

Blue Creek Rd - 271 acres - Adams County
6889 Blue Creek Rd
Stout, OH 45684

\$1,895,000
271.590± Acres
Adams County



**Blue Creek Rd - 271 acres - Adams County
Stout, OH / Adams County**

SUMMARY

Address

6889 Blue Creek Rd

City, State Zip

Stout, OH 45684

County

Adams County

Type

Residential Property, Recreational Land

Latitude / Longitude

38.757337 / -83.351153

Taxes (Annually)

1367

Dwelling Square Feet

2800

Bedrooms / Bathrooms

3 / 2

Acreage

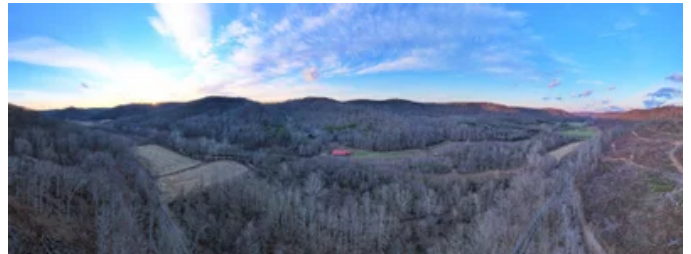
271.590

Price

\$1,895,000

Property Website

<https://ohiolandforsale.com/property/blue-creek-rd-271-acres-adams-county-adams-ohio/24597/>



PROPERTY DESCRIPTION

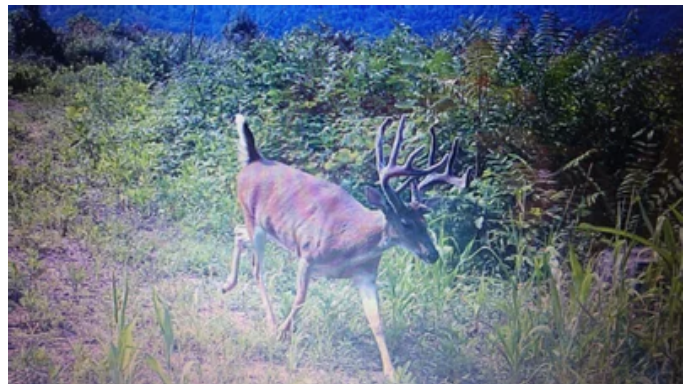
This Is How Legends Are Made! 271.59 acres located in the heart of beautiful Adams County's Appalachia! Newly built 2,800 sq ft 3 bed 2 full bath Barndominium with attached 48x72 heated garage! All high end materials used & ready for your finishing touches, even the Misses will fall in love! Property has been strictly managed for giant whitetail and designed for the most discriminating buyer! Very minimum hunting pressure! Surrounded by larger tracts of land & those who appreciate solid deer management!

Additional Property Features:

- World Class deer & turkey hunting
- All shooting houses & stands convey with sale
- Numerous areas with well established food plots
- Open to negotiations on new tractor & equipment
- 14.5 miles to West Union offering multiple dining & shopping experiences
- Minutes from Shawnee State Park & Turkey Creek Lake
- 30 miles to Portsmouth Ohio with additional dining & shopping
- Over 1/2 mile of road frontage

