

Wildman Rd - 213 acres - Athens County
5300 Wildman Road
Coolville, OH 45723

\$995,000
213.710± Acres
Athens County



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Coolville, OH / Athens County

SUMMARY

Address

5300 Wildman Road

City, State Zip

Coolville, OH 45723

County

Athens County

Type

Recreational Land, Residential Property, Hunting Land

Latitude / Longitude

39.2627 / -81.7883

Taxes (Annually)

2711

Dwelling Square Feet

2332

Bedrooms / Bathrooms

3 / 2.5

Acreage

213.710

Price

\$995,000

Property Website

<https://www.mossyoakproperties.com/property/wildman-rd-213-acres-athens-county-athens-ohio/45920/>



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PROPERTY DESCRIPTION

Land and ranch home for sale in Athens County, Ohio. Welcome to deer camp! If you are seriously looking for an Ohio trophy deer farm look no further! Trophy properties like this do not come up for sale very often so don't miss out! Seller has set up this acreage to funnel deer to the food plots and keep them bedded on his land! Well thought out blind and food plot locations in the center of the property. Hidden access to blinds so the deer don't see your approach.

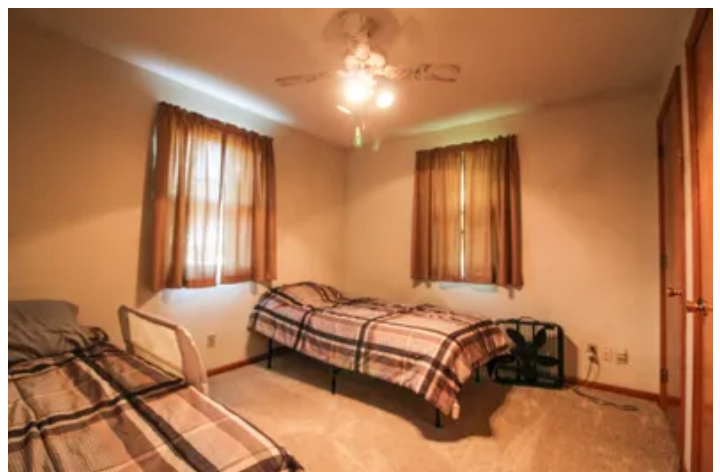
Property features include:

- 213.71 total acres
- Thicker woods provide plenty of bedding cover to hold deer on this parcel
- 27 +/- acres open ground
- 8 total food plots planted in white clover, oats, winter peas, and radishes
- Open areas for additional food plots
- 3 custom-built elevated box blinds
- Excellent trail system to access all areas of this property
- Frost Run Creek flows through this property
- Rock out croppings
- Seller states excellent deer, turkey, and small game hunting
- Trophy potential is good in this area with a history of big whitetail bucks
- 3892+/- feet of road frontage on Wildman Road
- GPS coordinates are 39.2627, -81.7883

