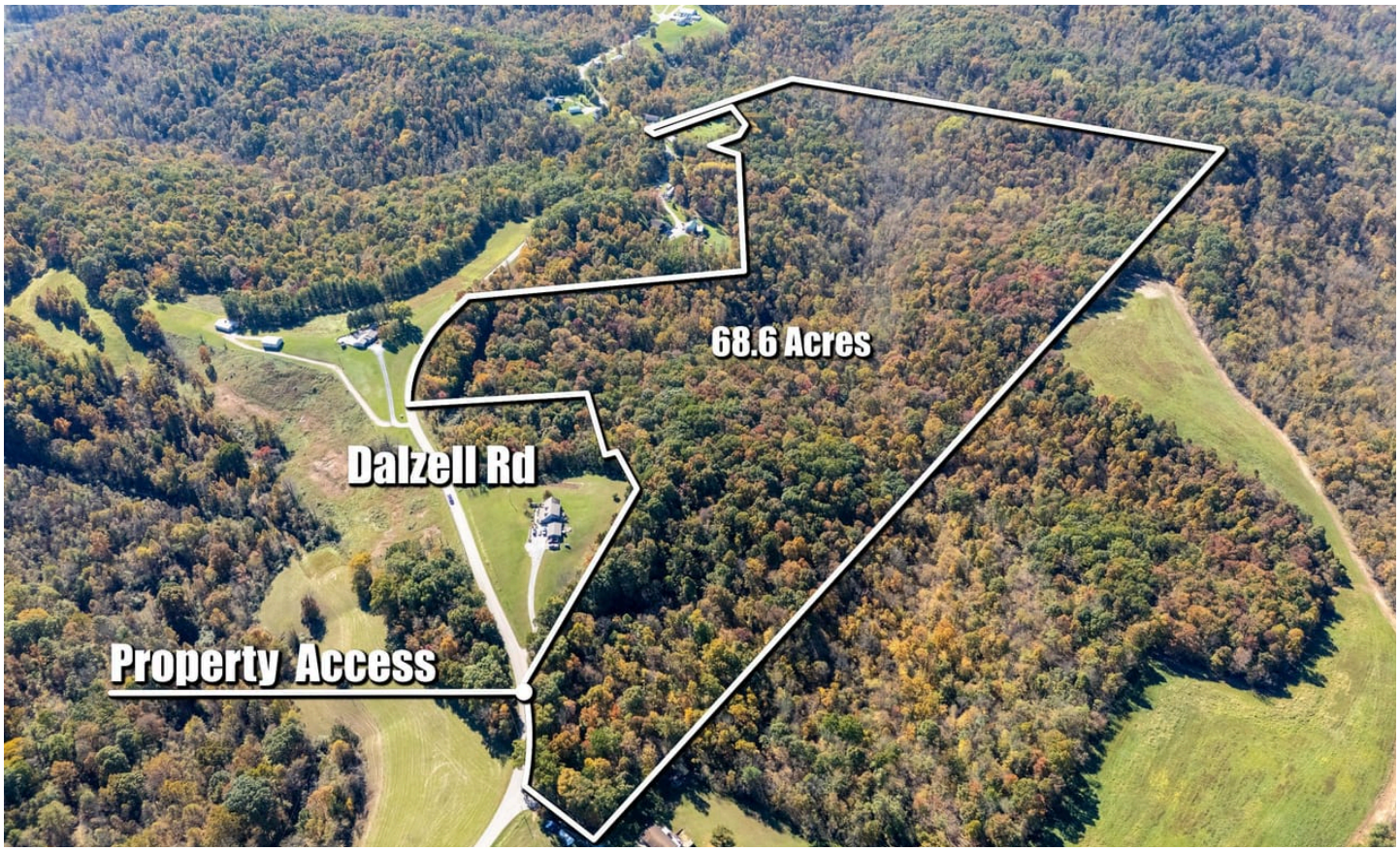
Dalzell Rd - 68 Acres
0 Dalzell Rd
Whipple, OH 45788

$289,900
68.608± Acres
Washington County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
0 Dalzell Rd

City, State Zip
Whipple, OH 45788

County
Washington County

Type
Hunting Land, Recreational Land

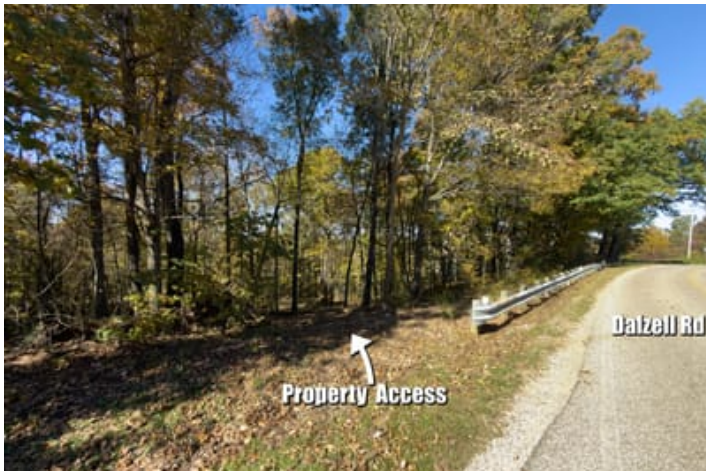
Latitude / Longitude
39.532681 / -81.364201

Acreage
68.608

Price
$289,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

0 Dalzell Rd., Whipple, Ohio 45788. Located in Salem Township, this 68.608 acre property offers an excellent opportunity for hunting, recreation, and long term timber investment in the country! The property is all wooded, with rolling ridges, benches, and wooded hollows and an established trail system.

