

Witten Creek Rd - 31 acres
34590 Witten Creek Rd.
Graysville, OH 45734

\$155,000
31.080± Acres
Monroe County



Adam Ericson
OHIO AGENT

Adam, a first-generation hunter with a background in camping and boating, values outdoor traditions and conservation. As a police officer in central Ohio since 2017, he is known for his honesty and integrity, making him a trustworthy partner for real estate transactions. Outside work, he enjoys family time and is developing a small homestead. Adam is dedicated to helping clients achieve their property goals and invites you to discuss your real estate needs with him.



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Graysville, OH / Monroe County

SUMMARY

Address

34590 Witten Creek Rd.

City, State Zip

Graysville, OH 45734

County

Monroe County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

39.611385 / -81.206408

Acreage

31.080

Price

\$155,000

Property Website

<https://www.mossyoakproperties.com/property/witten-creek-rd-31-acres-monroe-ohio/92084/>



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Graysville, OH / Monroe County

PROPERTY DESCRIPTION

Off-Grid Cabin with Wayne National Forest Access – Monroe County, OH.

Tucked away on 31 wooded acres in Monroe County, this off-grid property offers privacy, abundant wildlife, and direct access to hundreds of acres of Wayne National Forest. Whether you're looking for a weekend getaway or a dedicated hunting camp, this property has everything you need. Featuring a cabin powered by solar and free natural gas, maintained trails, and a large seasonal creek, it's a turnkey setup for anyone who loves the outdoors.

Land & Location:

- 31.08 total acres
- Direct access to hundreds of acres of Wayne National Forest for recreation and hunting opportunities
- Well-maintained trail network throughout the property for ATV riding, hiking, and hunting access
- Features a large seasonal creek
- Deer blind and feeder included, with proven deer activity across the property
- Mineral rights previously reserved

Cabin Details:

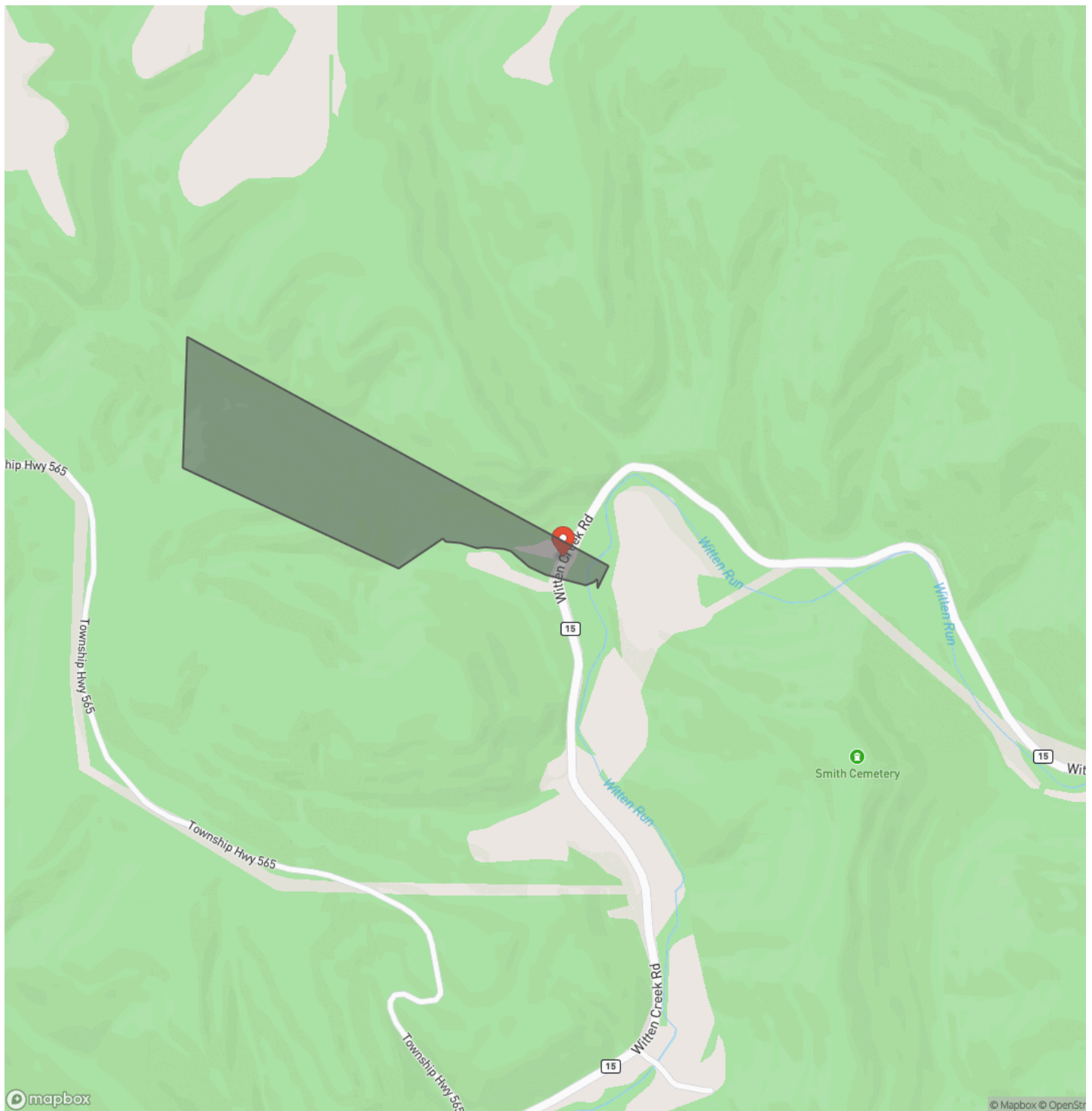
- 14x32 cabin with sleeping quarters addition
- Equipped with a small solar setup and free natural gas
- Natural gas heater
- Large storage shed provides ample room for ATVs, tools, or equipment

