

Prussia Rd - 40 acres
1256 Prussia Road
Waverly, OH 45690

\$695,000
40.54± Acres
Pike County



Prussia Rd - 40 acres
Waverly, OH / Pike County

SUMMARY

Address

1256 Prussia Road

City, State Zip

Waverly, OH 45690

County

Pike County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.16105 / -82.98909

Dwelling Square Feet

2,635

Bedrooms / Bathrooms

4 / 3

Acreage

40.54

Price

\$695,000



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PROPERTY DESCRIPTION

If you've been looking for a well-maintained log home with real recreational value, this property checks a lot of boxes. Built in 2005 and offering 2,635 sq ft, 4 bedrooms, and 3 full baths, it sits on 40.54 acres with a stocked pond, established trail system, and a 300+ yard rifle range already in place. It's the kind of setup that's hard to duplicate.

The Home

- 4 bedrooms, 3 full baths
- 2,635 sq ft
- Walk-out basement
- Pre-formed insulated concrete basement walls (Superior Walls)
- Basement Systems Ultra Sump perimeter system
- New roof in 2025
- Deck and railing freshly stained & sealed in 2025
- Tankless water heater
- 500-gallon propane tank (owned)
- HVAC inspected and cleaned every 6 months
- Trion Air Bear 5? filter system
- Built-in humidifier & programmable thermostat
- Whole-house water softener
- JET septic system with aerator
- Miele dishwasher (approx. 3 years old)
- Upgraded remote-controlled gas fireplace
- Extensive ADT security system covering house and garage
- Spectrum cable available
- All log furniture stays
- Detached 3-car garage provides ample storage for vehicles, equipment, and toys

The Land & Improvements

- 40.54 acres (newer survey)
- Beautiful stocked pond
- Approx. 1.5 miles of cleared trails (walk, ATV, small truck)
- 300+ yard rifle range plus pistol range
- Abundant oak trees with timber value
- Shadow Hunter 6?x6? hunting blind
- Two game feeders
- Producing old-fashioned apple tree
- Cedar swing set

Location

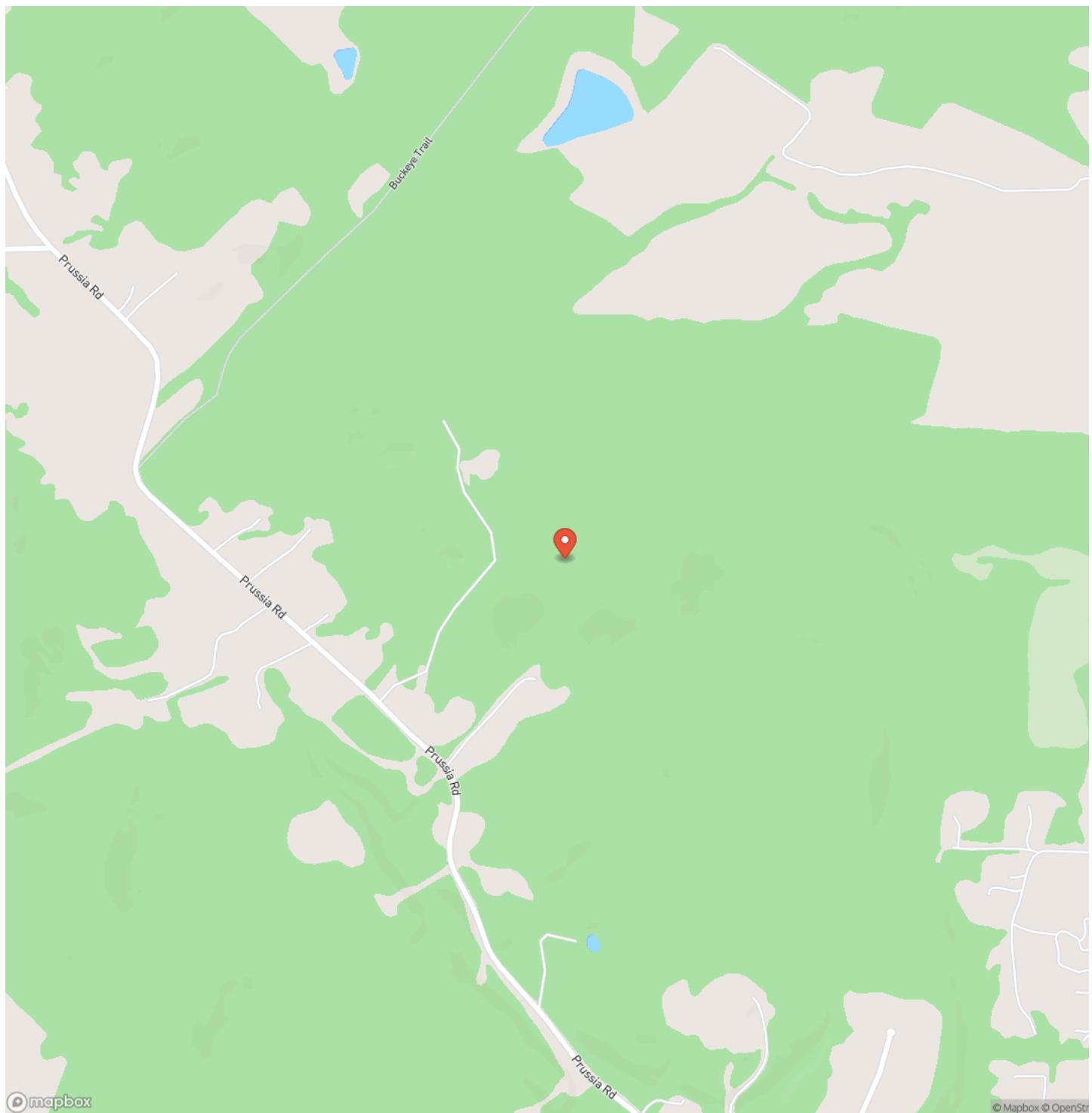
- Approx. 20 minutes to Chillicothe
- Approx. 1 hour 10 minutes to Columbus

