Dalzell Rd - 40 Acres
2075 Dalzell Rd
Whipple, OH 45788

$269,900
40.172± Acres
Washington County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
2075 Dalzell Rd

City, State Zip
Whipple, OH 45788

County
Washington County

Type
Hunting Land, Recreational Land

Latitude / Longitude
39.532681 / -81.364201

Acreage
40.172

Price
$269,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

2075 Dalzell Rd., Whipple, Ohio 45788. Located in Salem Township, this 40.172-acre property offers an excellent opportunity for hunting, recreation, or building your dream home in the country! The property features a 1901 farmhouse, barn, pond, creek, and a great mix of wooded terrain with an established trail system.

The farmhouse offers 1,792 sq. ft. of living space with two bedrooms and one full bath. While the home is in need of substantial repairs, it could potentially be renovated into a hunting cabin or weekend getaway. Alternatively, the existing home site offers a beautiful country setting with a pond and spacious yard, making it an ideal location to remove the existing house and construct a new home. A 55' x 38' barn with an attached lean-to provides additional storage space.

The land consists primarily of mixed hardwood timber with rolling ridges, benches, and wooded hollows. Elevations range from approximately 840 feet in the hollows to 1,040 feet along the ridgetops, providing a diverse landscape and excellent wildlife habitat. A creek winds through the northern hollow and features a small waterfall. The woods contain some mature timber and have not been recently logged.

In October 2026, a dozer reopened the old logging trails, creating an extensive trail system with access to the majority of the acreage. 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 over 1,500 feet of frontage 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:

40.172 acres in three parcels

Parcel numbers: 320056776000, 320056760000, and 320056772000

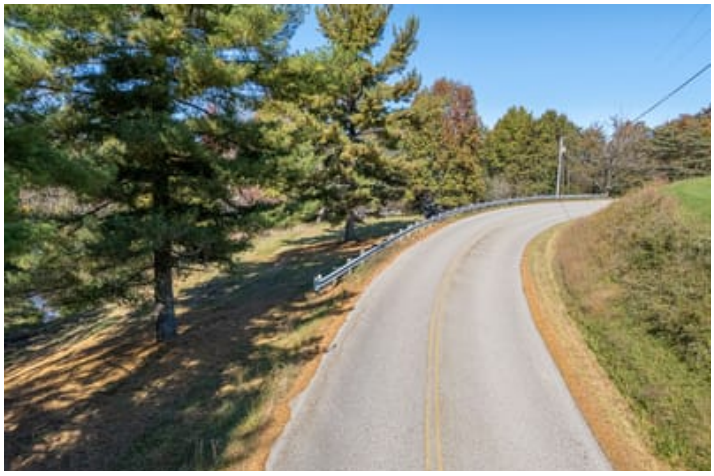
All three parcels are currently enrolled in CAUV

Seller is reserving all oil and gas rights

GPS Coordinates: 39.5274, -81.3707

Additional acreage available: The adjoining 68.608 acres to the north is also offered for sale at $289,900

