

Scottown Hunting Farm
460 County Road 67
Scottown, OH 45678

\$425,000
92± Acres
Lawrence County



Scottown Hunting Farm
Scottown, OH / Lawrence County

SUMMARY

Address

460 County Road 67

City, State Zip

Scottown, OH 45678

County

Lawrence County

Type

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

Latitude / Longitude

38.5439 / -82.3721

Dwelling Square Feet

980

Bedrooms / Bathrooms

3 / 1

Acreage

92

Price

\$425,000

Property Website

<https://arrowheadlandcompany.com/property/scottown-hunting-farm-lawrence-ohio/79302/>



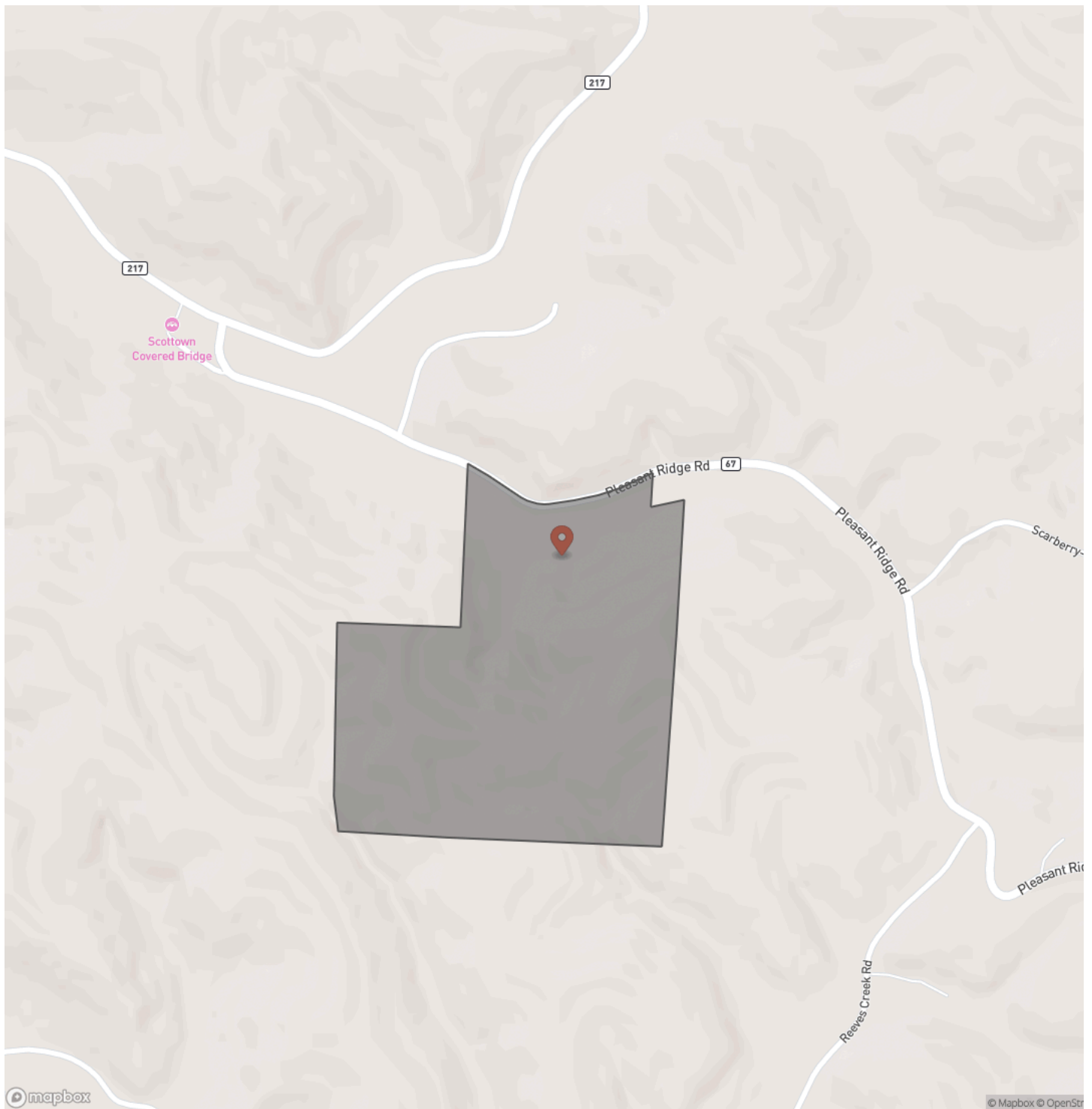
PROPERTY DESCRIPTION

Here is a fantastic hunting property that has everything a hunter could want in a property! Pulling up to this property, you go through a gate and pull up to the mobile home. There is a shed and a barn out back for storage and equipment. To the left is a nice, small field that could offer more build sites or a place to plant food plots. There is an older residence that isn't used or lived in anymore. Taking the road back on the hill, it zigs back and forth to make for easy travel going up or down the hill. From this past season, there were lots of deer scrapes observed. Thick cover and some mature timber cover the slopes of the hills offering some great bedding areas