

Hilltop Estate Bordering National Forest
3199 County Road 5
Kitts Hill, OH 45645

\$1,000,000
104± Acres
Lawrence County



Hilltop Estate Bordering National Forest Kitts Hill, OH / Lawrence County

SUMMARY

Address

3199 County Road 5

City, State Zip

Kitts Hill, OH 45645

County

Lawrence County

Type

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

Latitude / Longitude

38.5956 / -82.5786

Dwelling Square Feet

2,600

Bedrooms / Bathrooms

5 / 2

Acreage

104

Price

\$1,000,000

Property Website

<https://arrowheadlandcompany.com/property/hilltop-estate-bordering-national-forest/lawrence/ohio/104012/>



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PROPERTY DESCRIPTION

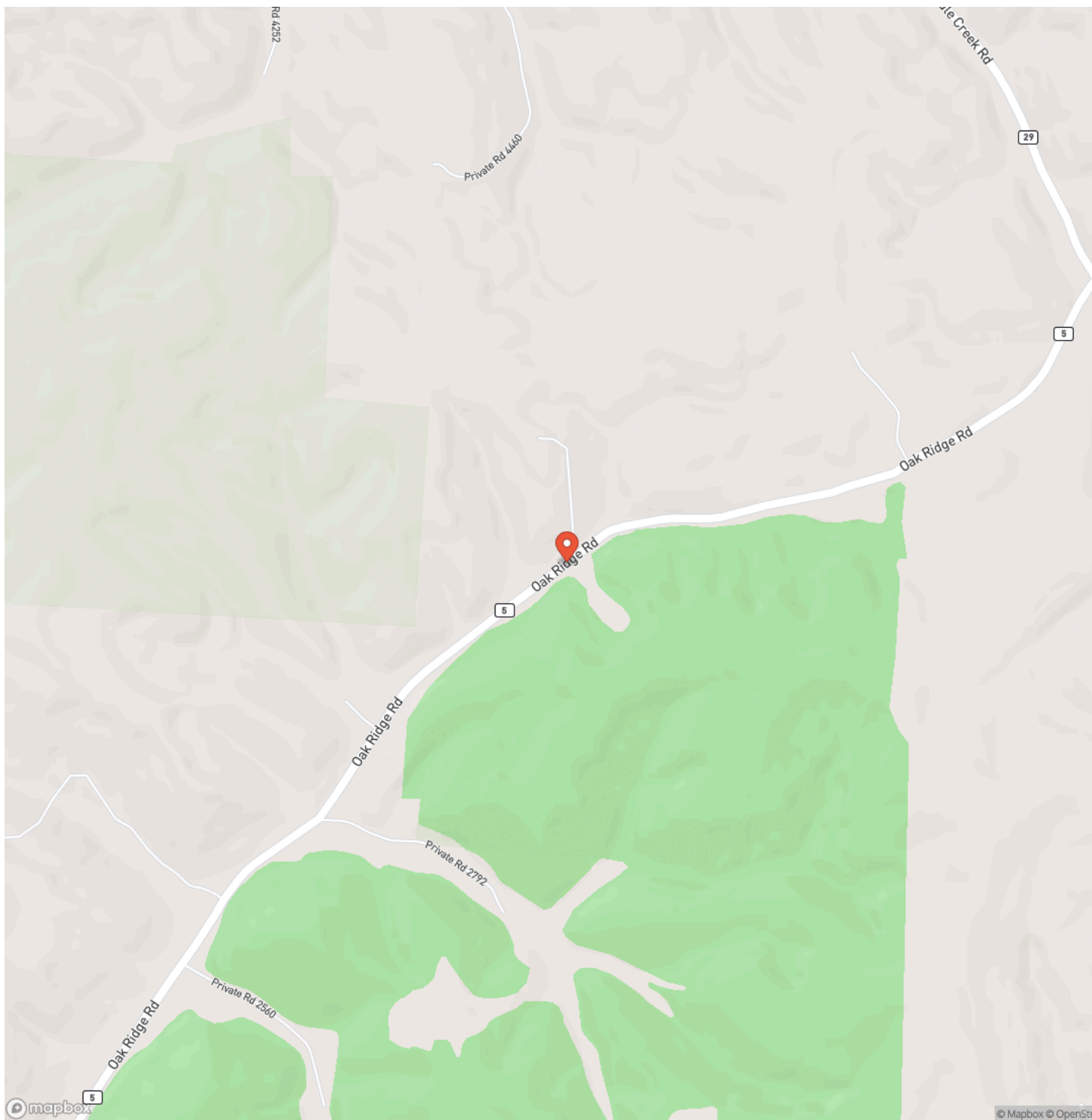
Welcome to your private hilltop estate in Lawrence County; an exceptional opportunity offering space, versatility, and natural beauty in a peaceful setting! Tucked far off a quiet county road, this 104 +/- acre property provides the perfect balance of seclusion and convenience, located just a short drive from Ironton and within reach of the region's growing development, including the new AI center. The main residence features approximately 2,600 +/- square feet of living space with five bedrooms and two and a half bathrooms, offering ample room for family and guests. A spacious kitchen and expansive living areas create a comfortable and functional layout, while the enclosed porch provides a relaxing space to take in the surrounding views. An outdoor breezeway connects the home to a two-car garage, adding both charm and practicality. The home has not been lived in for several years, and the current owners have begun improvements including new flooring and some drywall work. The property is being offered "as is, where is," presenting an excellent opportunity for buyers to add their own finishing touches and value. The main house also features a fireplace, adding warmth, character and value. In addition to the primary home, the property includes an additional dwelling unit (ADU) featuring one bedroom, one bathroom, a full kitchen, and a living area-ideal for extended family, guests, or potential rental income. The ADU is serviced by its own septic system, providing added independence and flexibility. It also features a wood-burning stove, creating a cozy and efficient heat source for year-round comfort. All interior photos currently shown are of the ADU; photos of the main home will be added as improvements progress. For those needing additional storage or workspace, a 22x30 three-car garage with three electric door openers, insulation, and a concrete floor offers excellent utility. The estate also features an in-ground pool, ready to be restored to its full potential, creating a private outdoor retreat for relaxation and entertaining-all while enjoying the property's scenic, elevated views. One of the most compelling aspects of this property is its direct proximity to thousands of acres of Wayne National Forest, providing unmatched access to outdoor recreation, hunting, and exploration. The property itself offers excellent wildlife habitat with a strong mix of mature timber, natural cover, and diverse topography that supports thriving populations of whitetail deer and wild turkey. Well-defined travel corridors, bedding areas, and natural food sources make this an outstanding hunting property with proven potential. Whether you're seeking a multi-generational living setup, an investment opportunity, or a private family homestead-or simply a place to enjoy exceptional hunting and the outdoors-this unique hilltop estate delivers endless possibilities in a truly serene setting. Lake Vesuvius is just minutes from the property. The property is 7 +/- miles from Ironton, 11 +/- miles to Ashland, KY, and 18 +/- miles to Huntington, WV. Property is being offered "as is, where is." Sellers' mineral, oil and gas rights convey. All showings are by appointment only and require 24-48 hours notice. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:937-545-7764) , Josh Grant at [\(330\) 341-0997](tel:330-341-0997) , or Brian Salmons at [\(740\) 646-9378](tel:740-646-9378) .

