

Newly Remodeled House on Acreage
638 Sam Jones Road
Wheelersburg, OH 45694

\$165,000
10± Acres
Scioto County



Newly Remodeled House on Acreage Wheelersburg, OH / Scioto County

SUMMARY

Address

638 Sam Jones Road

City, State Zip

Wheelersburg, OH 45694

County

Scioto County

Type

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

Latitude / Longitude

38.7499 / -82.7571

Dwelling Square Feet

924

Bedrooms / Bathrooms

2 / 1.5

Acreage

10

Price

\$165,000

Property Website

<https://arrowheadlandcompany.com/property/newly-remodeled-house-on-acreage-scioto-ohio/76313/>

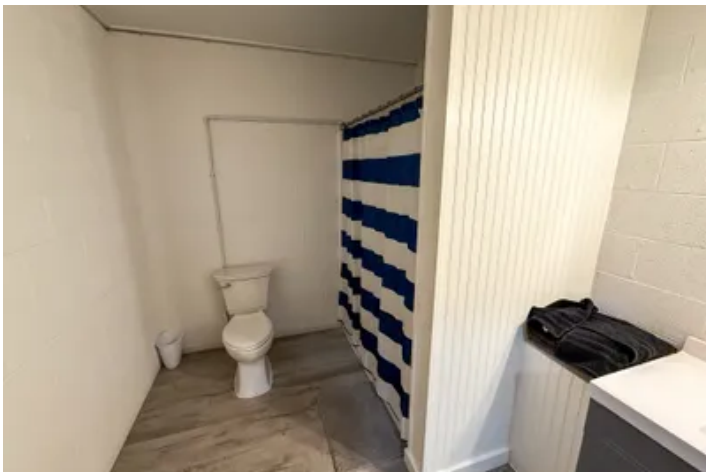


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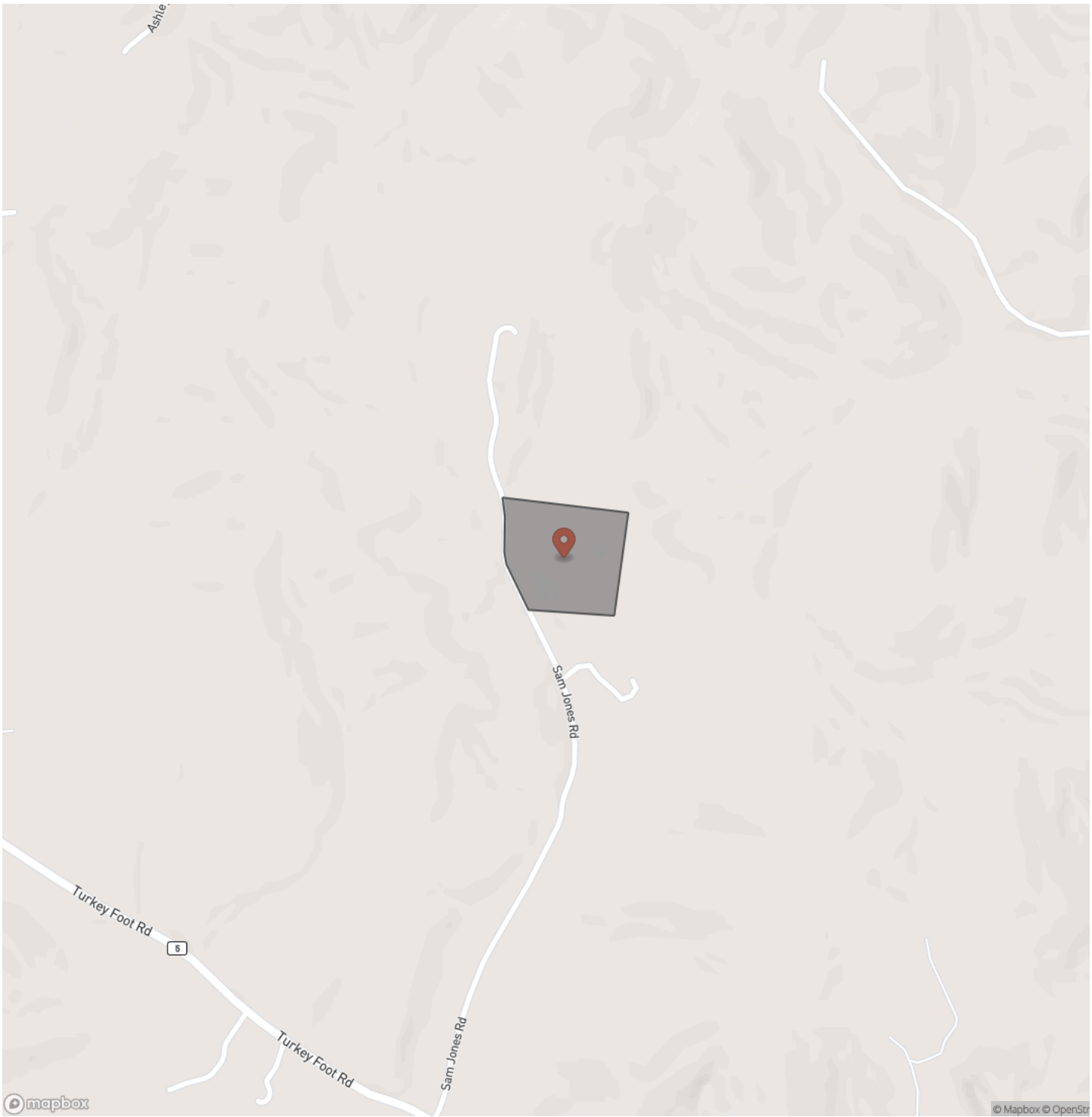
PROPERTY DESCRIPTION

