

**The Cabin On The Hill**  
325 North Fork Road  
New Matamoras, OH 45767

**\$750,000**  
88± Acres  
Washington County





## The Cabin On The Hill

### New Matamoras, OH / Washington County

#### **SUMMARY**

##### **Address**

325 North Fork Road

##### **City, State Zip**

New Matamoras, OH 45767

##### **County**

Washington County

##### **Type**

Hunting Land, Recreational Land, Residential Property,  
Timberland, Single Family

##### **Latitude / Longitude**

39.5363 / -81.0534

##### **Dwelling Square Feet**

858

##### **Bedrooms / Bathrooms**

2 / 1.5

##### **Acreage**

88

##### **Price**

\$750,000

##### **Property Website**

<https://arrowheadlandcompany.com/property/the-cabin-on-the-hill-washington-ohio/50000/>



## The Cabin On The Hill

### New Matamoras, OH / Washington County

---

#### **PROPERTY DESCRIPTION**

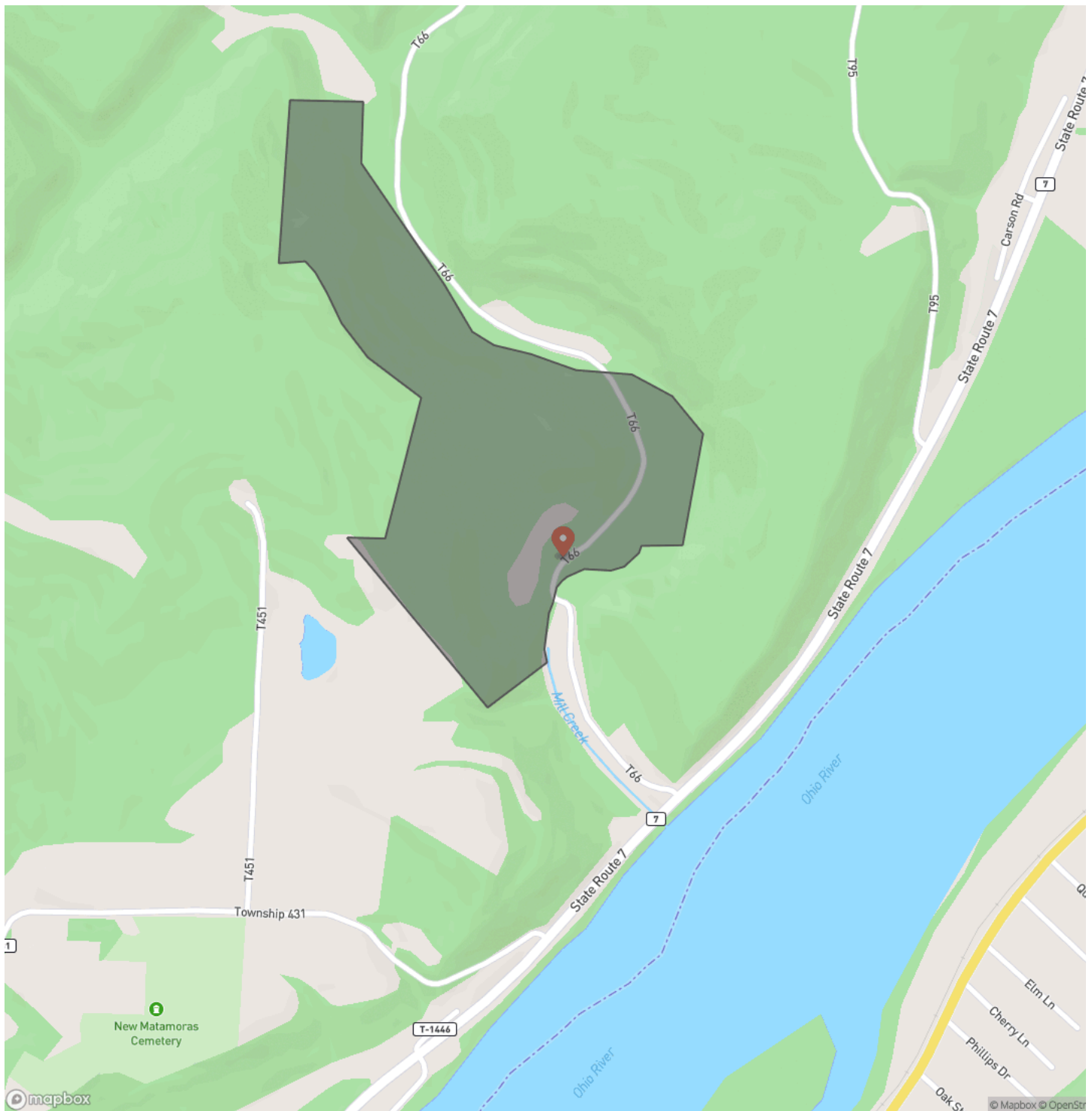
Welcome to the Cabin on a Hill! Take a step back in time to a log cabin that was built around 1900 and beautifully modernized inside to become the awesome cabin it is today. As you walk up to the front door, you will approach large, unique stepping stones and a spacious front porch, perfect for relaxing and taking in nature. Inside, you'll find a living room where you can spend time with friends and family, a dining room where you can enjoy a nice meal, a kitchen for cooking hearty meals like Grandma made, a mudroom and closet area, and a washroom complete with a beautifully tiled walk-in shower. Upstairs you will find two bedrooms and a full bathroom, furnished with a clawfoot tub for relaxing after a long day. This cabin can be used as a residence or even a short-term rental to generate income. Having a decently sized acreage to enjoy nature or do as you wish, this place offers a lot to a buyer. It would make a great hunting destination as several deer and a few turkeys were observed while touring the property. With south facing slopes and thick cover, there are plenty of good bedding areas on this property for deer. Several scrapes and rubs were observed while walking through this property proving it's being heavily used by bucks in the fall. There is a really good saddle in the ridge top that funnels deer movement through the area offering someone a great bow or gun stand area. It also has a really nice trail system to traverse the property making it easily accessible on an ATV/UTV to get back in the woods to retrieve deer or hang tree stands. This place really is a must-see! Mineral rights and free gas included with sale. 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 Brian Salmons at [\(740\) 646-9378](tel:740-646-9378).