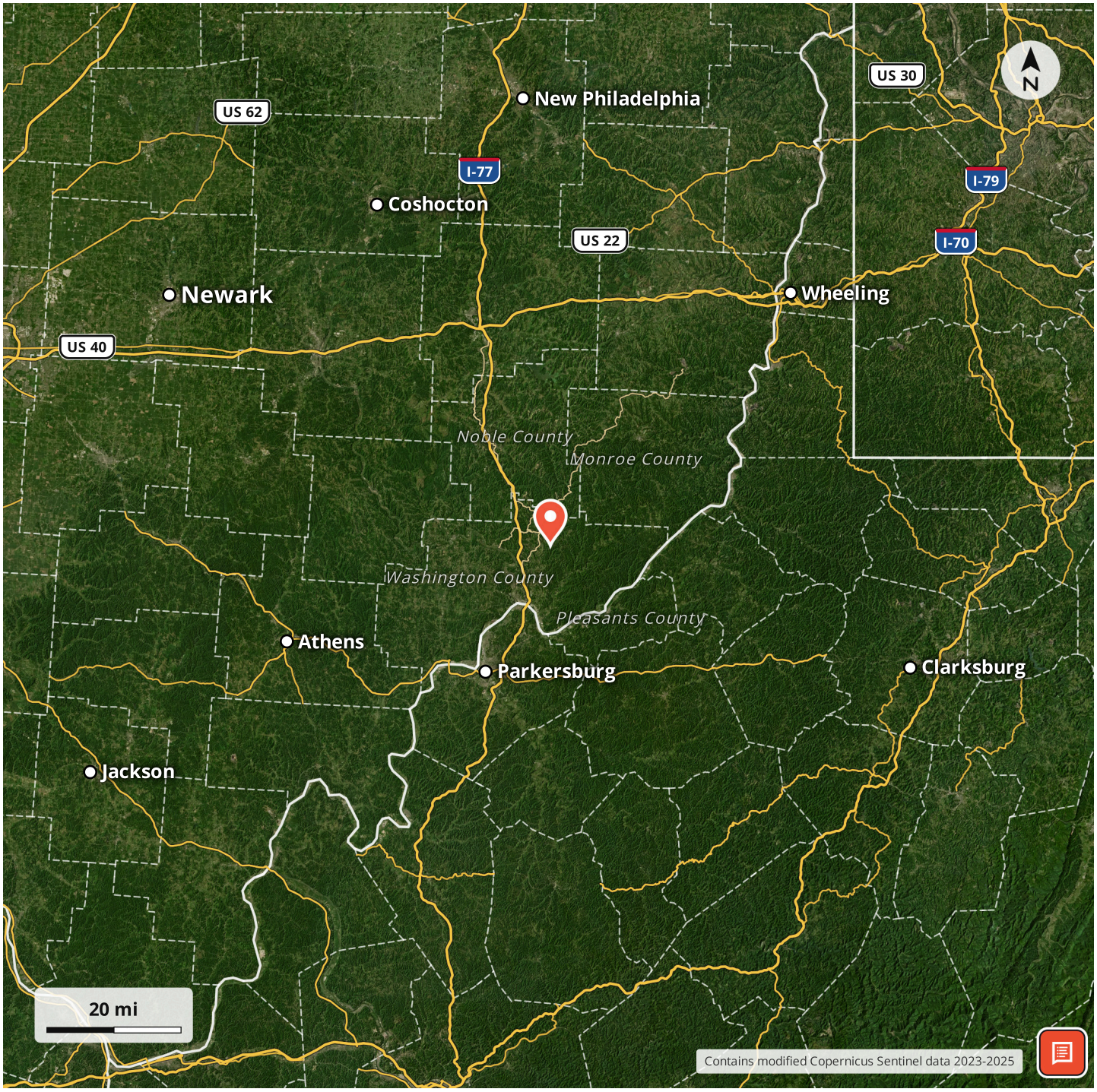
Don't miss this opportunity to own a versatile recreational property with excellent hunting potential, beautiful natural features, and room to make it your own!



