

Newly Remodeled Home Near Wheelersburg
638 Sam Jones Road
Wheelersburg, OH 45695

\$135,000
2± Acres
Scioto County



Newly Remodeled Home Near Wheelersburg Wheelersburg, OH / Scioto County

SUMMARY

Address

638 Sam Jones Road

City, State Zip

Wheelersburg, OH 45695

County

Scioto County

Type

Hunting Land, Single Family, Recreational Land, Business Opportunity, Residential Property

Latitude / Longitude

38.7495 / -82.7577

Dwelling Square Feet

924

Bedrooms / Bathrooms

2 / 1.5

Acreage

2

Price

\$135,000

Property Website

<https://arrowheadlandcompany.com/property/newly-remodeled-home-near-wheelersburg-scioto-ohio/90073/>



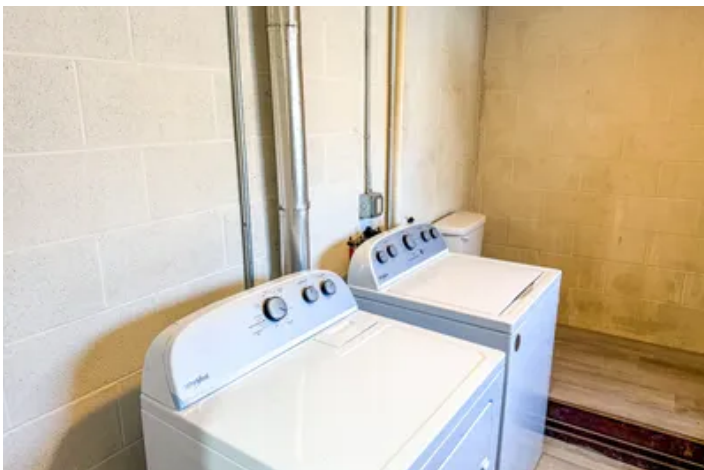
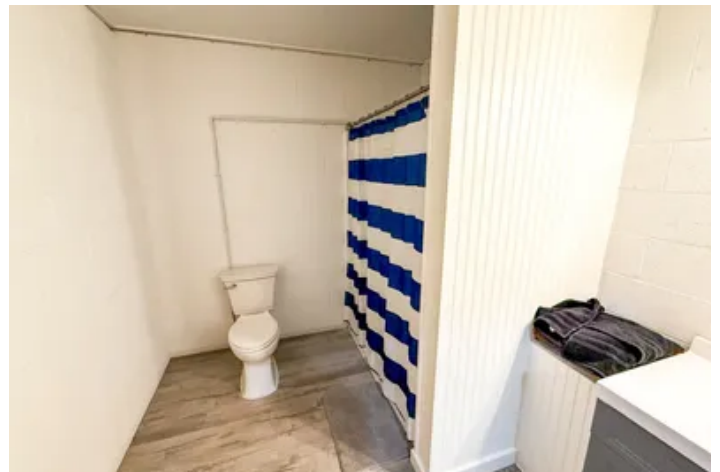
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PROPERTY DESCRIPTION