Located in Scioto County, Ohio, on 10 +/- acres is a newly remodeled house towards the end of a dead end road that offers peace and quiet while still not far from 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 +/- 10 acres of land gives you the opportunity to have some acreage to enjoy if you're a hunter or someone who would like to have some livestock and be in a country setting. 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).

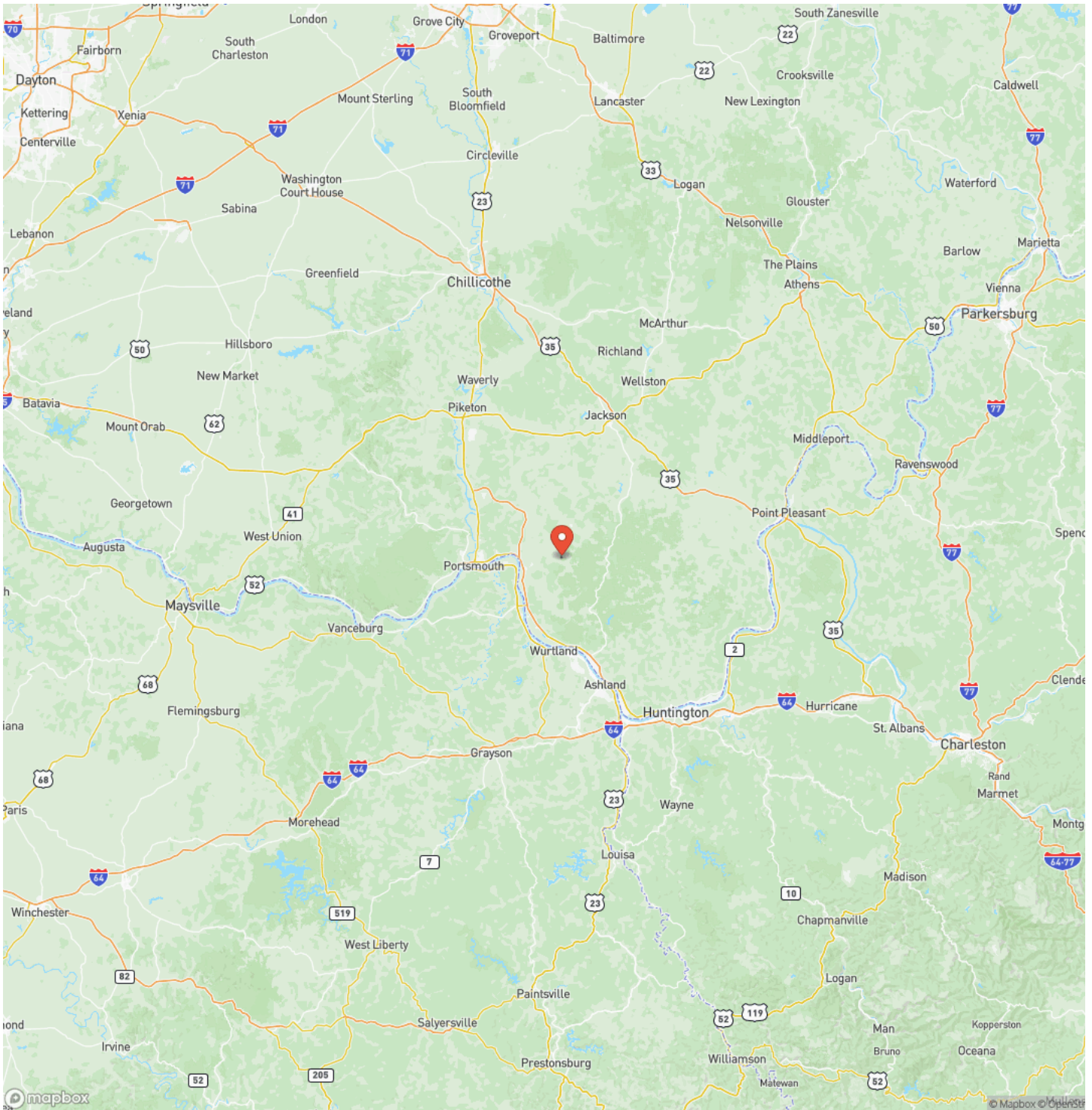
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Wheelersburg, OH / Scioto County



Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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.

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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

