

Tick Ridge - 209 acres - Lawrence County
2048 CO RD 47
Waterloo, OH 45688

\$549,900
209 +/- acres
Lawrence County



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Waterloo, OH / Lawrence County

SUMMARY

Address

2048 CO RD 47

City, State Zip

Waterloo, OH 45688

County

Lawrence County

Type

Residential Property, Recreational Land

Latitude / Longitude

38.7206 / -82.5454

Taxes (Annually)

2381

Dwelling Square Feet

1695

Bedrooms / Bathrooms

3 / 2

Acreage

209

Price

\$549,900

Property Website

<https://ohiolandforsale.com/property/tick-ridge-209-acres-lawrence-county-lawrence-ohio/12825>



PROPERTY DESCRIPTION

Come check out this secluded 209+/- acre farm for sale in northern Lawrence County, Ohio. This property sits in the middle of some of the finest whitetail hunting Ohio has to offer. Many good bucks have been taken in the area. Property includes several outbuildings and home.

Features of the home include:

- Ranch home built in 2008
- 1695 total square feet of living space
- 3 bedroom
- 2 full bathrooms
- 2+ car attached garage
- Covered deck on rear of home to sit and overlook the beautiful landscape
- Central HVAC
- Free gas
- Large yard with plenty of rooms for fun with the family and pets

Features of the property include:

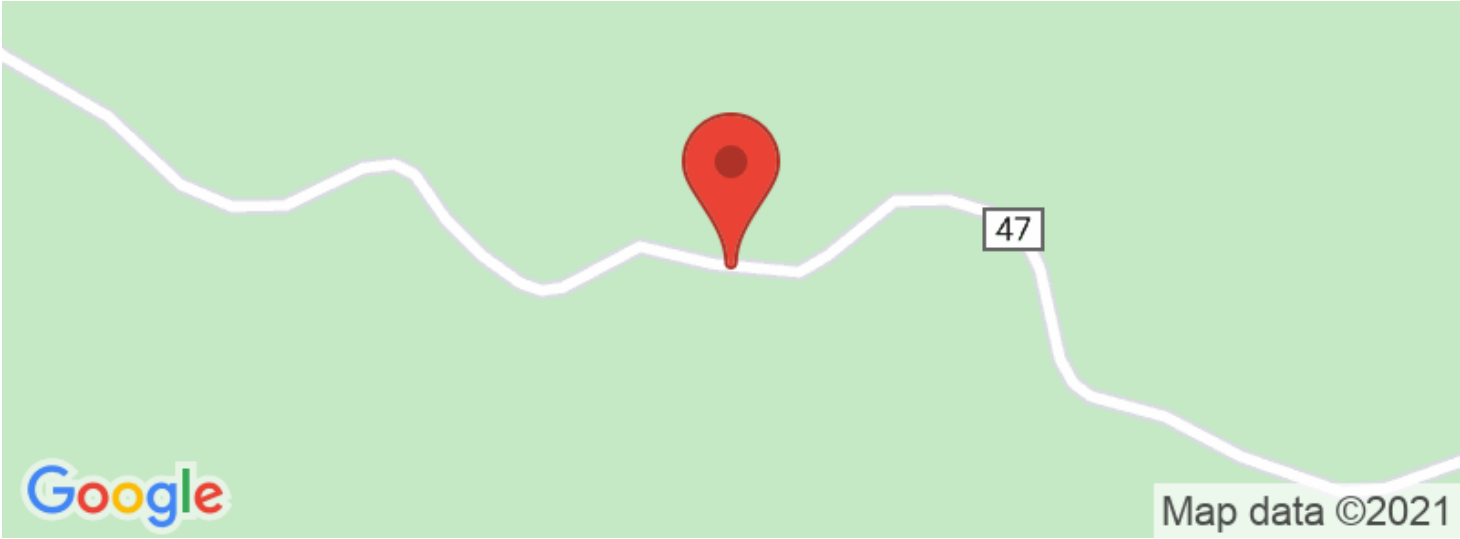
- 209 total acres
- Majority of the property is wooded
- Timber was select cut many years ago on the south side and nearly clear-cut on north of Rd
- Adjoins Wayne National Forest on several sides
- Great deer and turkey habitat
- Fenced areas for cattle
- Several nice hay fields
- Small pond stocked with bass, bluegill and catfish
- Approximately 2400' of road frontage on Co Rd 47
- Gated access and concrete driveway to home
- Topography is mostly rolling with a few steeper spots and ridge-top trails
- Gas line installed through property in 2020 is perfect hay fields or a place to plant food plots
- 80 x 40 pole barn fully insulated with spray foam, concrete floors, and living quarters
- 32 x 32 detached garage insulated, concrete floors, and a 4-post automotive lift
- 36 x 32 insulated pole barn with concrete floors set up for raising trophy roosters
- 56 x 18 insulated pole barn with concrete floors ready for animals
- Several other outbuildings and lean-tos for storing equipment, hay, and your toys
- Chicken coops also in place
- All sellers mineral interest will transfer