Solid log construction, major mechanical updates, and a well-laid-out 40+ acre tract in a convenient location ? this is a clean, move-in-ready rural home that offers both everyday comfort and long-term land value.

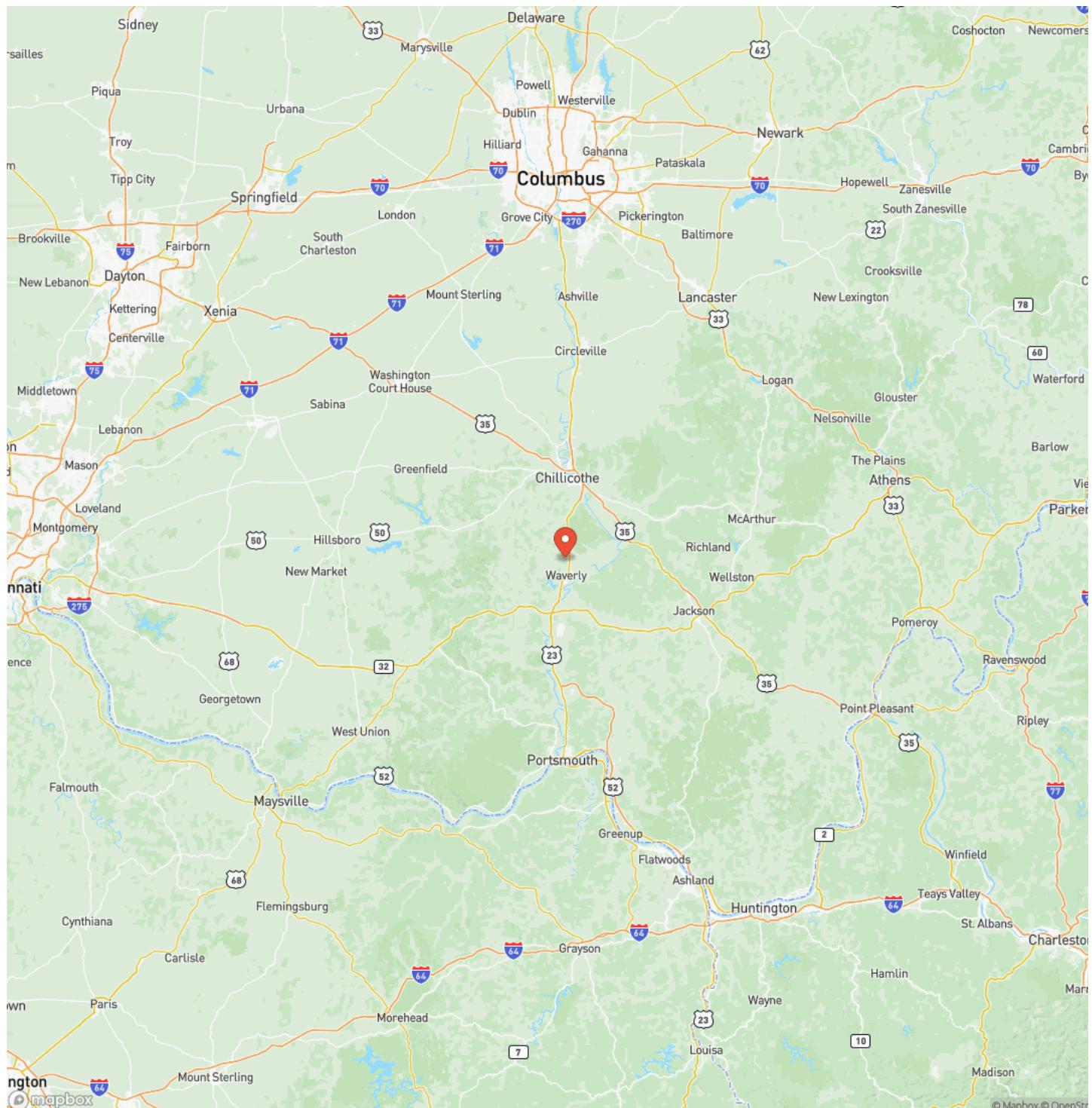
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Locator Map



Locator Map



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Satellite Map



**Prussia Rd - 40 acres
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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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