

**Blake Man Rd - 250 acres - Scioto County**  
14870 Blake Man RD  
Lucasville, OH 45648

**\$799,000.00**  
250 +/- acres  
Scioto County



**Blake Man Rd - 250 acres - Scioto County**  
**Lucasville, OH / Scioto County**

---

## **SUMMARY**

**Address**

14870 Blake Man RD

**City, State Zip**

Lucasville, OH 45648

**County**

Scioto County

**Type**

Residential Property, Hunting Land

**Latitude / Longitude**

38.9368 / -83.0167

**Taxes (Annually)**

2335

**Dwelling Square Feet**

2500

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

250

**Price**

\$799,000.00

**Property Website**

<https://ohiolandforsale.com/property/blake-scioto-ohio/10727>





## **PROPERTY DESCRIPTION**

250 +/- acres of land and a residence for sale in Scioto County, Ohio. There are turn key properties, and then there is this 250 acre property that resides in beautiful Scioto County. Located just off of US Highway 23 on Blake Man Rd., this property simply offers way to much not to take a look. Whether you decide to make this your future home or just a hunting camp, the property includes a nice house, garage and barns with extra storage space, habitat management equipment, and plenty of property to hunt, farm, or just get away from it all.

Property features included:

- Great deer and turkey populations.
- Quality bedding cover for whitetail deer as well as quality nesting cover for wild turkeys.
- Food plots throughout the property.
- Quality trail system for ATV's throughout the property.
- Mixed type of quality habitats reside on property for holding wildlife. Great mix of open to wooded.
- Habitat types include old field environments, pole and saw size timber, mature woods that have quality under story, and maturing clear cut areas that have heavy amounts of food/bedding value.
- Quality saw timber that consist of Oak, Hickory, Cherry, Poplar, and Maple throughout the property.
- Wonderful home with detached 3 stall garage/barn with additional storage space.
- Quality barns with lots of additional storage that includes butchering and skinning area out of the weather.
- Additional items that go with property include: most of the furnishings in the house, treestands and hunting blinds, and equipment that will assist you in managing this wonderful piece of property for recreational purposes.
- Topography consist of mild to rolling slope.
- Roughly 1.5 hours from Columbus, Ohio and roughly 1.45 hours from Cincinnati, Ohio

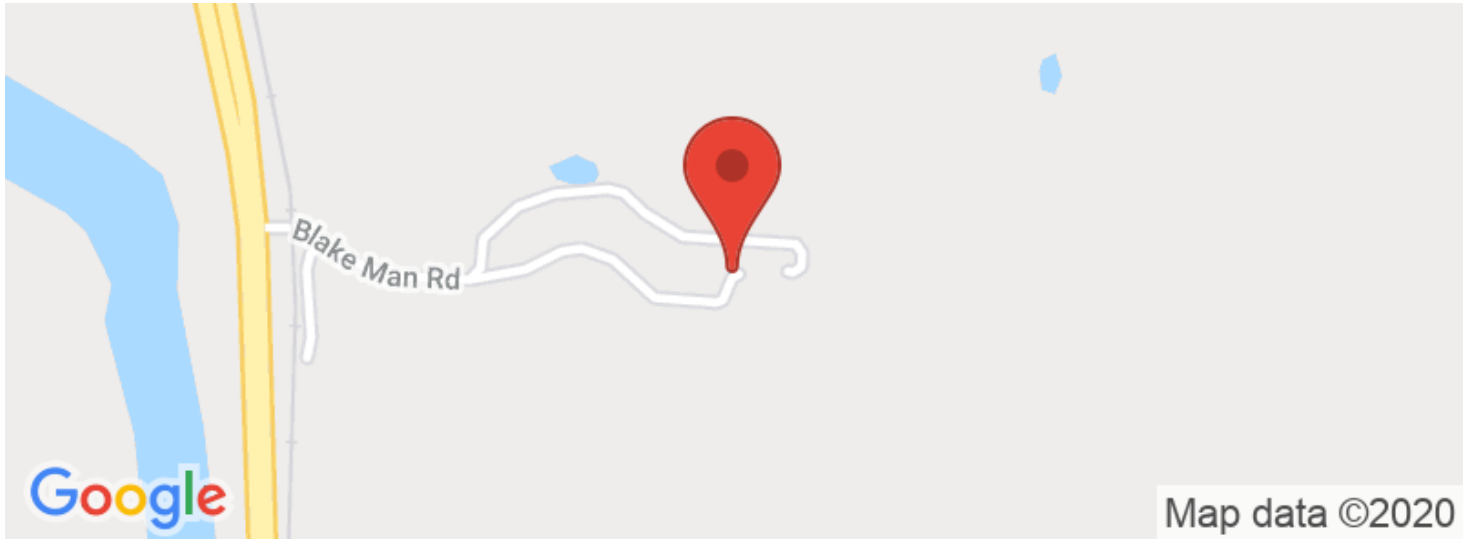
Access through the property with an ATV is not an issue at all with all the trails throughout. When touring this farm, you will notice a variety of quality of habitats for growing and holding wildlife. With a great mixer of open land and quality size timber, you will notice as well, the incredible potential this property has to offer. Annual taxes are approximately \$2,334.50. Mineral rights owned by the seller do transfer.

**Blake Man Rd - 250 acres - Scioto County**  
**Lucasville, OH / Scioto County**

---



## Locator Maps





## Aerial Maps



Blake Man Rd - 250 acres - Scioto County  
Lucasville, OH / Scioto County

---

## LISTING REPRESENTATIVE

For more information contact:



### Representative

Erich Long

### Mobile

(740) 502-4139

### Email

elong@mossyoakproperties.com

### Address

PO Box 896

### City / State / Zip

Pickerington, OH, 43147

---

## NOTES

---

---

---

---

---

---

---

## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





## **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 Real Estate**  
**PO BOX 896**  
**Pickerington, OH 43147**  
**(614) 949-6764**  
**OhioLandForSale.com**

---