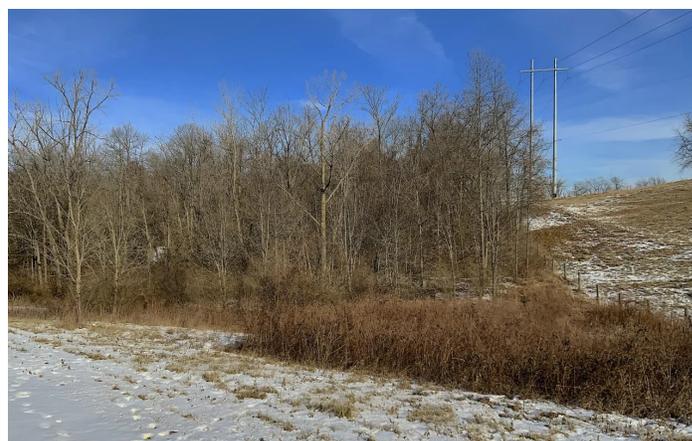


Wolf Rd - 63 acres - Pickaway County
Wolf Rd
Circleville, OH 43113

\$430,000
63.870 +/- acres
Pickaway County



**Wolf Rd - 63 acres - Pickaway County
Circleville, OH / Pickaway County**

SUMMARY

Address

Wolf Rd

City, State Zip

Circleville, OH 43113

County

Pickaway County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.4882 / -82.9515

Taxes (Annually)

660

Acreage

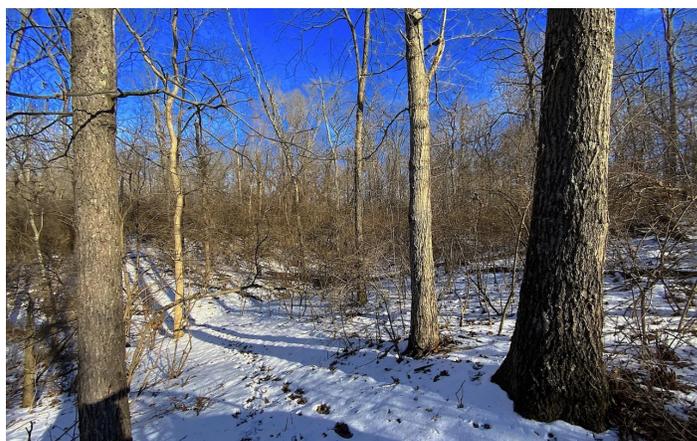
63.870

Price

\$430,000

Property Website

<https://ohiolandforsale.com/property/wolf-rd-63-acres-pickaway-county-pickaway-ohio/24871/>



Wolf Rd - 63 acres - Pickaway County Circleville, OH / Pickaway County

PROPERTY DESCRIPTION

63.87 acres of land for sale in Pickaway County. This is an incredible hunting property and with a finely tuned management plan to make it even better. Not only is there great hunting, its less than an hour from Columbus.

Property Features Include:

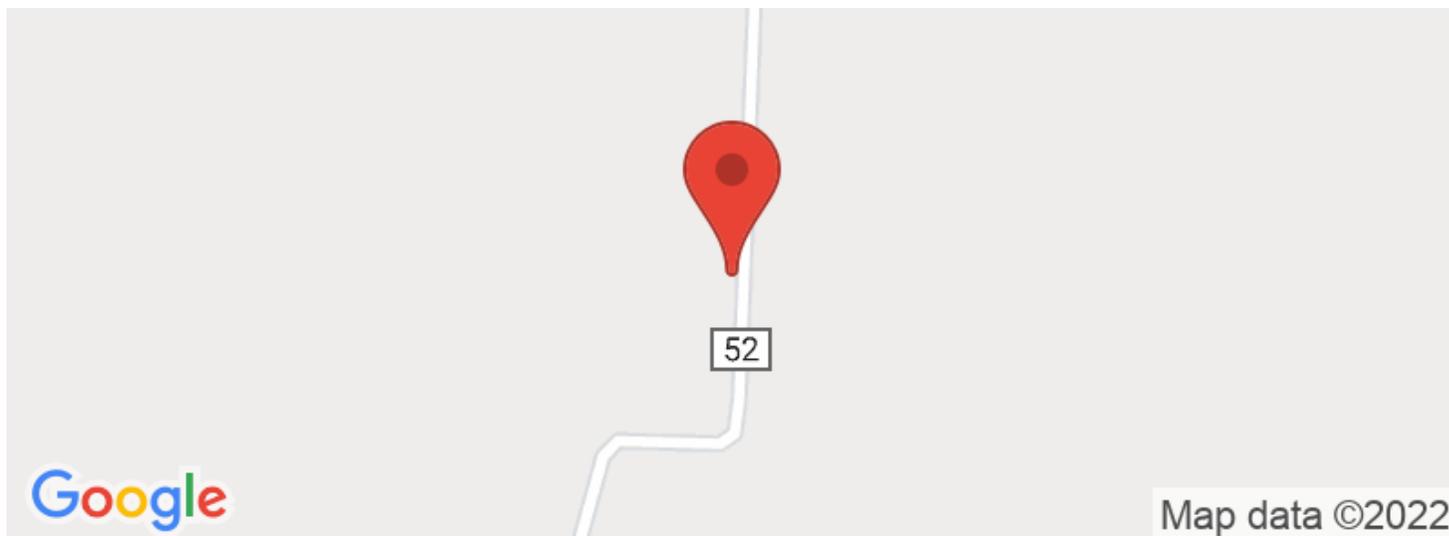
- Pole barn provides a place for storage
- Water provided by well
- Food plots that can be expanded
- Elevated box blind
- Semi trailer for storage
- Trails throughout property
- Established stand locations (stand will not stay)
- Topography is mostly flat
- Spring provides a water source (needs established and maybe small pond added)
- Property is surrounded by crop fields
- 15 minutes from Circleville
- 20 minutes from Chillicothe
- 45 minutes from Columbus
- Any mineral rights owned by seller will transfer

With the HOT market don't miss out on a rare opportunity to buy this much acreage close to town. This land does not meet the road frontage requirements set by the county for a building lot. Current annual taxes are \$660.12

**Wolf Rd - 63 acres - Pickaway County
Circleville, OH / Pickaway County**



Locator Maps



Wolf Rd - 63 acres - Pickaway County
Circleville, OH / Pickaway County

Aerial Maps



**Wolf Rd - 63 acres - Pickaway County
Circleville, OH / Pickaway County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Keith McClaskey

Mobile

(614) 778-9103

Email

kmccclaskey@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH 43147

NOTES

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