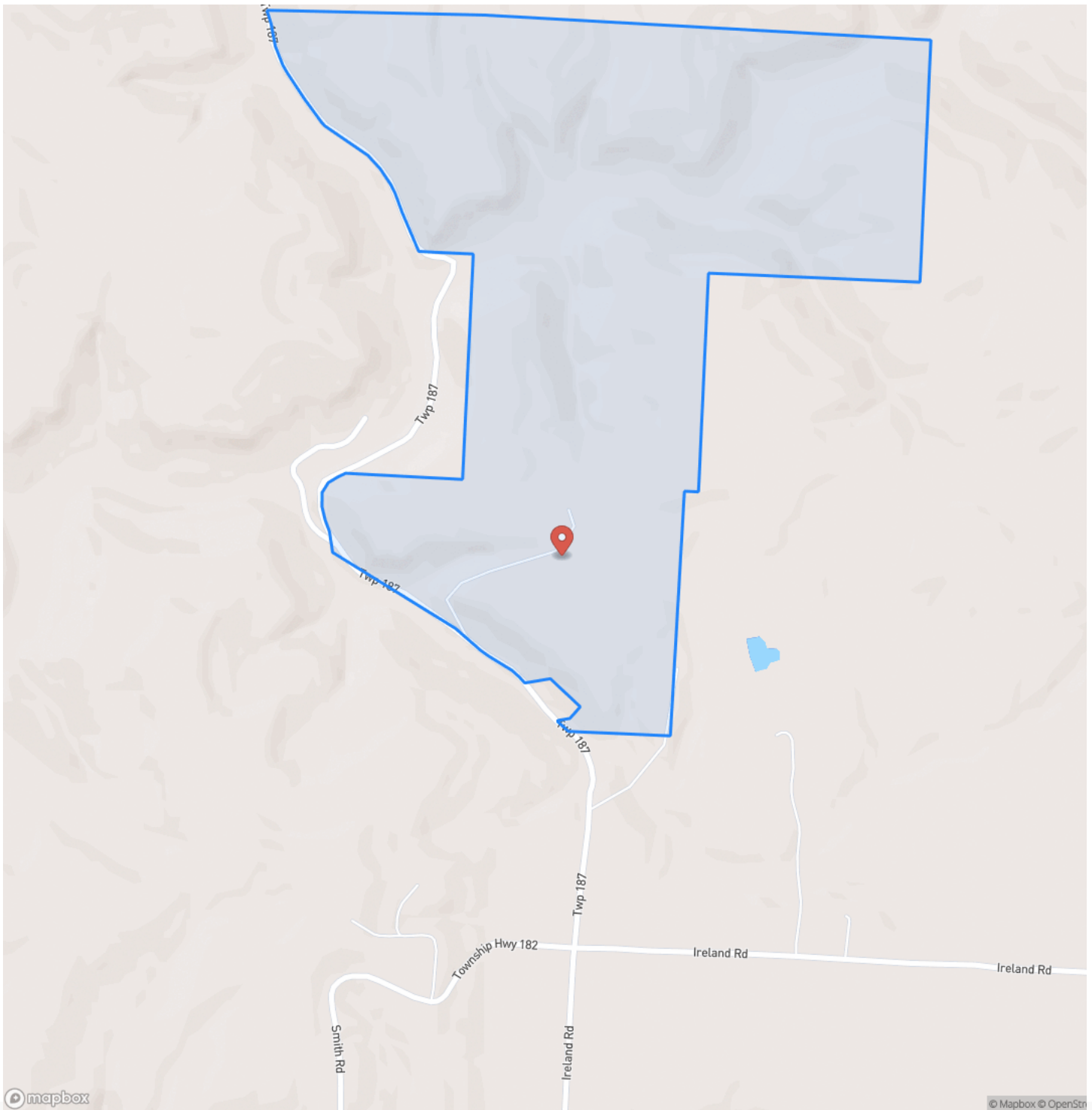
Home features include:

- Brick ranch home built in 1973
- 2332+ square feet finished
- 4 bedrooms
- 3 bathrooms
- Open kitchen to living room
- New kitchen cabinets, granite counter tops, appliances & flooring
- Large master bedroom
- Full walk out finished basement
- Family room with fireplace
- New water heater and HVAC system
- Drilled well and septic
- Free gas to home while it lasts
- Newer windows
- Covered car port
- Screened in patio on rear of home
- 1208+/- foot long paved driveway
- 24 x 48 pole barn