This farm has a lot to offer and with all the buildings they are worth the price alone. Call today with any questions or to schedule a time to view the property. Private showings only!

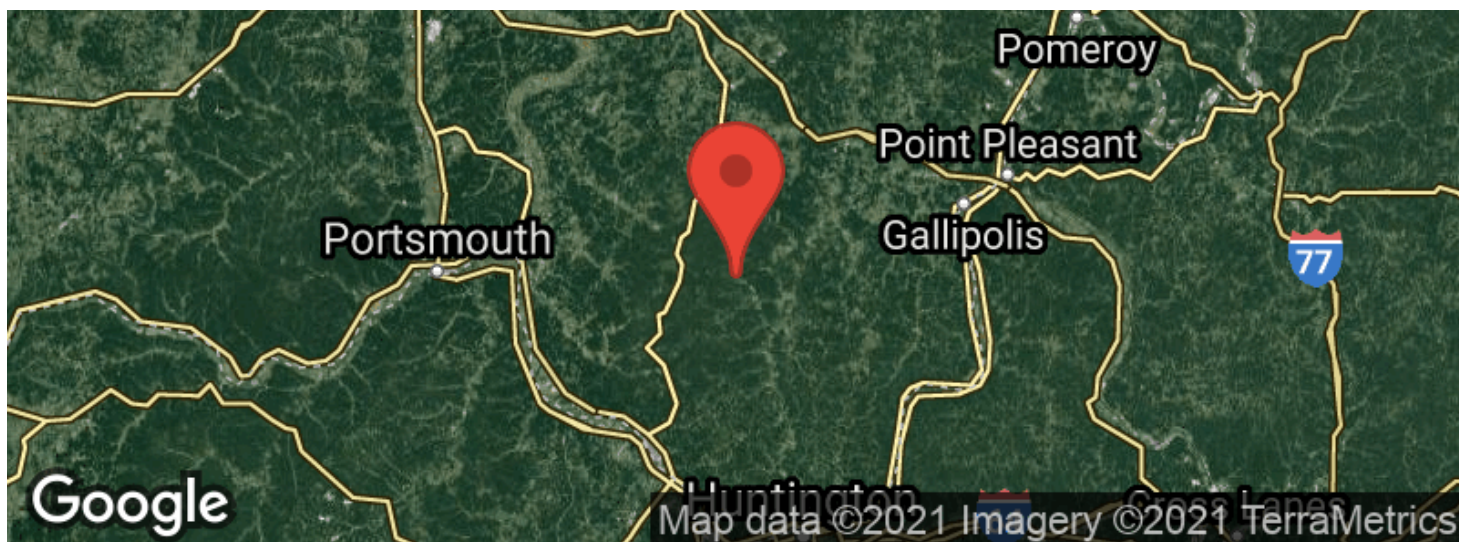
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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