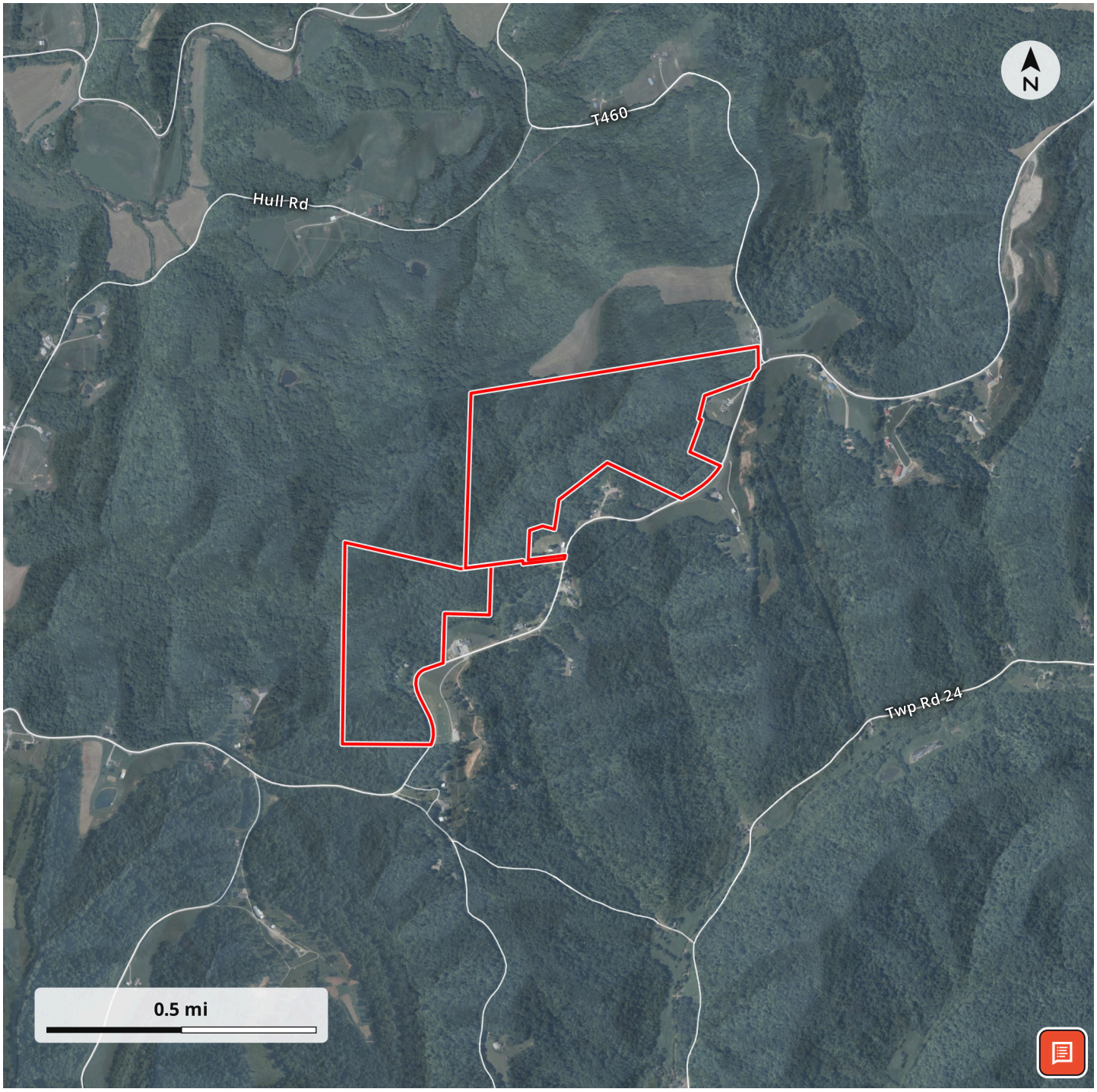





Regional Map



Locator Map

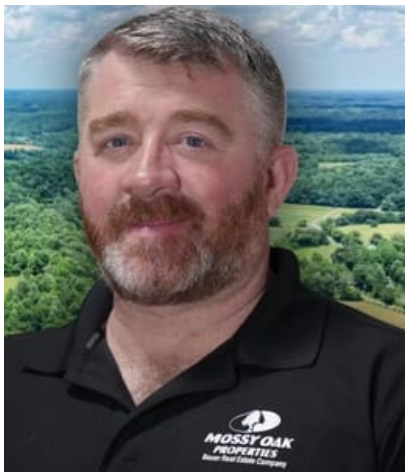


Aerial Map



LISTING REPRESENTATIVE

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