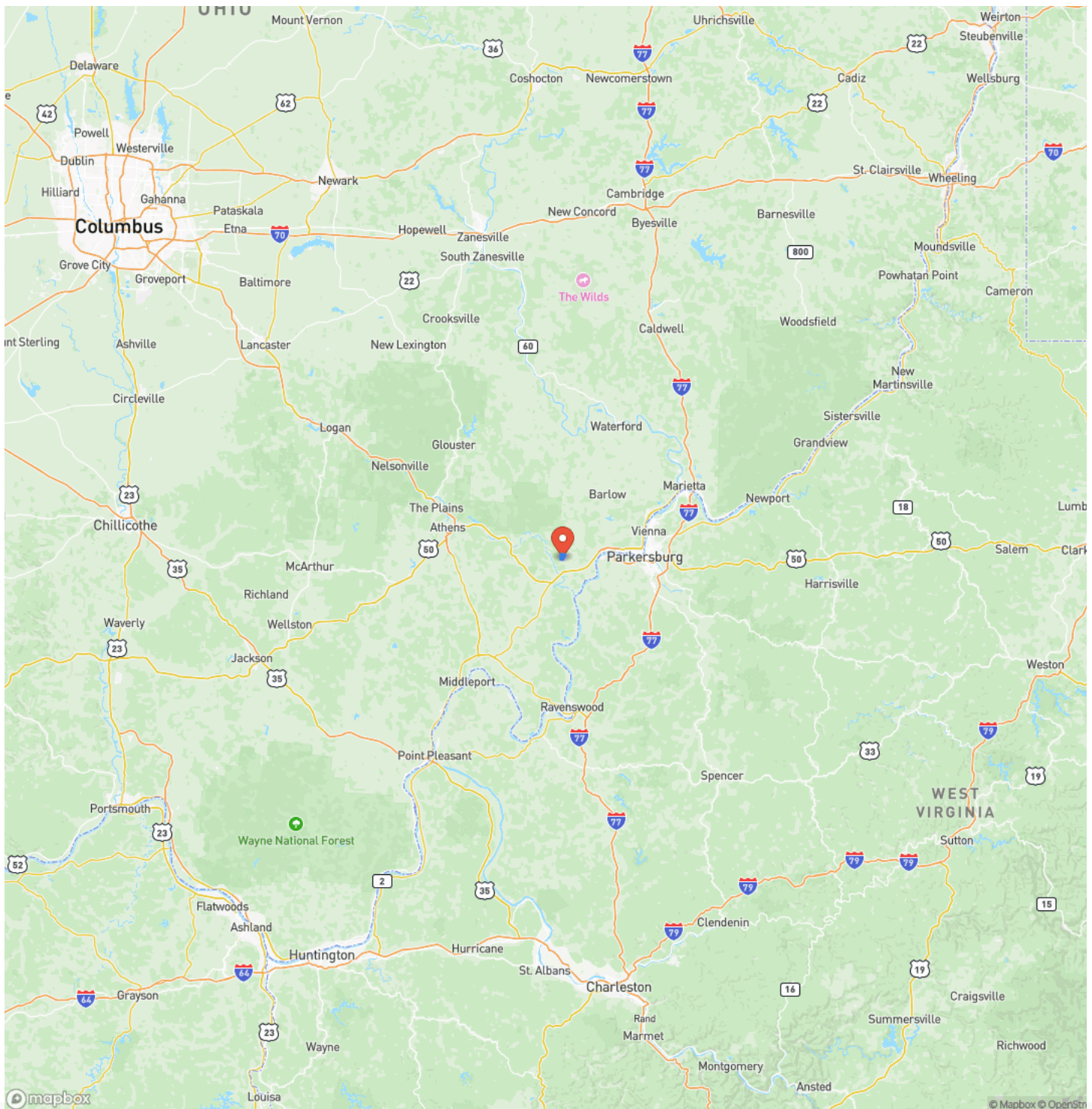
Athens county continues to annually produce big bucks! As a huge bonus the updated brick ranch home is located well back off the road and is very private. Seller states seeing multiple trophy bucks from his bedroom window in November! Small creek provides fresh water to all wildlife in the area. A true turnkey hunting property with so much of the work already completed! Go grab your bow and start hunting the property this fall! This is a rare opportunity to own such an exceptional farm with an abundant amount of wildlife and gorgeous views! Any mineral rights owned by seller to transfer to buyer and annual taxes are approximately \$2710.96.



