

Titus Hunting Farm with Country Home
37800 Greenup Lane
Long Bottom, OH 45743

\$1,170,000
270± Acres
Meigs County



Titus Hunting Farm with Country Home
Long Bottom, OH / Meigs County

SUMMARY

Address

37800 Greenup Lane null

City, State Zip

Long Bottom, OH 45743

County

Meigs County

Type

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

Latitude / Longitude

39.1096 / -81.9047

Dwelling Square Feet

912

Bedrooms / Bathrooms

2 / 1.5

Acreage

270

Price

\$1,170,000

Property Website

<https://arrowheadlandcompany.com/property/titus-hunting-farm-with-country-home-/meigs/ohio/109948/>



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PROPERTY DESCRIPTION

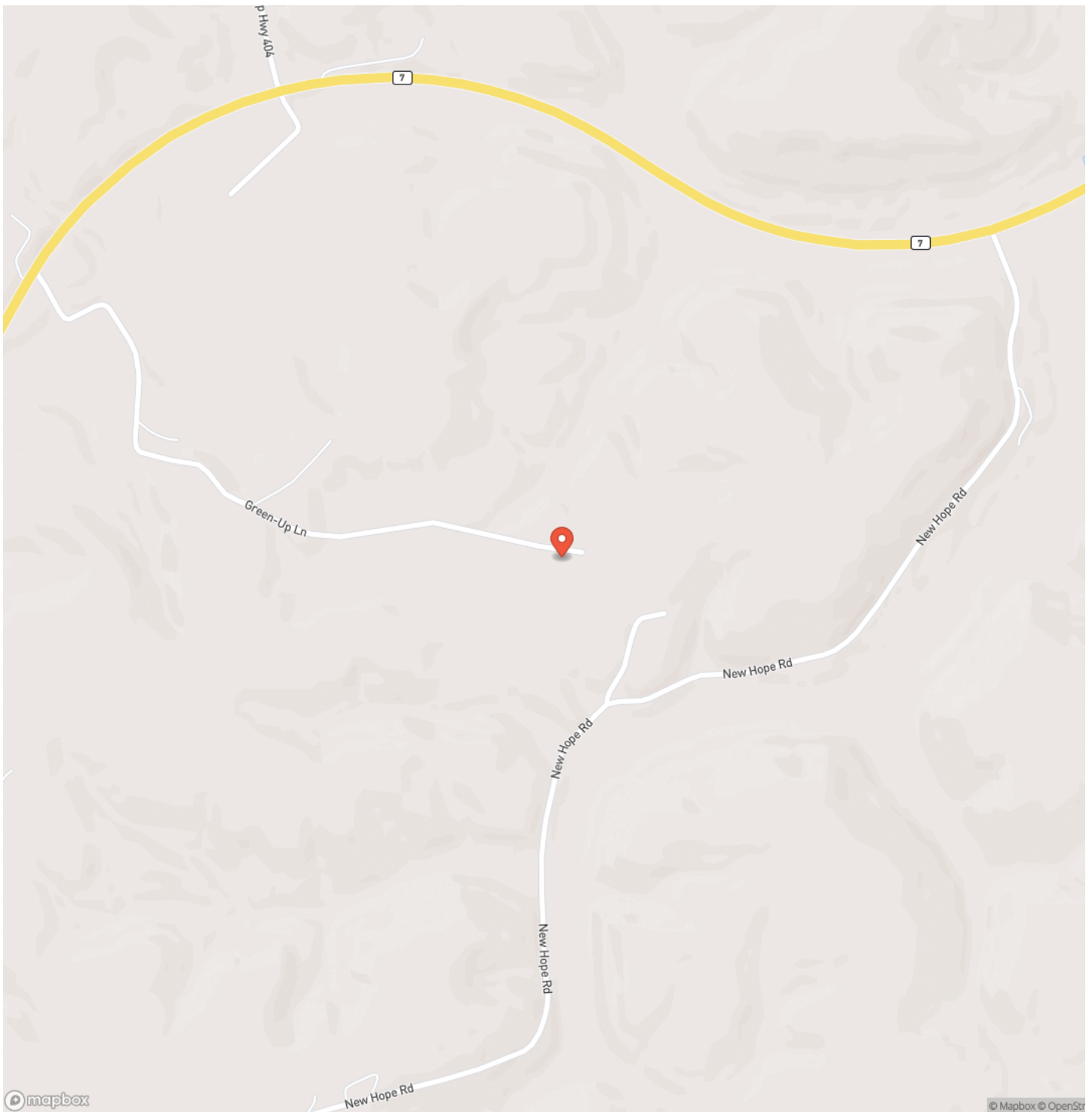
Take a look at this amazing hunting farm that not only presents you with the opportunity to chase big whitetails, but also get to call it home with a beautiful country home in Meigs County, Ohio! These two different tracts of land are combined, and consist of a large tract and a smaller tract with a home. They are about 30 +/- minutes apart. If you've been searching for a large hunting tract paired with a cozy, move-in-ready cabin in Meigs County, this 270 +/- acre property is the opportunity you've been waiting for! Tucked away at the end of an old public road, this exceptionally private property may be one of the quietest and most secluded offerings available today. The cabin (Sitting on +/-3 acres) is designed for comfort and convenience, featuring two bedrooms, one and a half bathrooms, a dedicated laundry area, beautiful wood craftsmanship throughout, and an open cathedral ceiling that creates a warm and inviting atmosphere. All appliances convey with the sale, and some furnishings may be included, making it easy to start enjoying the property from day one. Outdoor living is equally impressive. Enjoy your morning coffee on the spacious front porch or spend evenings overlooking the beautiful countryside from the rear porch, complete with planter boxes for your gardening activities. Additional improvements include a carport, a covered concrete slab with pavilion, a second pavilion, a tool shed, attractive landscaping, and plenty of room for parking family and friends. Additionally, the +/-267 acres is 30 +/- minutes away and offers exceptional habitat and a layout designed by nature for successful hunting; this tract features an outstanding mix of topography, including benches, drainages, thick cover, and strategic travel corridors that create natural pinch points throughout the property. A network of established trails and old logging roads provides excellent access across the property, allowing hunters to reach key locations with ease. One of the standout features is a remote benchtop field positioned near an incredibly unique pinch point, creating a prime setup for whitetail encounters. The property's winding edges, diverse terrain, water hole, mineral site, and scattered oak trees provide the ingredients needed to attract and hold mature deer year-round. Excellent stem count and regenerating cover further enhance the habitat and bedding opportunities. Electric is available at the road, making this an outstanding location for a cabin, barndominium, or full-time residence. Situated on a quiet country road, the property offers the seclusion and privacy many buyers are looking for while still providing convenient access. A new survey has recently been completed on the 267 +/- acres (in Middleport), giving buyers confidence in the property's boundaries. As an added bonus, the seller may consider conveying up to 25% of the seller's oil, gas, and mineral rights, if owned, with no warranties expressed or implied. Whether you're looking to develop a premier hunting property, build your dream barndominium, or invest in a large recreational and residential property with exceptional habitat and future potential, this property offers a rare opportunity to bring those dreams to life. Don't miss your chance to own a remarkable piece of hunting, residential and recreational land in an area known for producing trophy-class whitetails! Sellers are not conveying the first right of refusal to land bordering the house. 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).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