**The Cabin On The Hill**  
**New Matamoras, OH / Washington County**

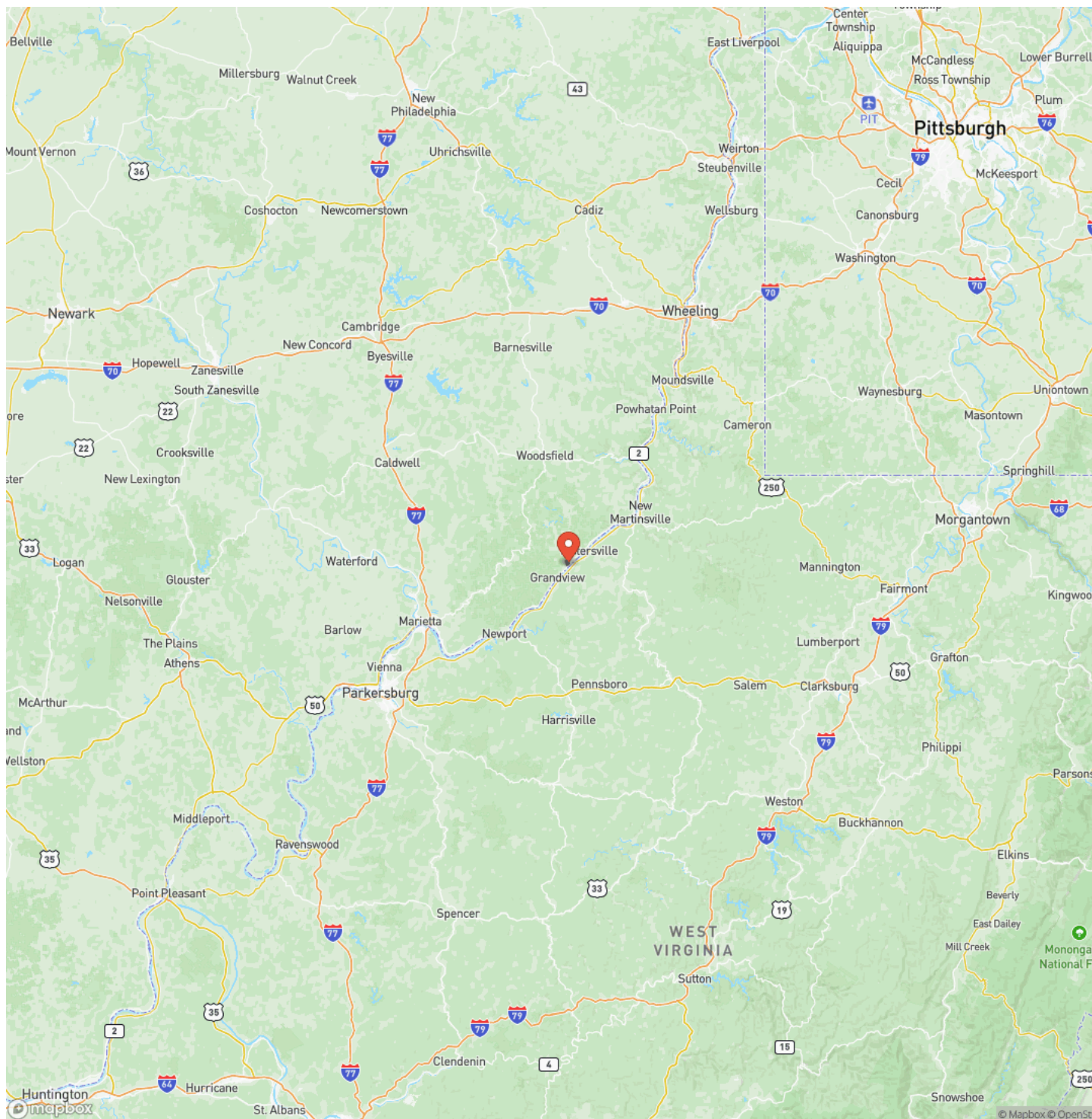


## Locator Map





## Locator Map





## Satellite Map



## The Cabin On The Hill

### New Matamoras, OH / Washington 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 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](http://www.arrowheadlandcompany.com)

---