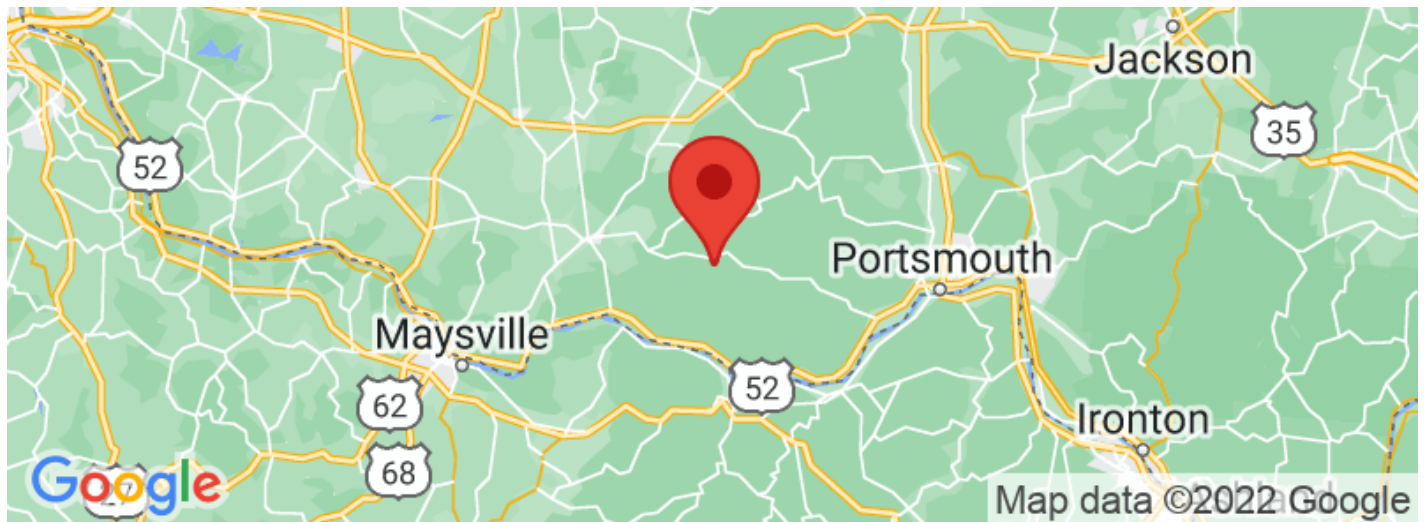
Any mineral rights owned by the sellers will transfer to the buyer. CAUV taxes are approximately \$1,366.58 annually. Showings for well-qualified buyers only. Proof of funds or pre-approval letter prior to all showings.

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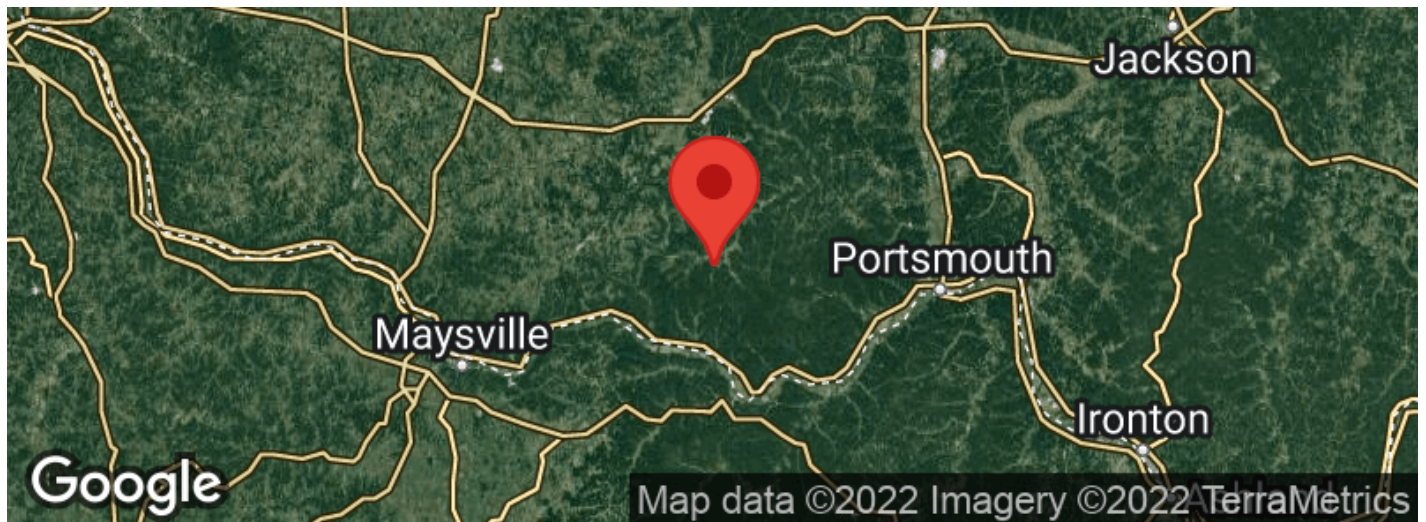
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Locator Maps



Blue Creek Rd - 271 acres - Adams County
Stout, OH / Adams County

Aerial Maps



Blue Creek Rd - 271 acres - Adams County
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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Pickerington, OH 43147

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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.

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