The land consists entirely of mixed hardwood timber, providing a diverse landscape and excellent wildlife habitat. Elevations range from approximately 940 feet in the hollows to 1,120 feet along the ridgetops. Whether you're looking to hunt deer, turkey, and small game, ride ATVs, explore the woods, or simply enjoy the peace and quiet of the countryside, this property has plenty to offer!

The property has frontage and access along paved Dalzell Road (County Road 11), and is conveniently located approximately 13 miles northeast of Marietta and just minutes from I-77. Located in the Fort Frye Local School District.

Additional Property Information:

68.608 acres in two parcels

Parcel numbers: 320056768000 and 320055201000

All parcels are currently enrolled in CAUV

Seller is reserving all oil and gas rights

GPS Coordinates: 39.5327, -81.3642

Additional acreage available: The adjoining 40.172 acres to the south, featuring a 1901 farmhouse, barn, and pond, is also offered for sale at $269,900

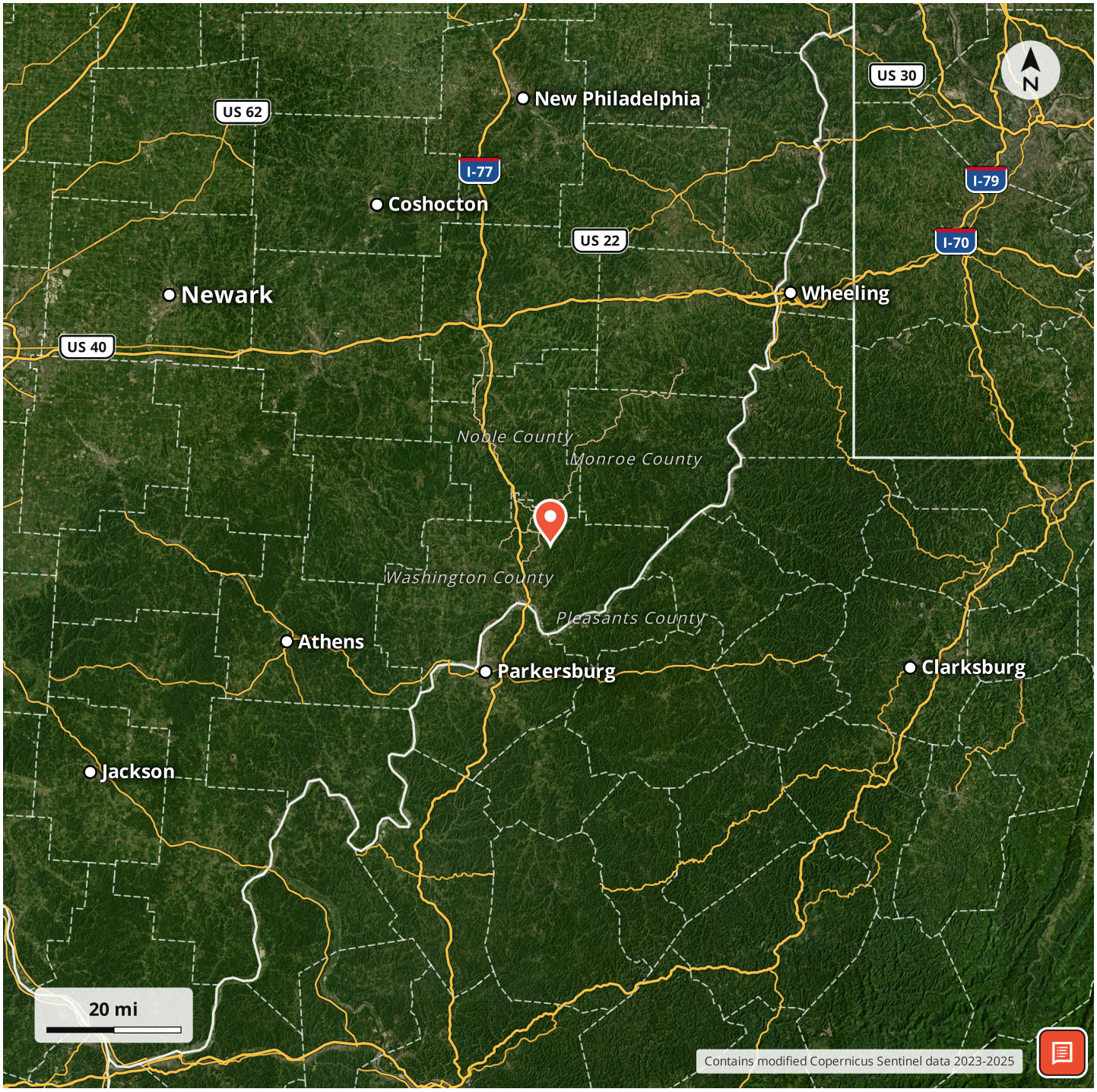
Don't miss this opportunity to own a versatile recreational property with excellent hunting potential, beautiful natural features, and room tc make it your own!



