

Off-Grid Cabin/Diverse Hunting Land
947 Oak Hill Branch Road
South Webster, OH 45682

\$378,000
84± Acres
Scioto County



Off-Grid Cabin/Diverse Hunting Land South Webster, OH / Scioto County

SUMMARY

Address

947 Oak Hill Branch Road

City, State Zip

South Webster, OH 45682

County

Scioto County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

38.81712 / -82.69046

Acreage

84

Price

\$378,000

Property Website

<https://arrowheadlandcompany.com/property/off-grid-cabin-diverse-hunting-land-scioto-ohio/84135/>



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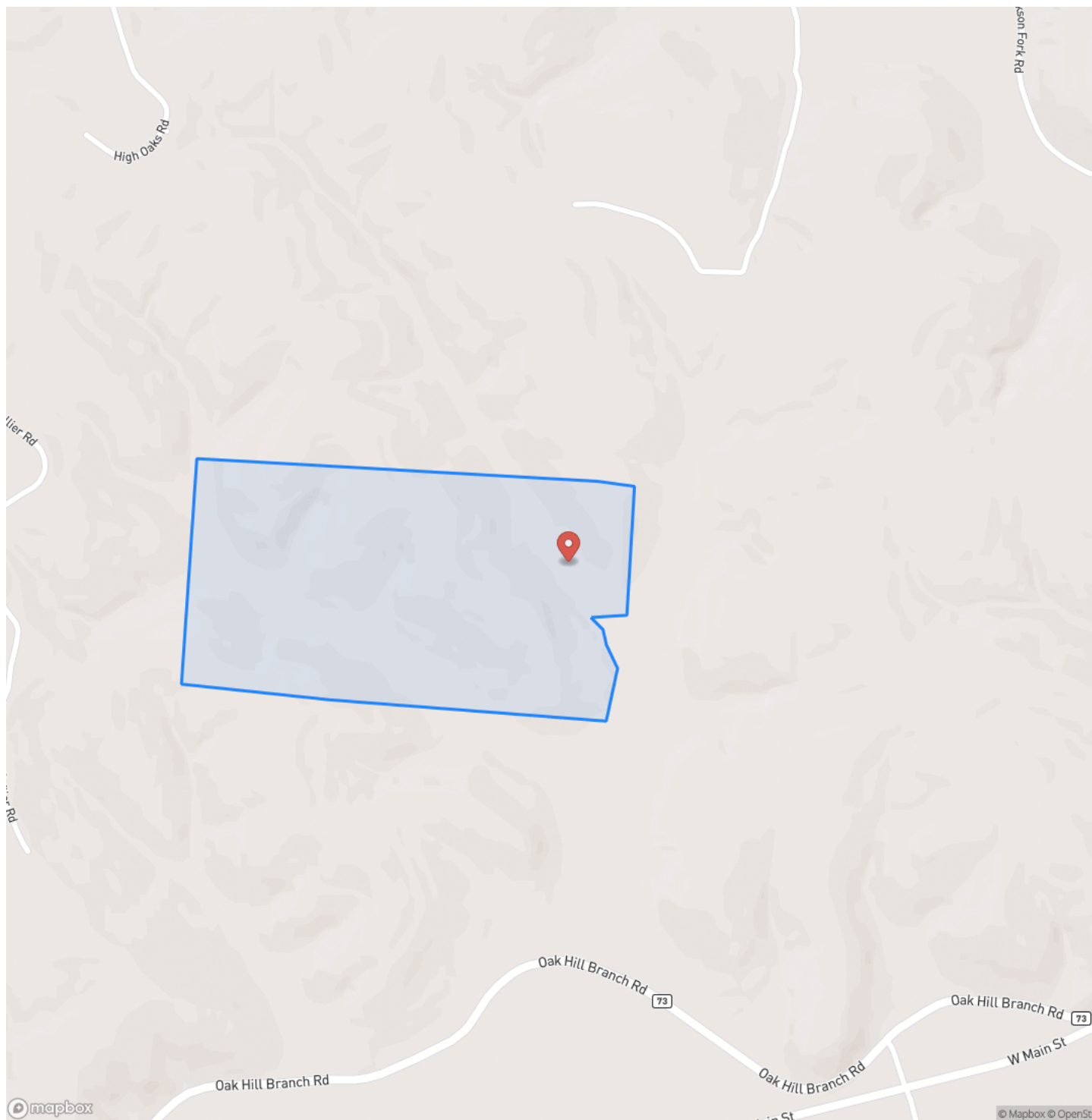
PROPERTY DESCRIPTION

