

Knauff Rd - 43 acres - Adams County  
790 Knauff Road  
Peebles, OH 45660

**\$699,900**  
43.530± Acres  
Adams County





**Knauff Rd - 43 acres - Adams County**  
**Peebles, OH / Adams County**

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**SUMMARY**

**Address**

790 Knauff Road

**City, State Zip**

Peebles, OH 45660

**County**

Adams County

**Type**

Residential Property, Recreational Land, Hunting Land

**Latitude / Longitude**

38.855854 / -83.405793

**Dwelling Square Feet**

2260

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

43.530

**Price**

\$699,900

**Property Website**

<https://www.mossyoakproperties.com/property/knauff-rd-43-acres-adams-county-adams-ohio/82938/>



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**PROPERTY DESCRIPTION**

43.53 acres for sale in Adams County, Ohio. Properties like this do not come up for sale very often! Surrounded on three sides by over 2000 acres of nature conservancy and Ohio Brush Creek, not far away! If there were a place set up to grow and create opportunities, this is as good as it gets for giant Ohio bucks! The seller has made several improvements to the property and lodge, but his plans have changed, and he is willing to part with this incredible deer hunting property! Additionally 2 brand new Redneck Blinds available to purchase already on the property. Lodge could be a permanent home for your family or a weekend getaway! Very private and secluded location at the end of a dead-end road with a gate at the entrance.

Property features include:

- 43.53 total acres
- 26 +/- acres of cleared tillable ground
- Crop land is leased and will be planted in soybeans for 2025
- The remaining acreage is wooded or brushy
- Incredible hunting for deer, turkey, and small game
- Trophy buck potential with great genetics in the area
- Excellent cover for deer, including several cedar thickets
- New dug water hole and mineral lick
- Small pond on the property
- Rolling to level ground with 720' up to 820 feet in elevation
- GPS coordinates are 38.85546, -83.40563

Lodge features include:

- 2260 SF lodge
- Built in 1990
- 4 bedrooms
- 2 full bathrooms
- Kitchen with plenty of cabinets and counter space
- Stainless steel gas range and refrigerator
- Large living room
- Laundry room with sink
- Propane furnace and baseboard heat
- Central air conditioning
- Electric water heater
- Attached 1-car garage
- Covered wrap-around porch

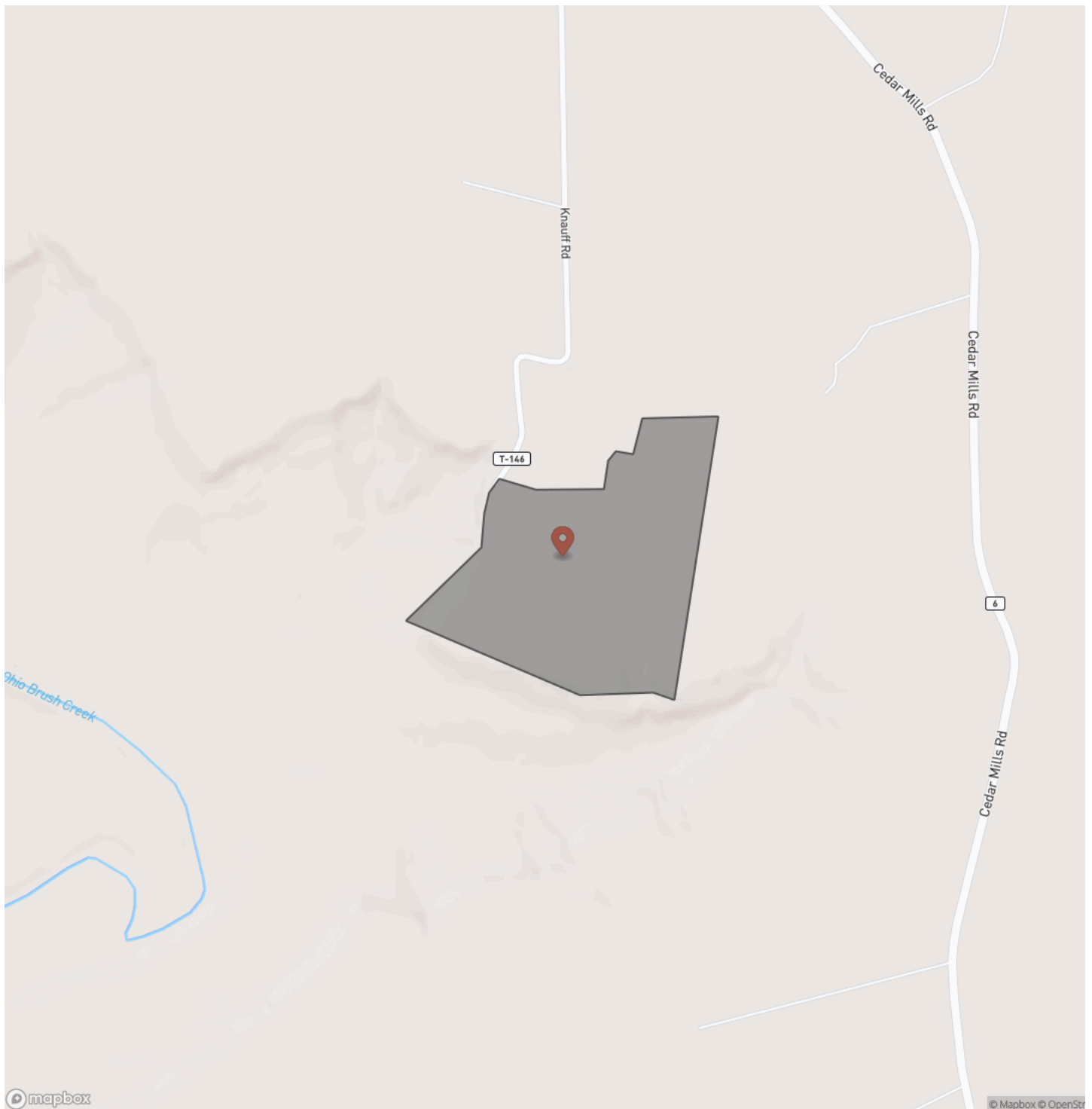
Any mineral rights owned by the seller to transfer and annual taxes are approximately \$1,969.02.