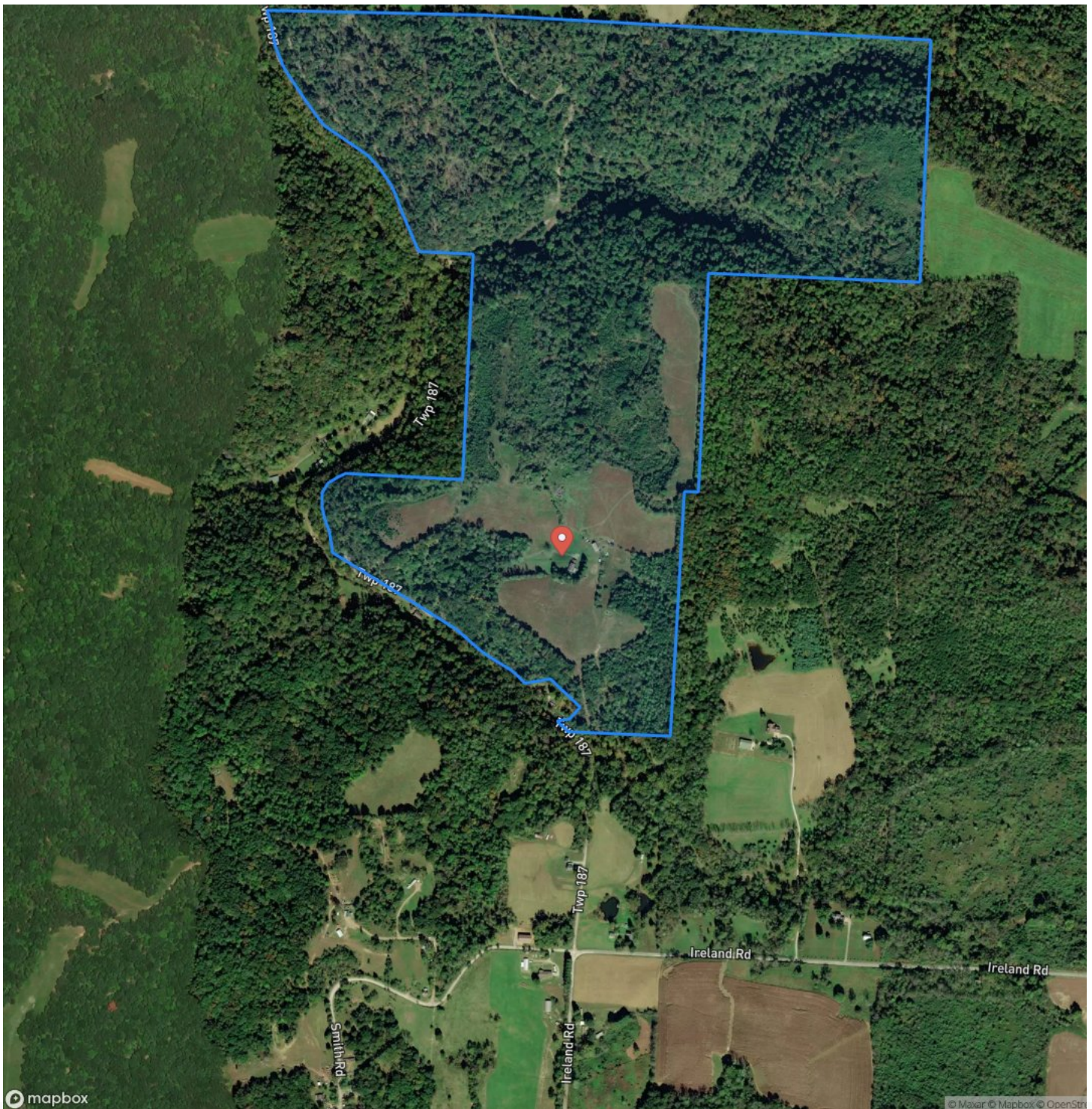
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare

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City / State / Zip

Pickerington, OH 43147

NOTES



MORE INFO ONLINE:

www.mossyoakproperties.com/land-for-sale/ohio/

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www.mossoakproperties.com/land-for-sale/ohio/

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