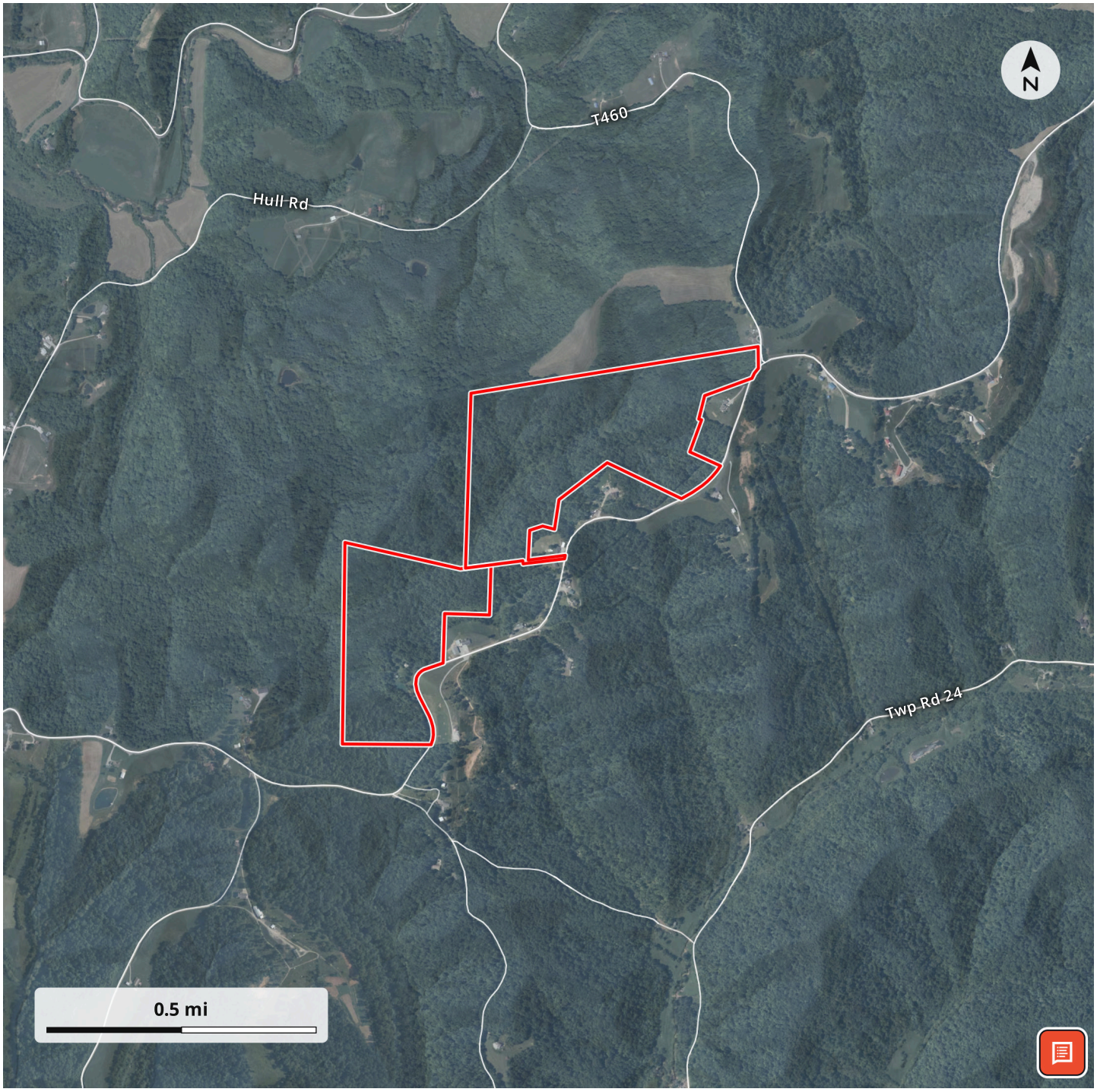





Regional Map



Locator Map

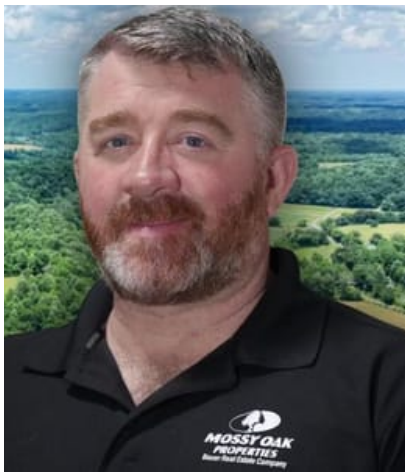


Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Brian Bauer

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NOTES

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DISCLAIMERS

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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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