Welcome to Scioto County, Ohio, where this +/- 84 acres of secluded, wildlife-rich land offer the ultimate off-grid hunting and recreational retreat. Tucked away in the heart of whitetail country, this remote and private property features a blend of mature timber, food plots, diverse habitats, and varied topography that includes ridges, bench tops, creek drainages, and even a hidden cave with breathtaking views. At the front of the property sits a solar-powered off-grid cabin, thoughtfully built for comfort and practicality. The cabin includes a covered porch, air conditioning, bunks, a wood burner with stainless flue and piping. The cabin overlooks a peaceful yard with a fire pit along with open views of surrounding woods and food plots where deer are regularly seen feeding. Fruit trees grow nearby, enhancing both the aesthetics and the appeal to local wildlife. This property is a true hunter's dream! It is designed with whitetail and turkey hunters in mind. Remote food plots, strategically placed tree stands and feeders, and an established network of ATV trails provide easy access across the diverse terrain, making it ideal for hunting, trail riding, or simply enjoying the outdoors. There's even space to set up your own gun range! With room to add a pond, a beautiful mix of hardwoods, thick cover, habitat that attracts and holds mature bucks and big gobblers; it's tailor-made for serious outdoorsmen. Quiet, remote, and surrounded by nature, this is your chance to own a private paradise—perfect for hunting, hiking and exploring, or just soaking in the solitude. Included in the sale is a newer 39-horsepower Kubota L3902HST 4WD tractor, complete with bucket, brush hog, and rototiller attachments, giving you the tools needed to maintain and improve the property with ease. Whether you're planting food plots, managing trails, or maintaining the grounds, this equipment is ready to go. Adding long-term value to this already outstanding property, the sellers' mineral, oil, and gas rights will convey. Quiet, scenic, and surrounded by nature, this is a rare opportunity to own a turnkey hunting and recreational property in one of Ohio's most game-rich regions. All showings must be scheduled with an agent present. Don't miss the chance to own this unique piece of Southern Ohio wilderness. The property is +/- 1 hour to Chillicothe, OH, Ashland, KY, and Huntington, WV. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:937-545-7764) or Josh Grant at [\(330\) 341-0997](tel:330-341-0997).

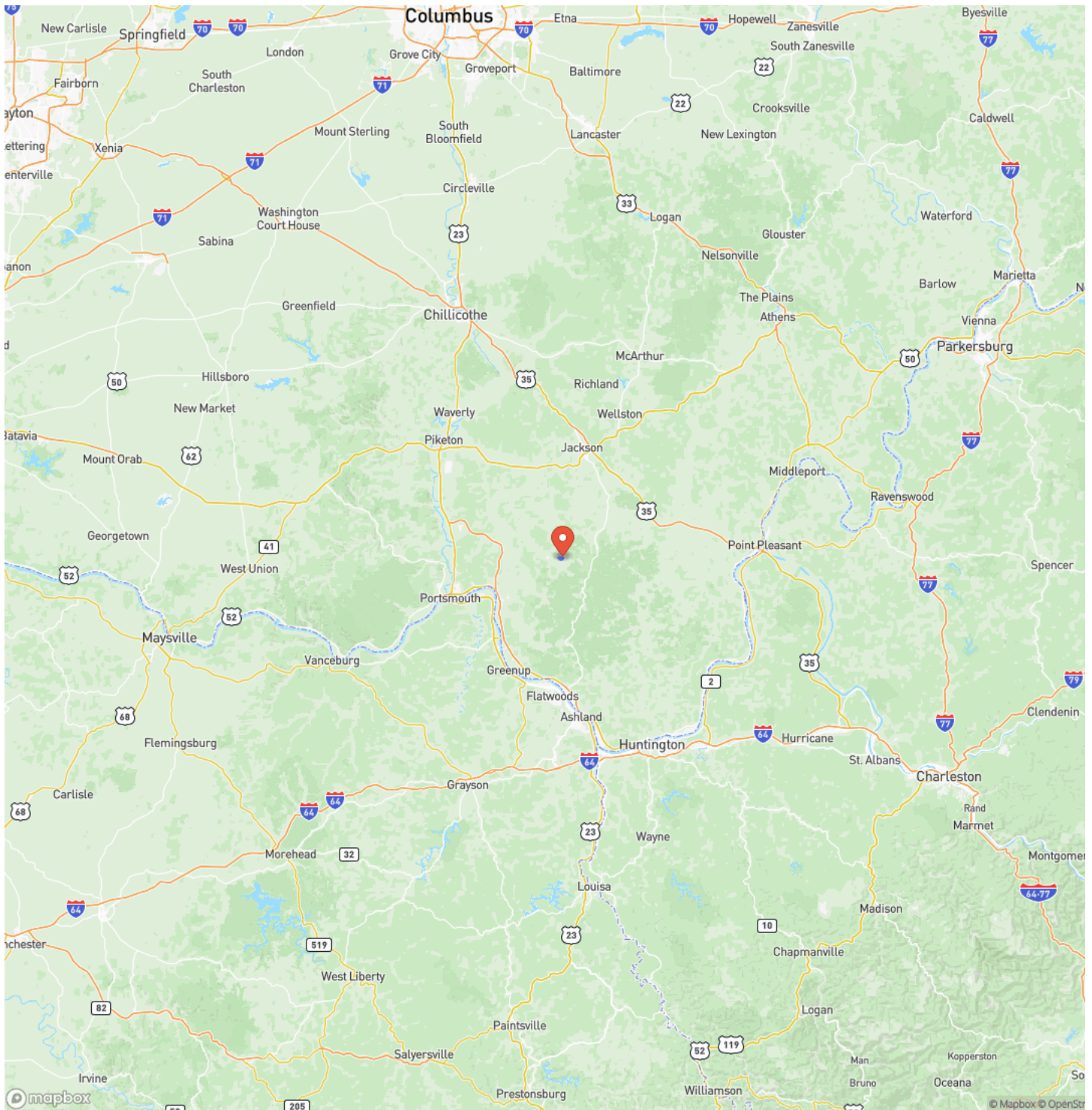
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South Webster, OH / Scioto County