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.

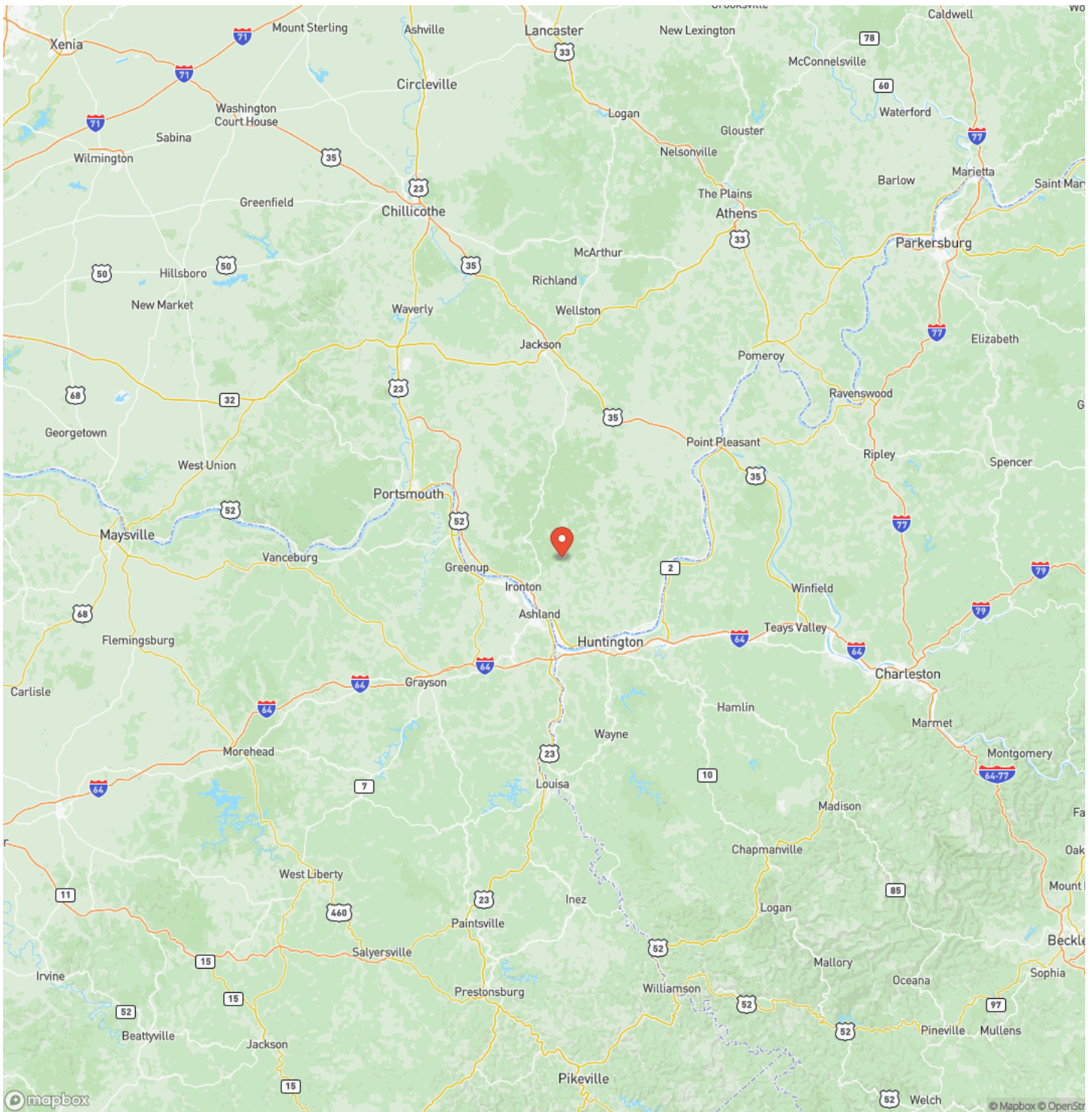
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Kitts Hill, OH / Lawrence County**



Locator Map



Locator Map



Satellite Map



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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