

Plum Rd - 52 acres - Harrison County
87200 Plum Road
Uhrichsville, OH 44683

\$379,900
52.951 +/- acres
Harrison County



Plum Rd - 52 acres - Harrison County
Uhrichsville, OH / Harrison County

SUMMARY

Address

87200 Plum Road

City, State Zip

Uhrichsville, OH 44683

County

Harrison County

Type

Hunting Land, Residential Property

Latitude / Longitude

40.3655 / -81.2483

Taxes (Annually)

3191

Dwelling Square Feet

1216

Bedrooms / Bathrooms

2 / 2

Acreage

52.951

Price

\$379,900

Property Website

<https://ohiolandforsale.com/property/plum-rd-52-acres-harrison-county-harrison-ohio/10869>



PROPERTY DESCRIPTION

52.951 acres of land for sale in Harrison County, Ohio. Here is your chance to purchase your own established hunting camp! The current owners have put a lot of money and time into setting this property up for hunting and their very own private retreat. The home sits on top of the hill approximately 1 mile from Tappan Lake with great views of the country side and lake below. Established clover field and several food plots hold the wildlife close and focus their activity toward the center of this property.

Property features include:

- Rolling to steeper topography
- Great mix of open ground and woods
- Some mature timber including walnut, oak, poplar & cherry
- Good second growth cover for wildlife
- 40 apple, pear and plum trees planted
- 200 Chinese Chestnut Trees planted
- Camping sites
- Established trail system
- Horseback riding
- Food plots in place
- Over 1 acre stocked pond
- Future home sites with long range views
- Property could be split
- GPS Coordinates are 40.3655, -81.2483

Features of this home include:

- 1216 SF Cape Cod home built in 2015
- Large kitchen / dining area
- 2 Bedrooms
- 2 Full bathrooms
- Laundry hook up
- Attached 1.5 car garage.
- Central A/C and heat
- Electric water heater
- Drilled water well

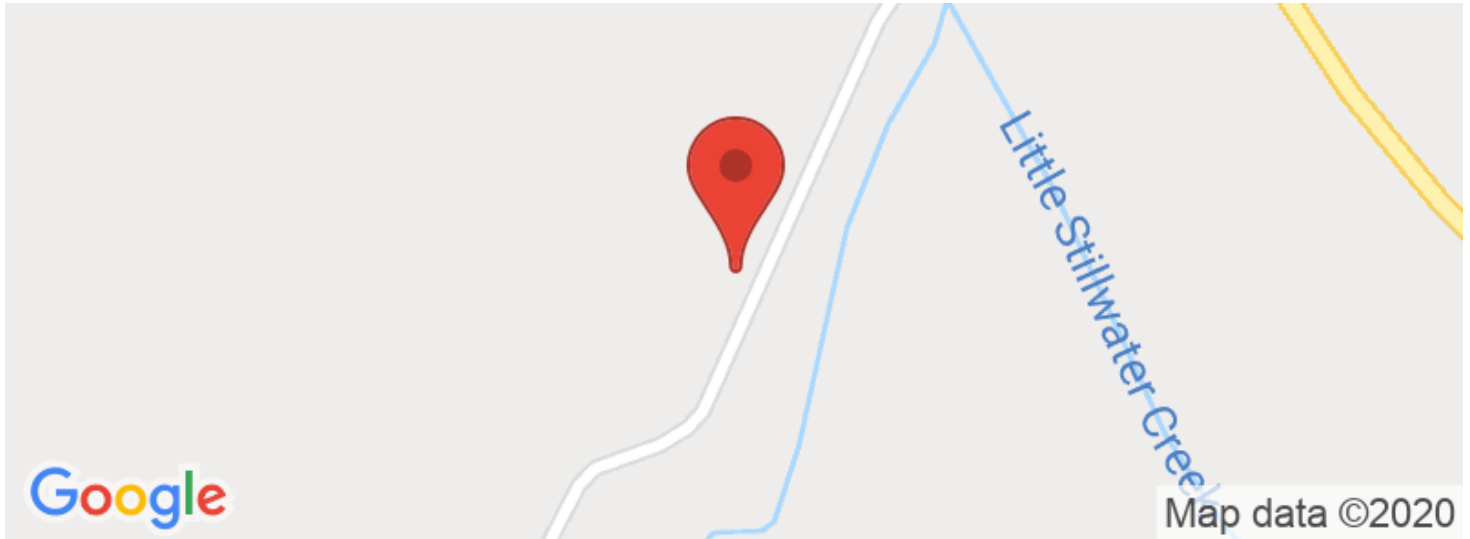
- Septic system
- Second floor covered deck

There are 3 elevated Banks Blinds and several stands are currently set and could be purchased with this property. The deer and turkey hunting is excellent according to the sellers and good potential for trophy whitetail bucks! Seller is reserving all mineral rights. Property is currently enrolled in CAUV. Annual taxes are approximately \$3190.96.

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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

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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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