

**Poplar Grove Rd. - 75 acres - Adams  
County**  
4495 Poplar Grove Rd.  
Peebles, OH 45660

**\$495,000**  
75.917± Acres  
Adams County





**Poplar Grove Rd. - 75 acres - Adams County**  
**Peebles, OH / Adams County**

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**SUMMARY**

**Address**

4495 Poplar Grove Rd.

**City, State Zip**

Peebles, OH 45660

**County**

Adams County

**Type**

Hunting Land, Recreational Land, Single Family

**Latitude / Longitude**

39.03943 / -83.31218

**Taxes (Annually)**

2050

**Dwelling Square Feet**

1780

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

75.917

**Price**

\$495,000

**Property Website**

<https://ohiolandforsale.com/property/poplar-grove-rd-75-acres-adams-county-adams-ohio/29072/>



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**PROPERTY DESCRIPTION**

Privately situated along Poplar Grove Rd. in NE Adams County, this all wooded 75.9 acre property is an outdoorsmans paradise! Boasting a 2 story 3 bedroom 2 full bath home, this is the ideal property for hunting camp, weekend retreats or even a new place to call home. The home measures 1,780 sq ft and has a nice open floor plan along with a huge screen porch thats just right for entertaining family and friends. The garage measures 42'X28' and has a finished 2nd story that could be used for a workshop or additional living quarters.

Additional property features include:

- Very private ridge-top setting
- Gated and graveled driveway
- County water service
- ATV trail system
- Food plot
- Medium to mature sized timber
- Planted fruit trees
- Excellent hunting!
- Directly borders Brush Creek State Forest!

This property is conveniently located just 2.8 miles from US-32 and just a little over an hour from Cincinnati and 1.5 hours from Columbus. For the hunter in the family, this property will not disappoint! This area of Ohio is well known for large trophy Whitetail deer. If you have been looking for a very secluded well-rounded property, this is one to have a look at! Call anytime for more info or to schedule your private showing.

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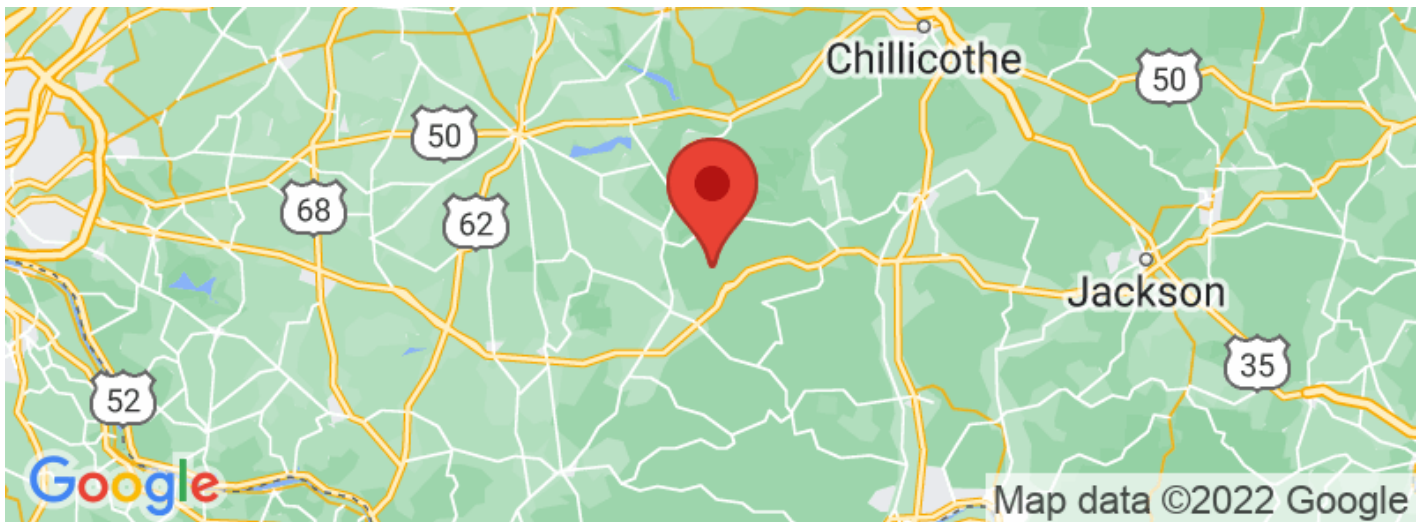
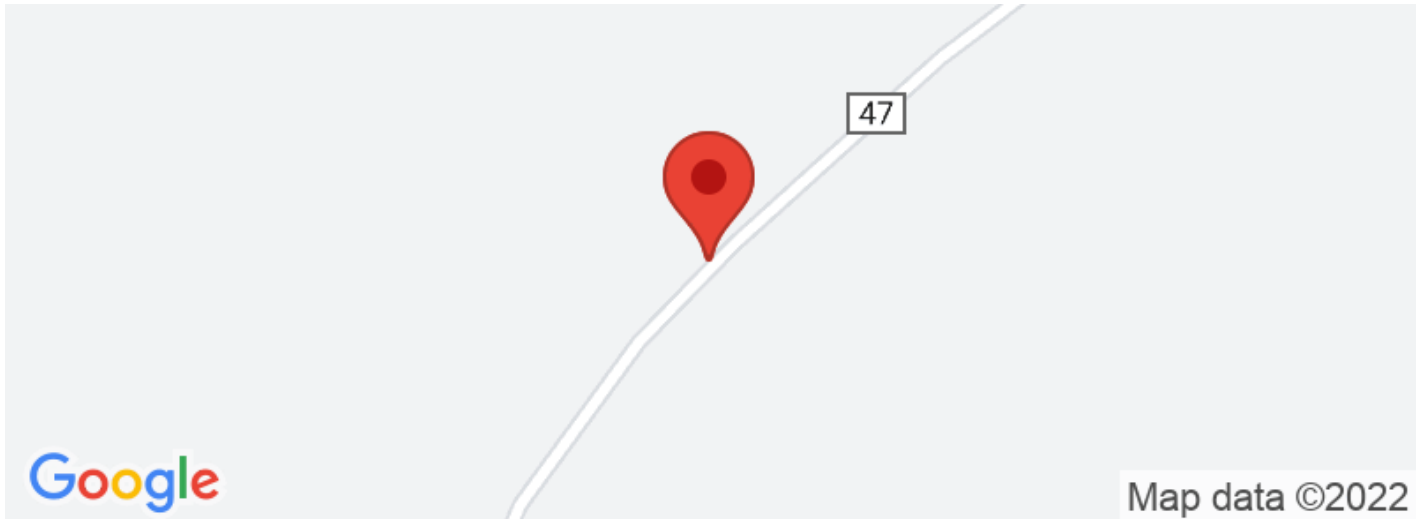




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## Locator Maps



Poplar Grove Rd. - 75 acres - Adams County  
Peebles, OH / Adams County

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## Aerial Maps



Poplar Grove Rd. - 75 acres - Adams County  
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## LISTING REPRESENTATIVE

For more information contact:



### Representative

Brian Bauer

### Mobile

(614) 949-6764

### Email

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### Address

PO BOX 896

### City / State / Zip

Pickerington, OH 43147

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## NOTES

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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