

St Rt 73 - 12 acres
6075 State Route 73
Peebles, OH 45660

\$159,900
12.55± Acres
Adams County



Keith McClaskey
OHIO AGENT

Born with a love of the great outdoors, Keith enjoys spending his time hunting, teaching youth archery, and managing family land. He was raised to have an appreciation for wildlife, land, and family. Keith's triplet daughters are excited to spend time in the woods with their dad. His passion for spending time with people who share the same respect for nature as he does was a key reason why he is honored to be part of the Mossy Oak Properties Team. Keith is eager to share his passion and respect for nature with you by helping you sell or buy that special property you are looking for.



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St Rt 73 - 12 acres
Peebles, OH / Adams County

SUMMARY

Address

6075 State Route 73 null

City, State Zip

Peebles, OH 45660

County

Adams County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.003664 / -83.409698

Dwelling Square Feet

1,152

Bedrooms / Bathrooms

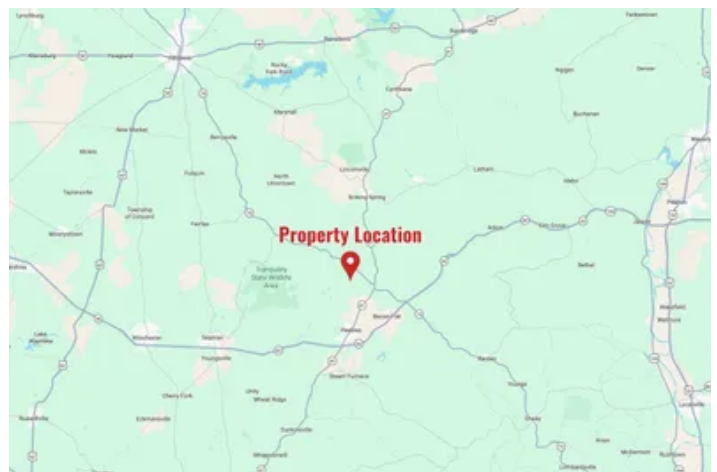
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Acreage

12.55

Price

\$159,900



PROPERTY DESCRIPTION

Cash offers only. Horse Head Ranch! 12.55± Acres Adams County, Ohio

Welcome to Horse Head Ranch, humorously named by the owner for the unique shape of the property, partially bordered by Crooked Creek. Located in scenic Adams County, this 12.55± acre property offers privacy, seclusion, and a peaceful country setting.

Tucked away at the end of a long, dead-end driveway, the property provides a quiet retreat surrounded by nature. Imagine enjoying a spring sunrise from the covered porch while listening to songbirds and the distant gobble of wild turkeys.

The property features a 1,152± square-foot off-grid home built in 2010 with three bedrooms. The home is powered by a newer solar system and supported by a Kohler 24K backup generator, which helps keep batteries charged and provides additional reliability. A private well provides water to the home.

The seller began remodeling the home, but is unable to complete the project. During renovations, a wall was removed from what was previously a fourth bedroom to create a larger bathroom and utility room. Many building materials will remain with the property, giving the new owner a head start on completing the project and adding their own vision.

The land features thick cedar timber, providing excellent cover and habitat for wildlife. The dense cedar stands help create ideal bedding areas for deer and shelter for turkeys and other native wildlife, making this property attractive for hunters or those who enjoy observing nature.

Please note that the property currently does not have a septic system installed. Access to electricity is a possibility from the neighboring property; a service box sits approximately 80 feet from the property line and 300 feet from the house. If you're looking for a private off-grid retreat, hunting property, or weekend getaway, Horse Head Ranch offers a great opportunity to finish the home and enjoy a secluded slice of southern Ohio.

