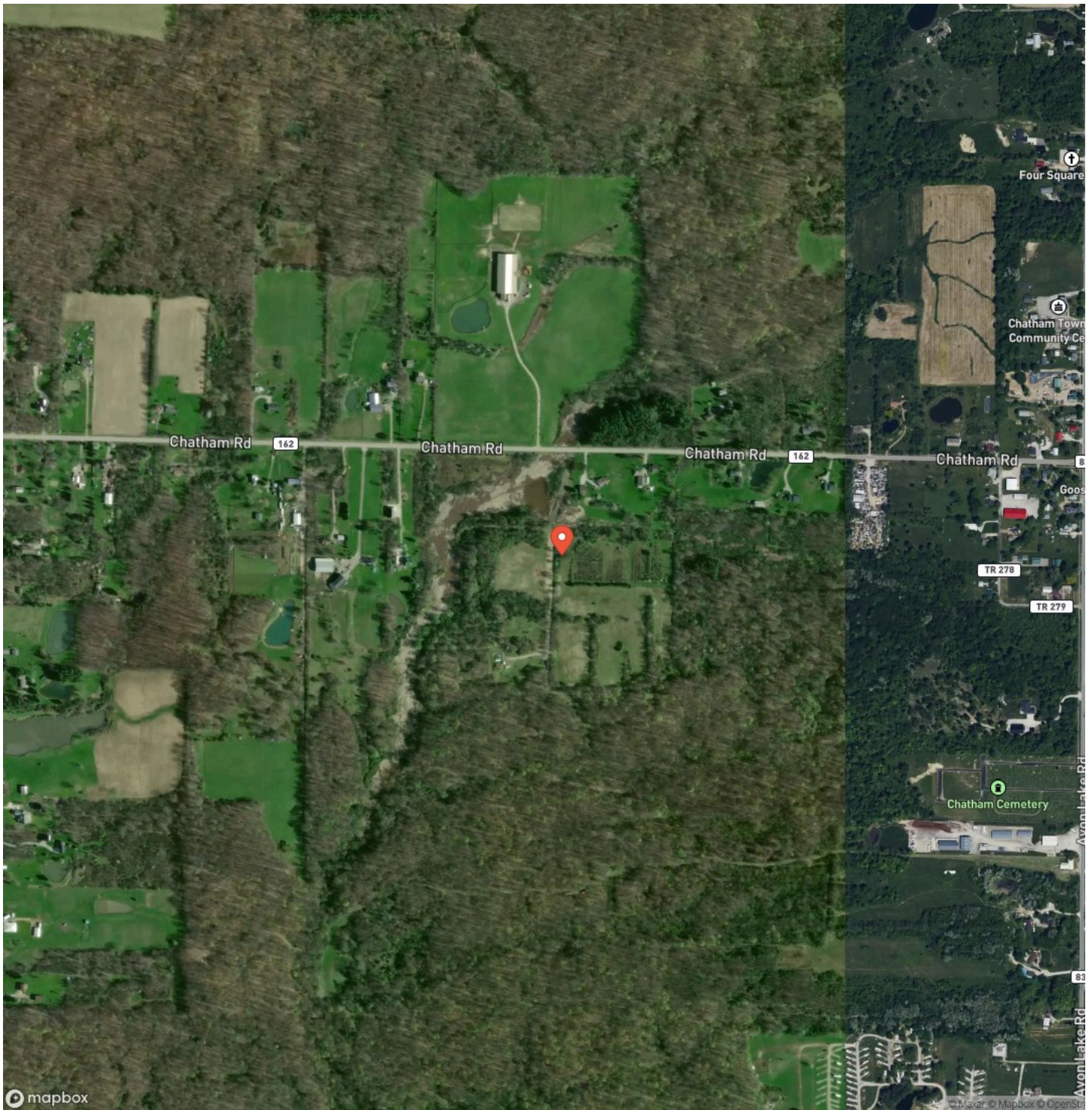
## Locator Map



## 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/>

---