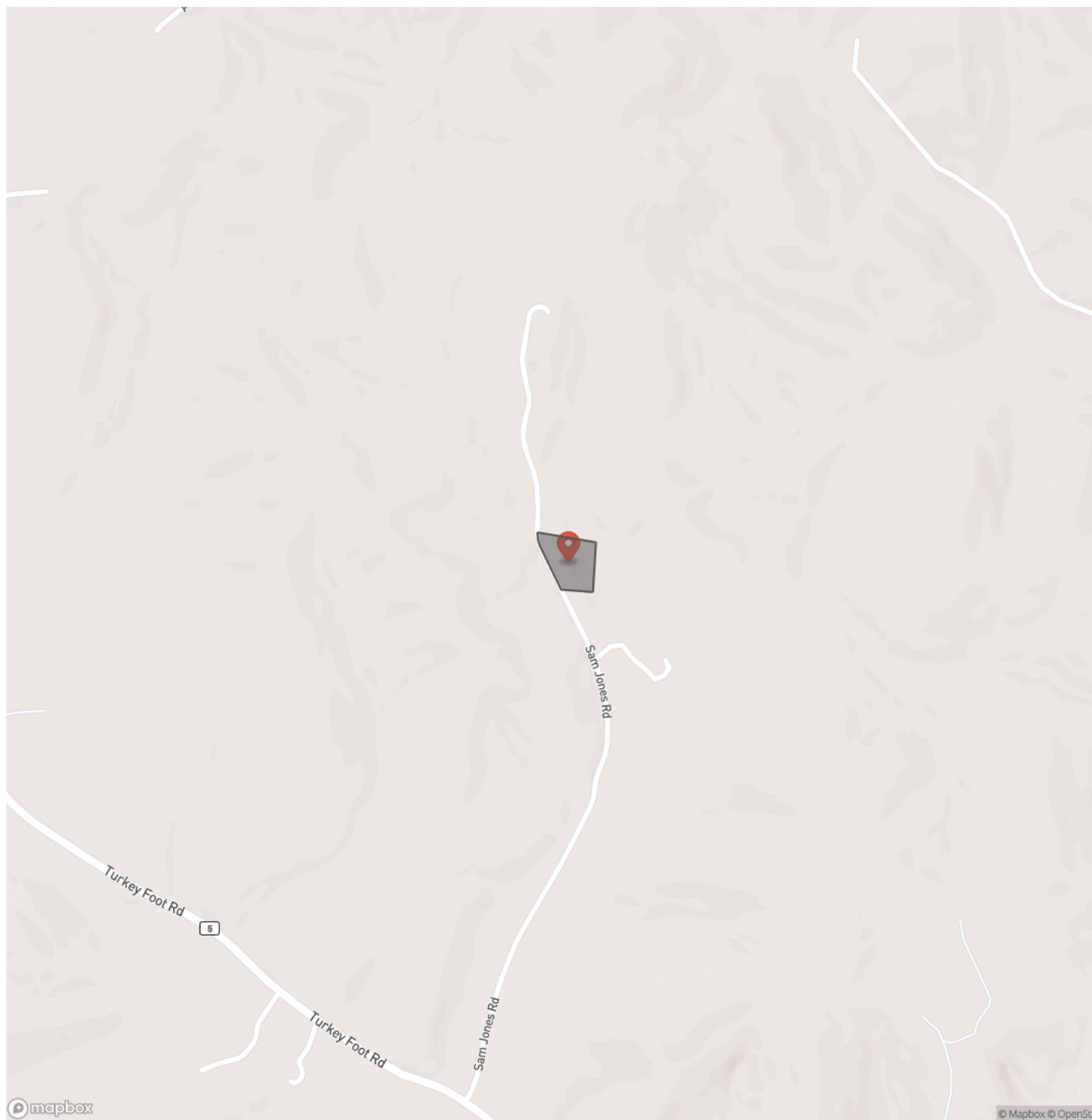
Located in Scioto County, Ohio, on +/- 2 acres is a newly remodeled house towards the end of a dead end road that offers peace and quiet while still close to town! This home has 2 bedrooms, 1 full bathroom, and 1 half bath. There is an open concept living room and kitchen. The remodel work was done within the past 6 months, including the new roof. The +/- 2 acres of land gives you the opportunity to be in a country setting but still just be minutes from town. This property is conveniently located just +/- 8 miles to Wheelersburg, Ohio and +/- 16 miles to Portsmouth, Ohio, offering plenty of places to get any amenities you may need. There is a shipping container pictured that is not part of the sale, but may be able to be purchased in the sale separately if the buyer chooses. Sellers mineral rights convey. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt at [\(937\) 545-7764](tel:937-545-7764) or Brian Salmons at [\(740\) 646-9378](tel:740-646-9378).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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Wheelersburg, OH / Scioto County