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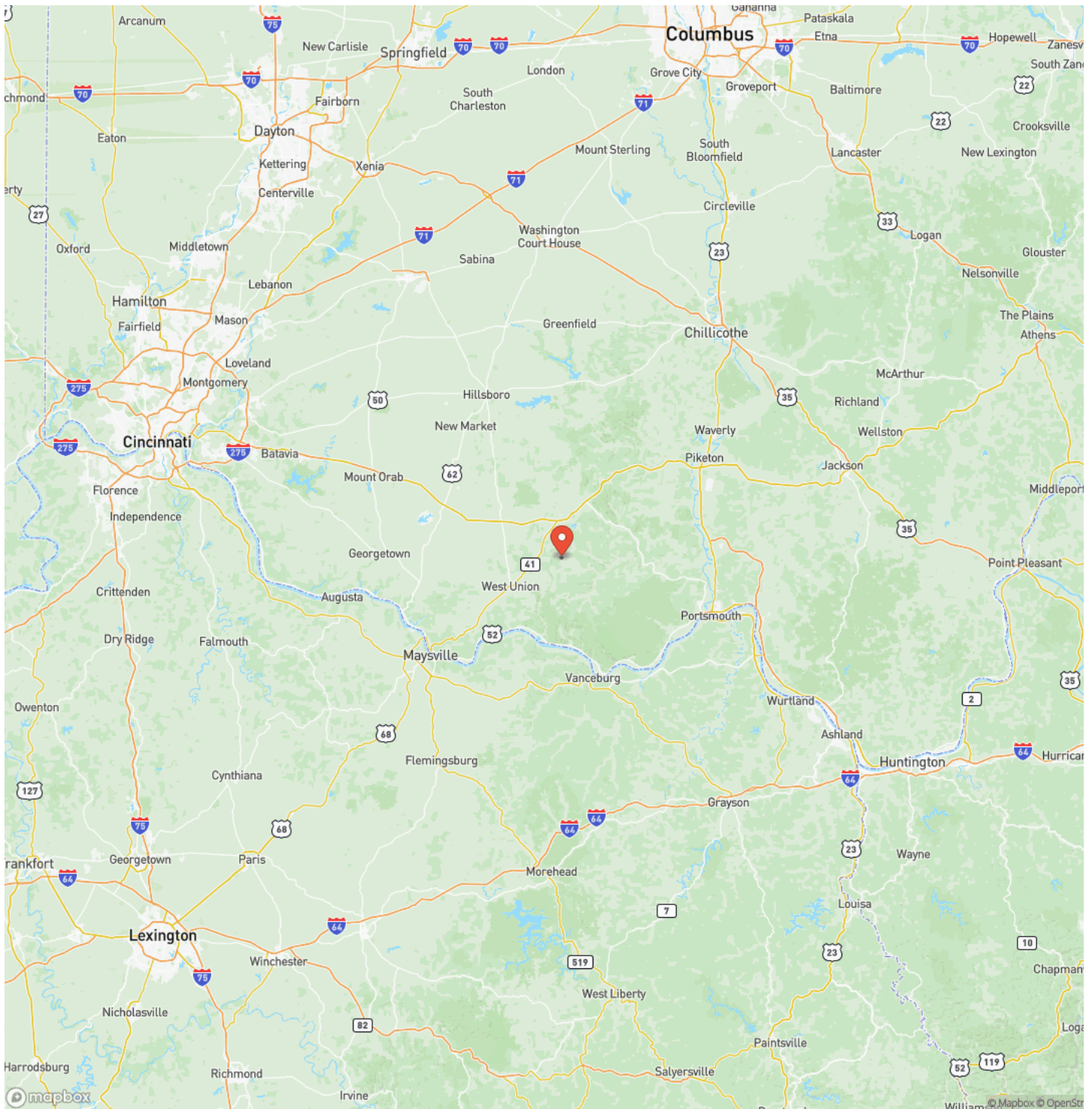


## Locator Map





## Locator Map





## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Scott Bare Jr.

## Mobile

(740) 404-8915

## Email

sbare@mossyoakproperties.com

## Address

City / State / Zip

## NOTES



**MORE INFO ONLINE:**

**[www.mossyoakproperties.com/land-for-sale/ohio/](http://www.mossyoakproperties.com/land-for-sale/ohio/)**



## This image shows a single 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.



**[www.mossyoakproperties.com/land-for-sale/ohio/](http://www.mossyoakproperties.com/land-for-sale/ohio/)**

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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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