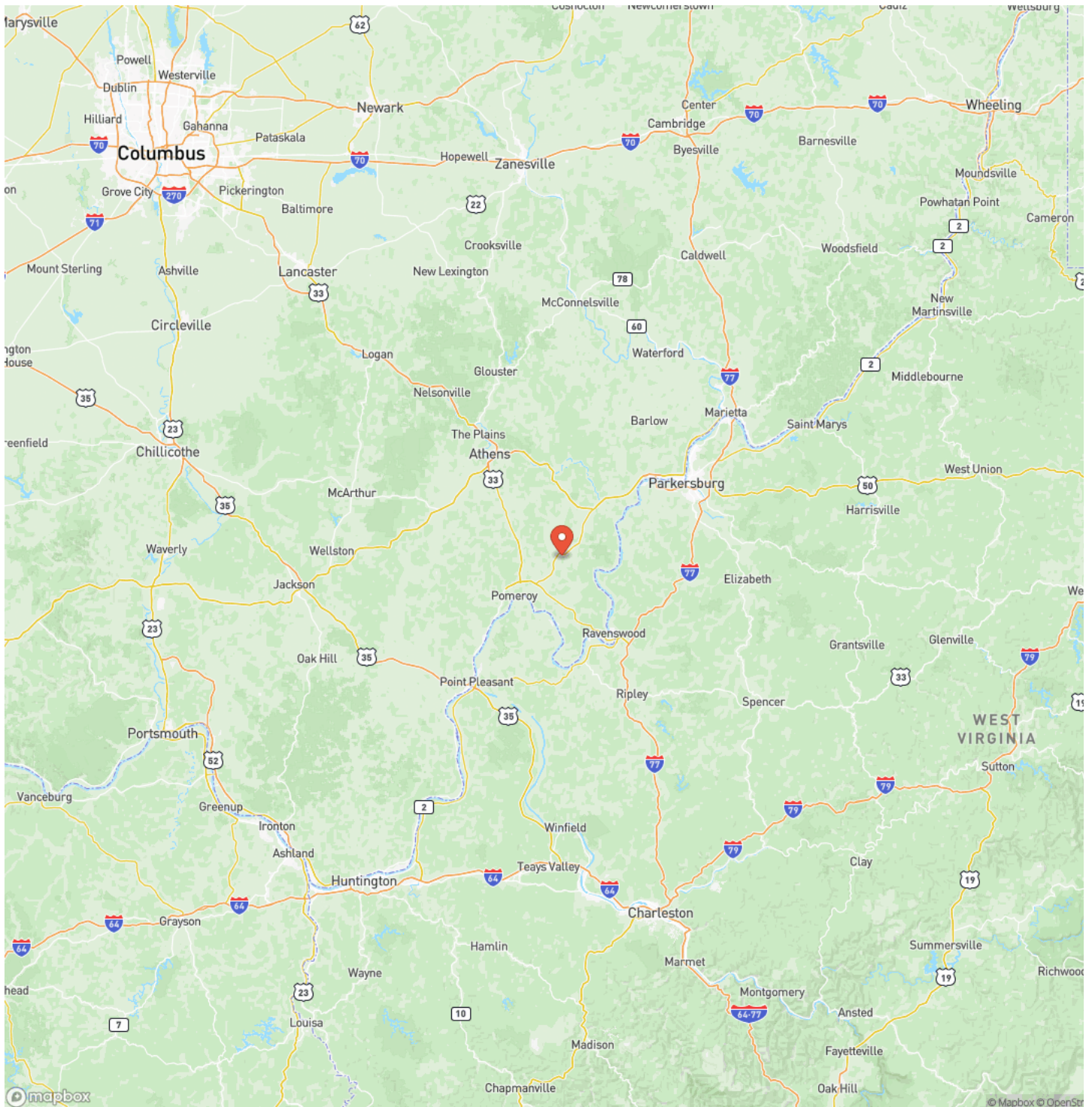
Titus Hunting Farm with Country Home
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Locator Map



Locator Map



Satellite Map



Titus Hunting Farm with Country Home
Long Bottom, OH / Meigs County

LISTING REPRESENTATIVE
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NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://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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