

**Beautiful Hilltop Home with Acreage**  
1122 Township Road 266  
Kitts Hill, OH 45645

**\$699,000**  
49± Acres  
Lawrence County





## Beautiful Hilltop Home with Acreage

### Kitts Hill, OH / Lawrence County

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#### **SUMMARY**

##### **Address**

1122 Township Road 266

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

Kitts Hill, OH 45645

##### **County**

Lawrence County

##### **Type**

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

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

38.5141 / -82.5547

##### **Taxes (Annually)**

2420

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

2688

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

3 / 2.5

##### **Acreage**

49

##### **Price**

\$699,000

##### **Property Website**

<https://arrowheadlandcompany.com/property/beautiful-hilltop-home-with-acreage-lawrence-ohio/81242/>



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#### **PROPERTY DESCRIPTION**

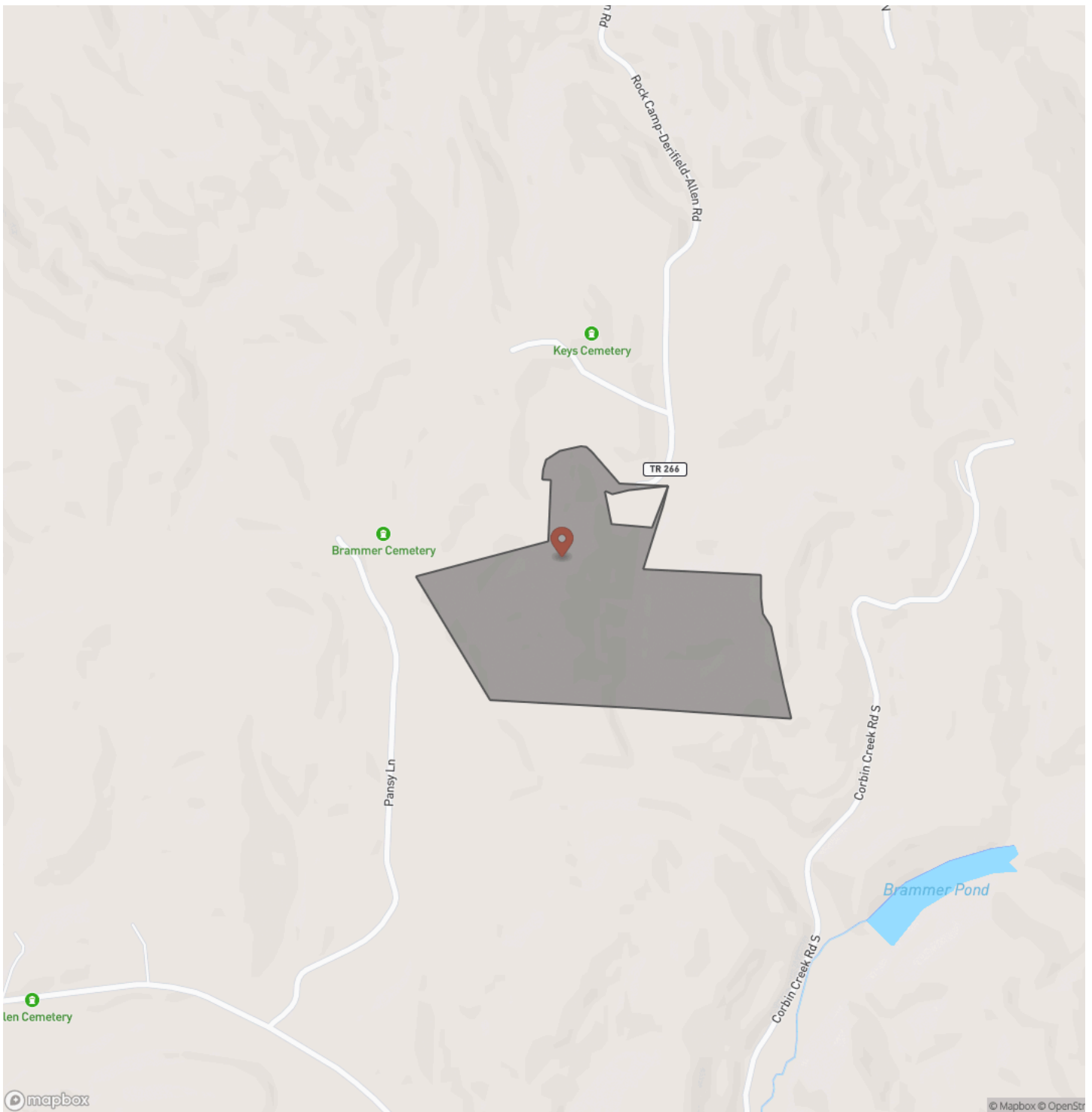
Introducing this stunning hilltop home on +/- 49 acres that has it all! This house sits at the very end of a township road and offers a peaceful and relaxing setting along with some amazing views! Pulling up the well maintained gravel driveway you are met with a large shop that is approximately 32'x74' with a 10'x30' tool room. The entire shop is insulated around the sides. There is also a man cave area that was started in the rear of the shop that would make for a great place to relax and take a break from working while out in the shop. Entering the house you come into a large foyer giving you a place to take off your shoes and store your coat in the closet. The spacious living room offers plenty of space for different options of furniture layouts. The kitchen is large and has a lot of storage with beautiful custom cabinets and an island that offers even more counter space. The master bedroom is downstairs and has an en suite master bathroom. There is also a half bathroom located downstairs for guests and a laundry room/mudroom with the washer and dryer that stays with the home. On the side of the laundry room is a large utility closet that gives a lot of storage space. Going up the hand crafted wooden staircase you enter into a spacious loft area that can be used as an office or a second living room area. There is a bedroom located at each end of the loft space as well as a bathroom accessed from the middle of this area. The front and back porches of this house both offer great views and a nice place to enjoy your evening. There is a two car garage next to the house that has room for storage as well. Behind the house is the pool house that has additional seating areas and makes for a good place to grill out and prepare food while having a pool party and enjoying the in-ground pool. At the end of the yard is a barn that is approximately 40'x56' for storing equipment and a side-by-side. The pasture is all fenced with high tensile fencing and there is a spring fed concrete water tank for livestock. This feature would make this property a great place for someone with cattle or horses. Two stocked ponds offer a great place to fish or just sit by the water. There are good trails throughout this property allowing you to ride an ATV/UTV to access the property. There are plentiful persimmon and oak trees on this property that draw wildlife and lure in those big Ohio bucks. An established clover food plot is located by the bottom barn in the hollow. This is a must-see place! All showings are by appointment only and require a 24 hour notice and pre-approval letter before scheduling a showing. Sellers Mineral Rights Convey. If you would like more information or would like to schedule a private viewing please contact Brian Whitt 937.545.7764 or Brian Salmons 740.646.9378.