Call today to schedule a private showing!

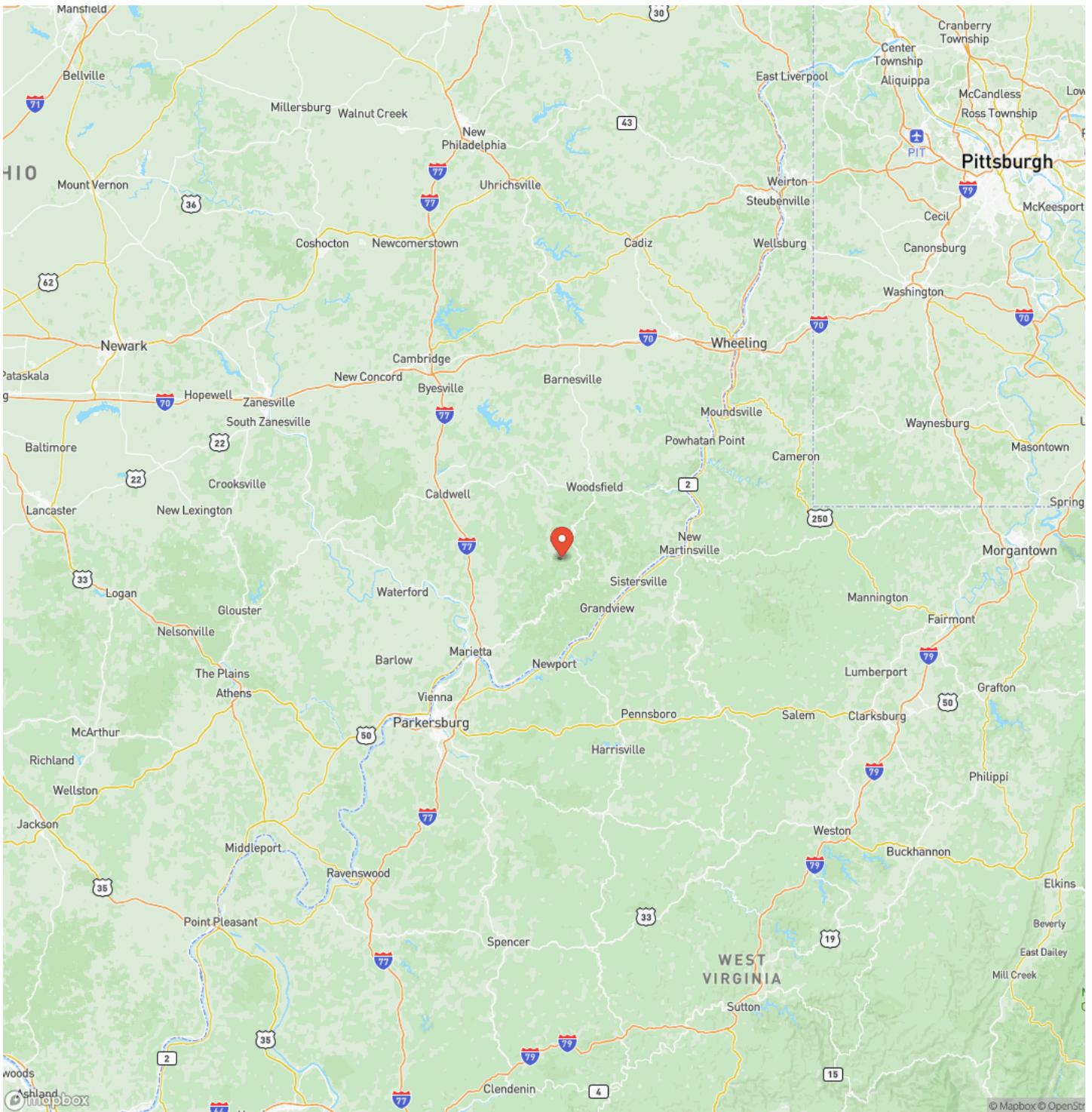
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Adam Ericson

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Address

City / State / Zip

NOTES



MORE INFO ONLINE:

www.mossoakproperties.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/

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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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