

Tick Ridge Rd - 612 acres - Scioto County
Tick Ridge Rd
Wheelersburg, OH 45694

\$695,000.00
612 +/- acres
Scioto County



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Wheelersburg, OH / Scioto County

SUMMARY

Address

Tick Ridge Rd

City, State Zip

Wheelersburg, OH 45694

County

Scioto County

Type

Recreational Land, Timberland, Hunting Land

Latitude / Longitude

38.8008 / -82.7935

Acreage

612

Price

\$695,000.00

Property Website

<https://ohiolandforsale.com/property/tick-ridge-rd-570-acres-scioto-county-scioto-ohio/8400>



PROPERTY DESCRIPTION

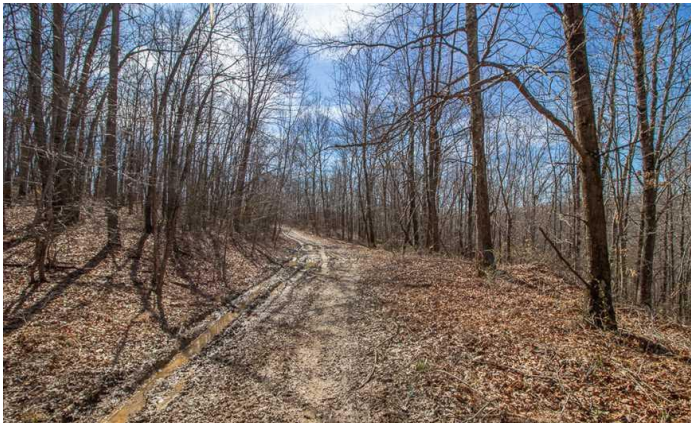
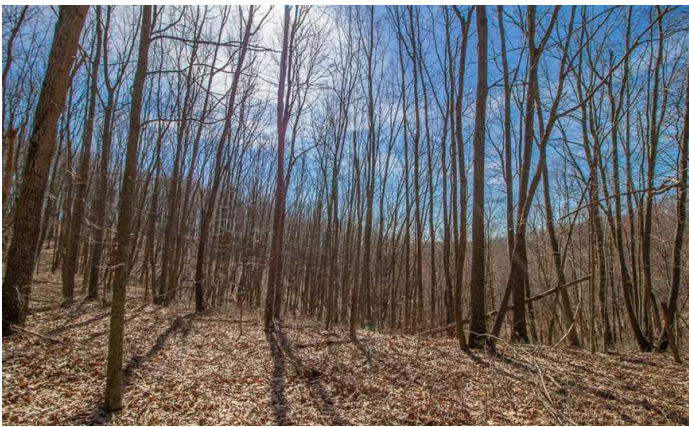
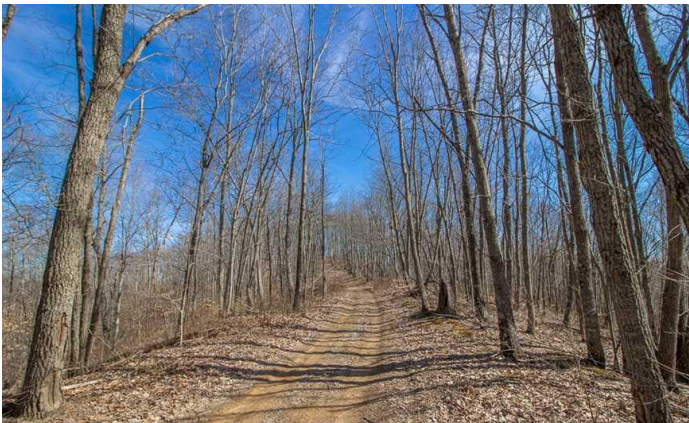
612 acres of land for sale in Scioto County, Ohio. Located off of Tick Ridge Road approximately 20 minutes from Wheelersburg Ohio, this large tract has a lot to offer. This property borders over 700 acres of Ohio Hanging Rock Preserve. Miles of trails provide easy access to stand locations or hiking with the family.

Property features include:

- Diverse habitat from big open woods to thicker bedding areas
- Beautiful creek bottoms
- All wooded
- Great topography with ridge tops, ravines, creek bottoms and benches
- Rock out cropping and caves to explore
- Trails throughout
- Excellent deer and turkey sign
- Additional acreage available
- Properties of this size are a rare find in the State of Ohio.
- Property is in a well managed area for deer and turkey

This could be the opportunity that you have been looking for! Any mineral interest owned by the seller will transfer and current annual taxes are approximately \$1948.66.

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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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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.

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