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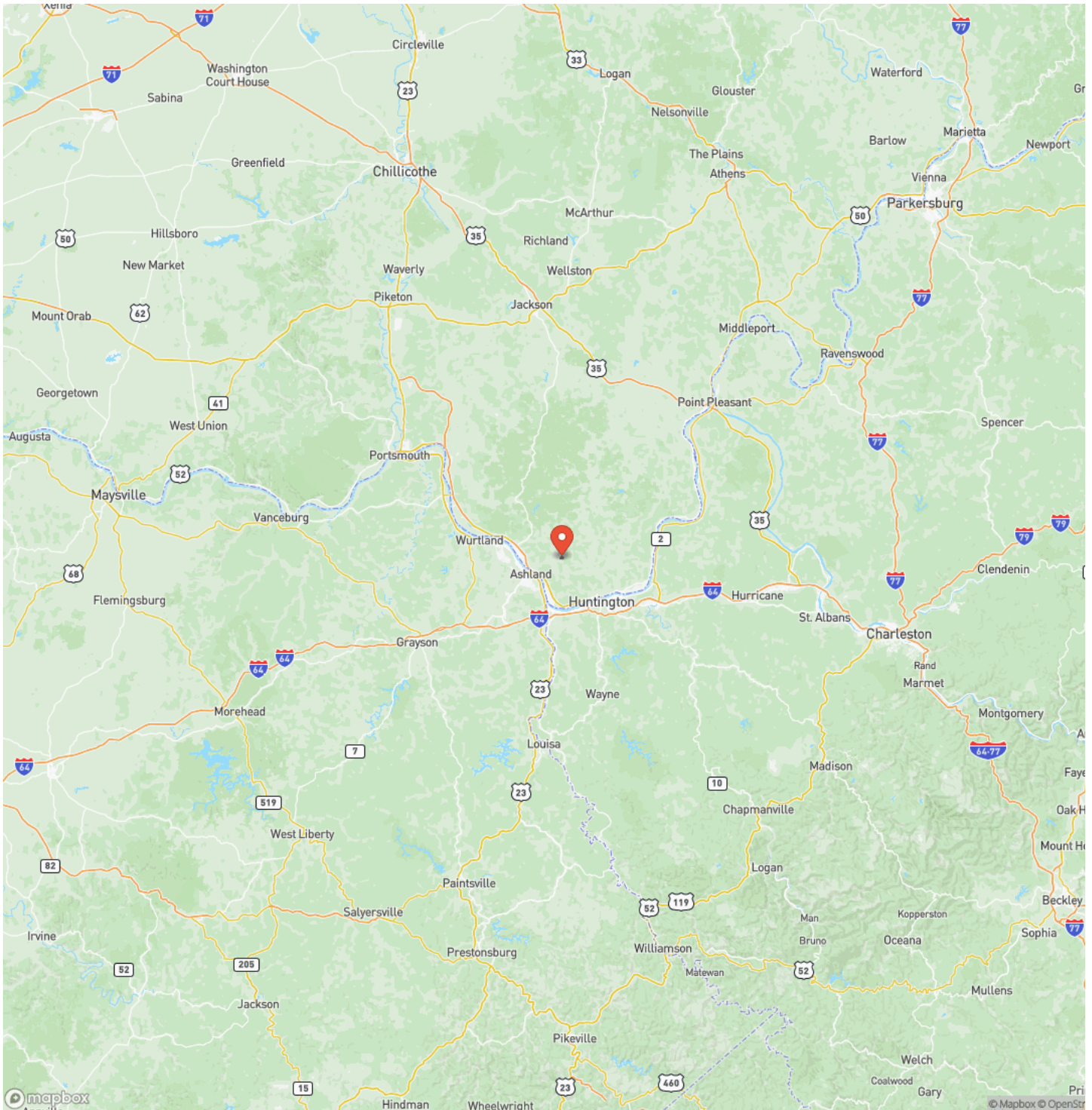


## Locator Map





## 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

Notes section with multiple horizontal lines for text entry.



## 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](http://www.arrowheadlandcompany.com)**

## **DISCLAIMERS**

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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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