for deer. Following the road up to the top of the hill, there is a nice sized clearing that would make a great place for a food plot. Some persimmon trees surround the clearing offering more food for wildlife. This property lays out very well and would make a great piece to have a place for building your dream home or just for a hunting property and having a place to stay. The property is conveniently located just +/- 21 miles to Ironton, Ohio, and +/- 25 miles to Gallipolis, Ohio. offering plenty of places for any amenities you may need. Sellers mineral rights convey. Property is sold "AS IS." All showings require a 48 hour notice and all showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt ([937\) 545-7764](tel:937-545-7764) or Brian Salmons ([740\) 646-9378](tel:740-646-9378)

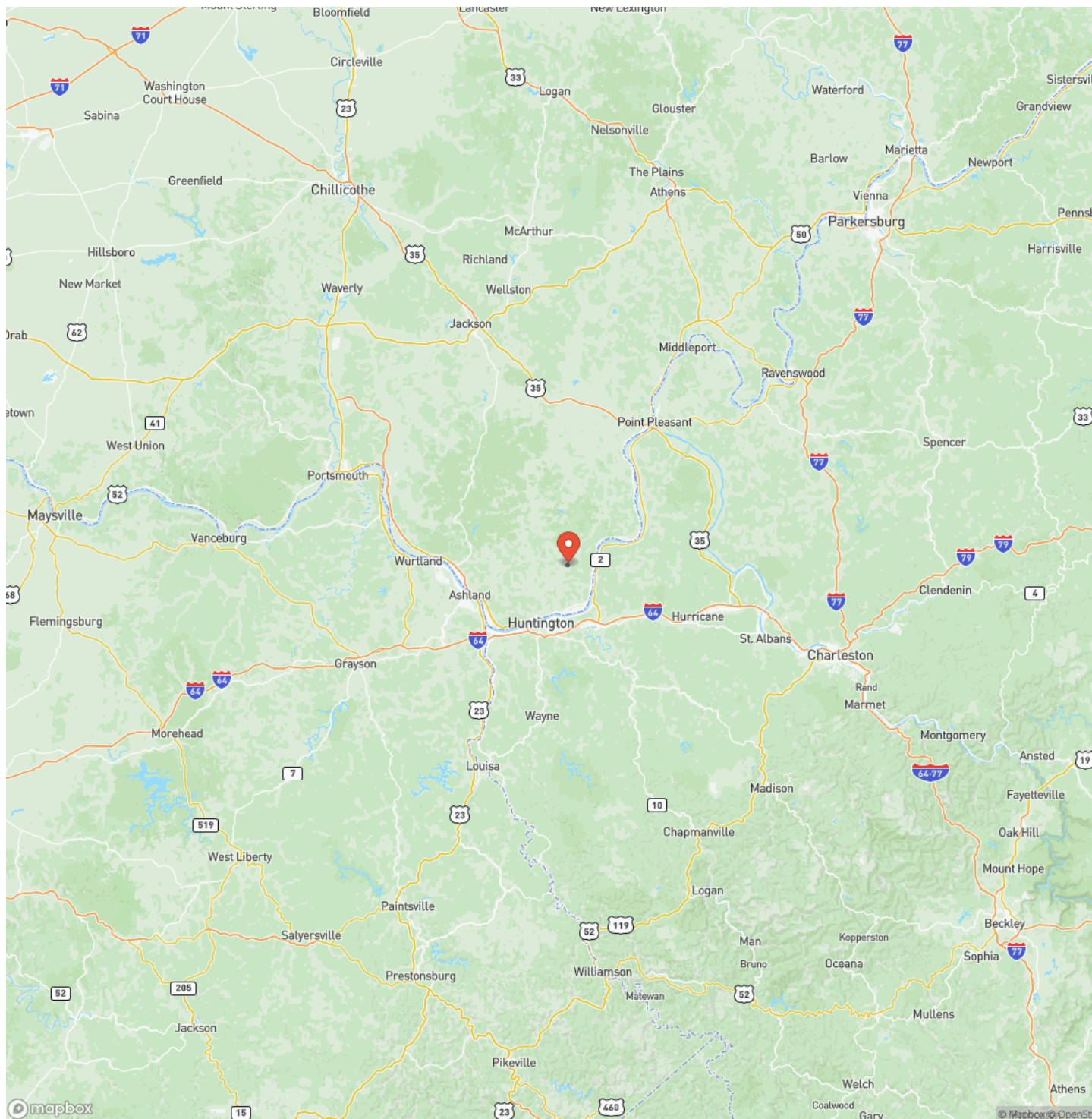
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE
 For more information contact:



Representative
 Brian Whitt

 Mobile
 (423) 494-7793

 Email
 brian.whitt@arrowheadlandcompany.com

 Address
 City / State / Zip

NOTES

Multiple horizontal lines for notes.

This image shows a blank 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.



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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