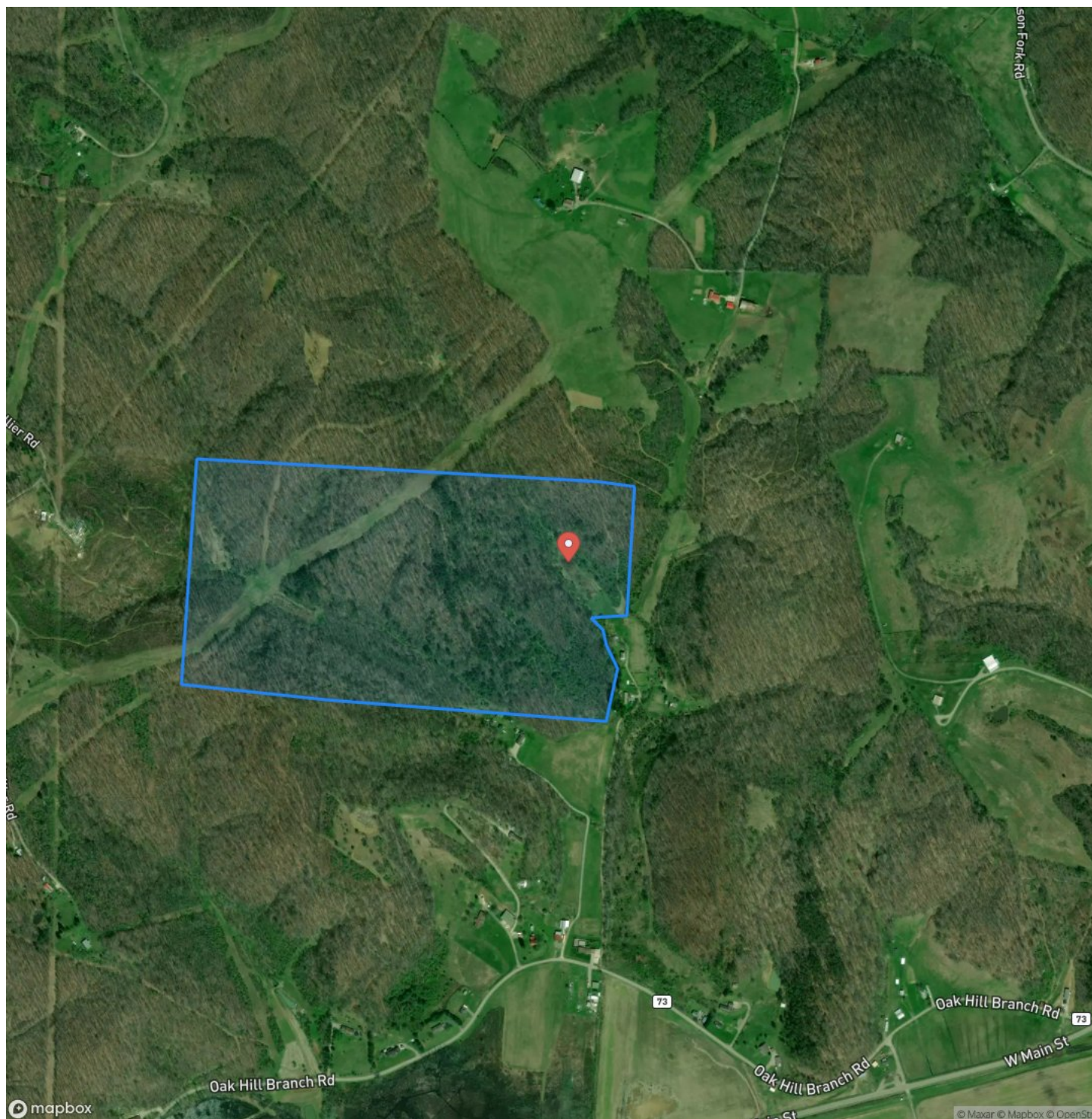
Locator Map



Locator Map



Satellite Map



Off-Grid Cabin/Diverse Hunting Land South Webster, 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

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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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