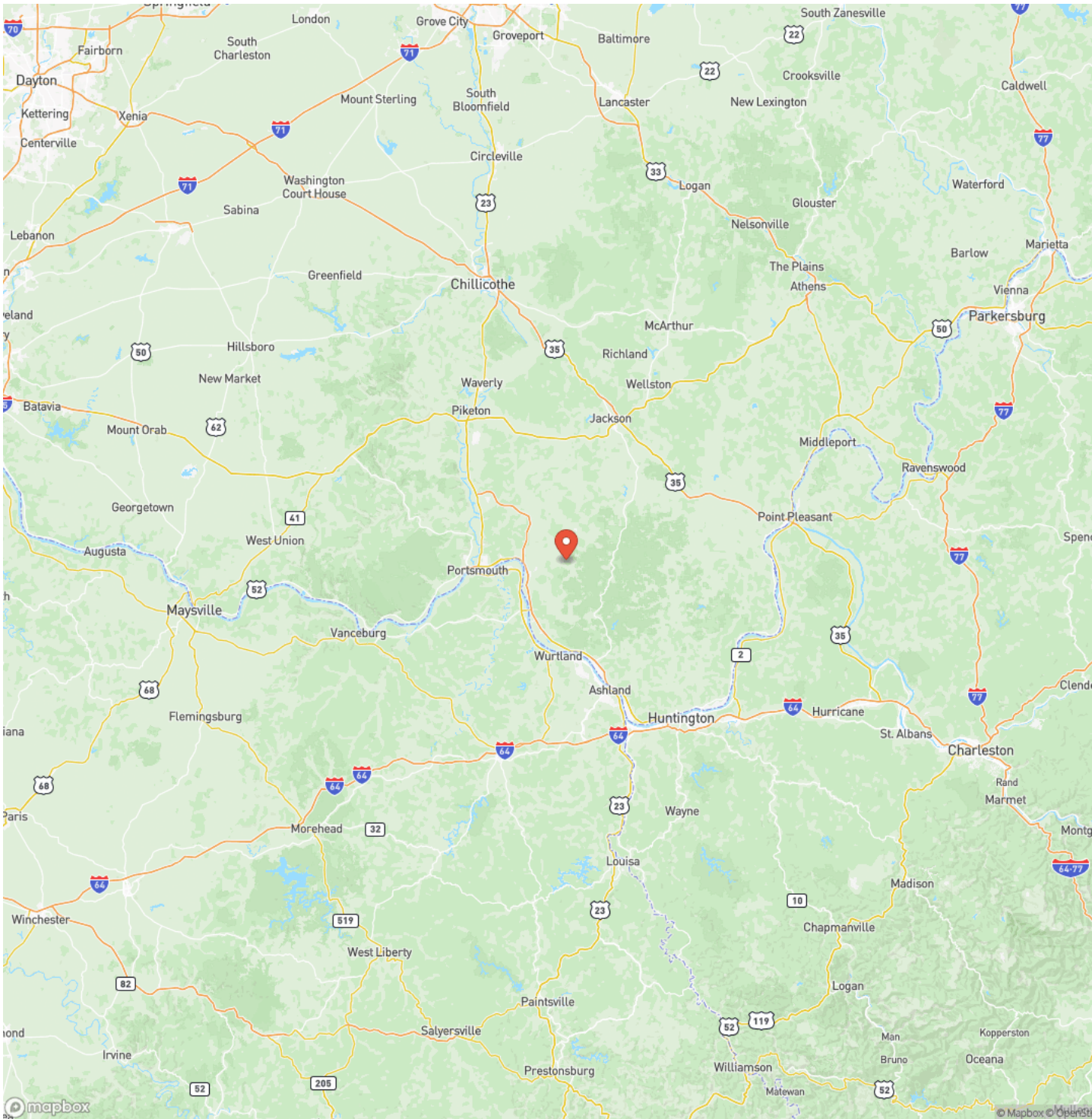
Locator Map



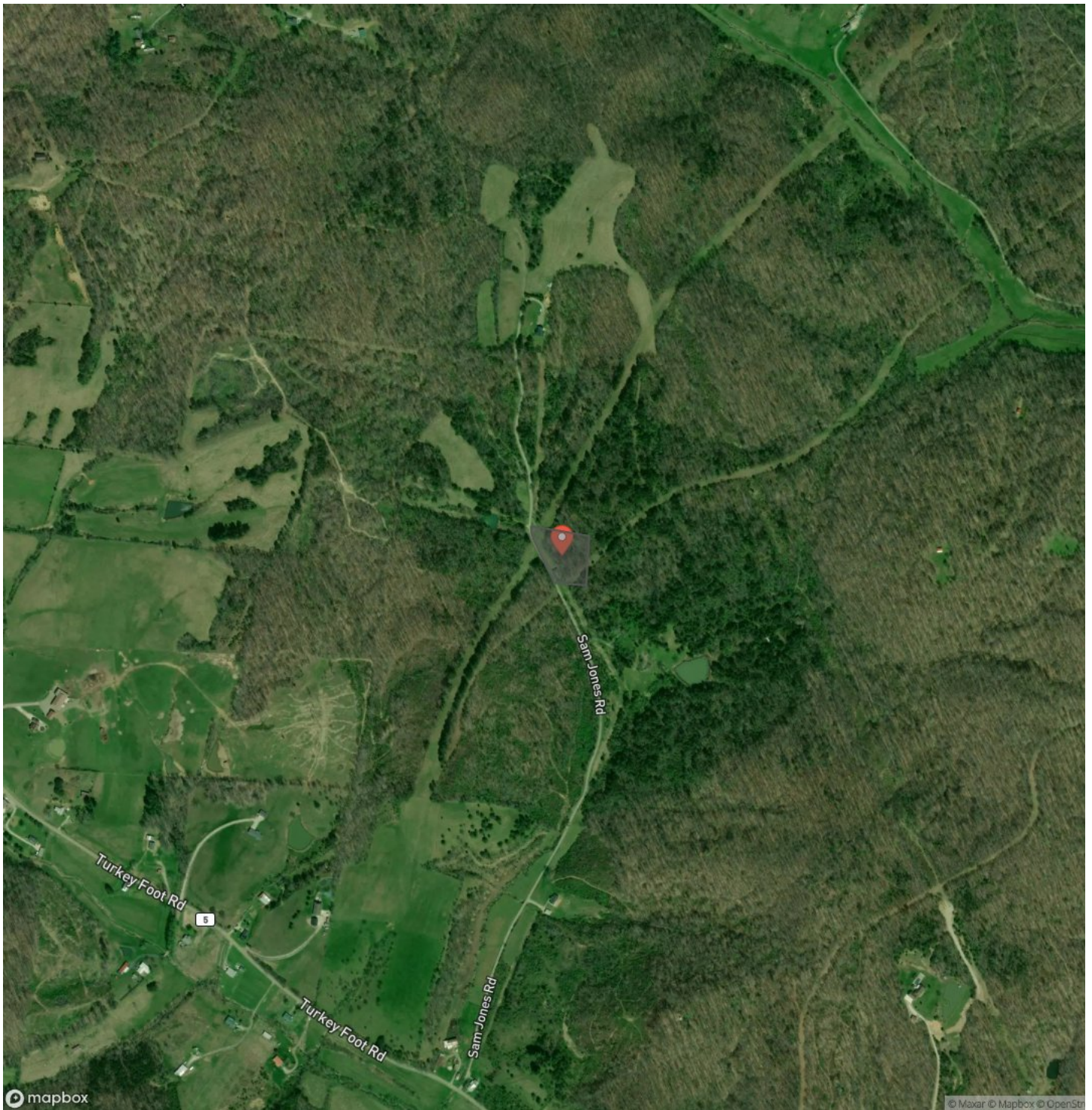
Newly Remodeled Home Near Wheelersburg

Wheelersburg, OH / Scioto County

Locator Map



Satellite Map



Newly Remodeled Home Near Wheelersburg Wheelersburg, OH / Scioto County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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.arrowheadlandcompany.com

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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