Property Features:

12.55± acres in Adams County

Coordinates: 39.0068, -83.4016

Private setting at the end of a dead-end driveway

Partially bordered by Crooked Creek

The majority of the property sits in the floodplain

1,152± sq ft off-grid home built in 2010

3 bedrooms (formerly 4 bedrooms)

Newer solar power system

Backup 24 K generator by Kohler

Private water well

No septic system is currently installed

Covered porch with scenic views

Thick cedar timber providing excellent wildlife cover

Frequent deer and turkey activity

Remodeling started with building materials included

Annual property taxes: \$1,607

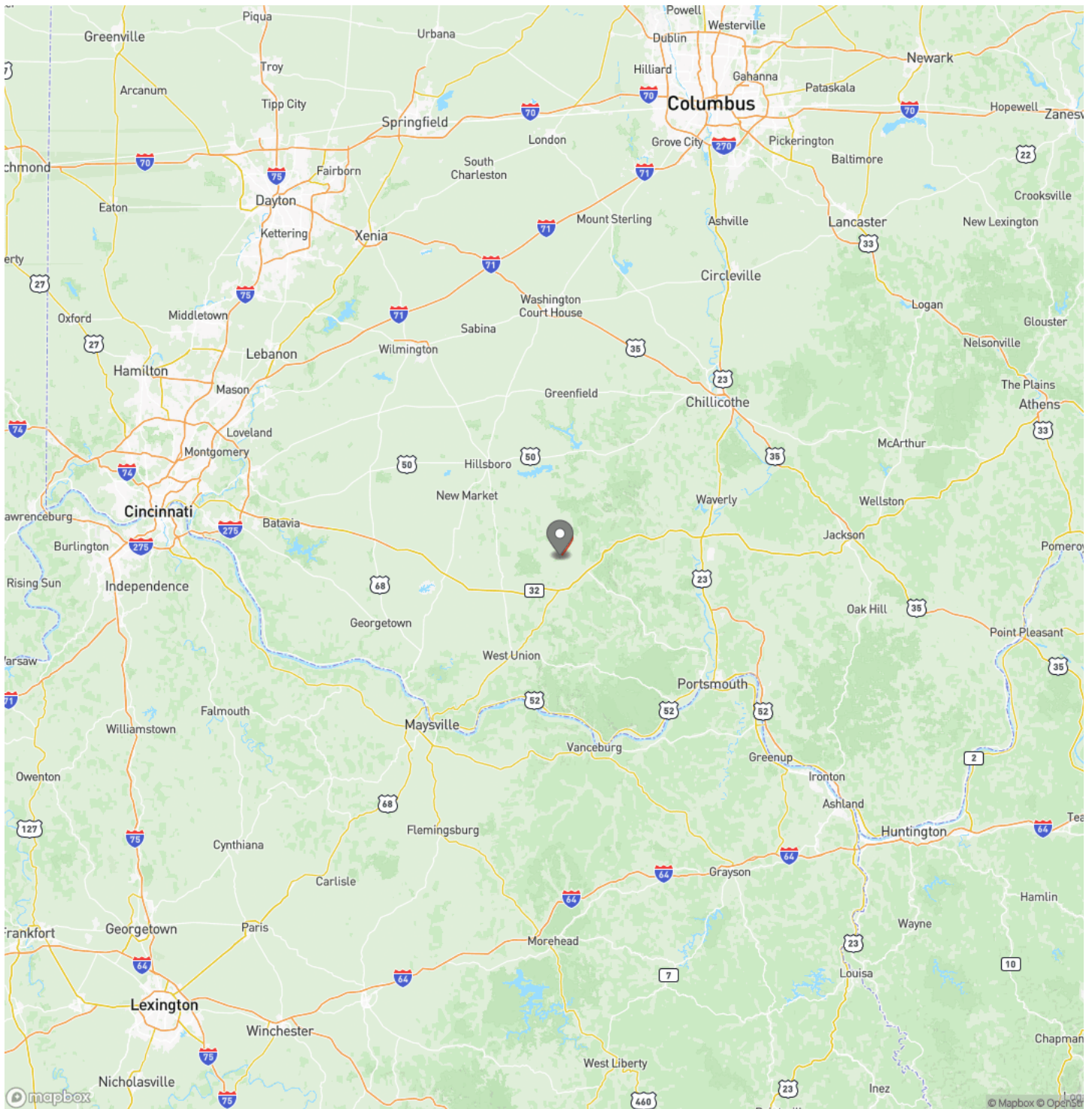
St Rt 73 - 12 acres
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Locator Map



Locator Map



Satellite Map



St Rt 73 - 12 acres
Peebles, OH / Adams County

LISTING REPRESENTATIVE

For more information contact:



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NOTES



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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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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