

**Hunting Retreat with Cabin**  
0 Bucks Run Rd.  
Langsville, OH 45741

**\$74,999**  
6± Acres  
Meigs County





## Hunting Retreat with Cabin Langsville, OH / Meigs County

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### **SUMMARY**

#### **Address**

0 Bucks Run Rd.

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

Langsville, OH 45741

#### **County**

Meigs County

#### **Type**

Hunting Land, Recreational Land, Timberland

#### **Latitude / Longitude**

39.1181 / -82.30385

#### **Acreage**

6

#### **Price**

\$74,999

#### **Property Website**

<https://arrowheadlandcompany.com/property/hunting-retreat-with-cabin-meigs-ohio/97895/>



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### **PROPERTY DESCRIPTION**

Welcome to Meigs County and the quiet Langsville area-an ideal blend of seclusion, comfort, and outstanding hunting opportunity. This 6 +/- acre property features some mature timber and a gentle to slightly rolling topography. The land has a strong history of producing deer and offers excellent hunting, complete with two established blinds and two points of entry for strategic access. There are access trails, deer trails and there is plenty of deer sign around the property. There are two feeders on site also. Wake up in the morning, walk or ride a short distance to one of your blinds and within minutes you are hunting. A cabin is already in place and includes a plug-in for a generator (generator not included) , providing a comfortable base camp for weekends in the woods. The seller is catching water in a drum and there is a portable shower that is negotiable with an offer on the property. Whether you're looking for a proven hunting getaway or a quiet place to relax and unwind, this Meigs County property checks all the boxes! Seller's oil, gas, and mineral rights convey. The property is 30 +/- minutes to Athens, OH, and 60 +/- minutes to Parkersburg, WV, and Chillicothe, OH. 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.



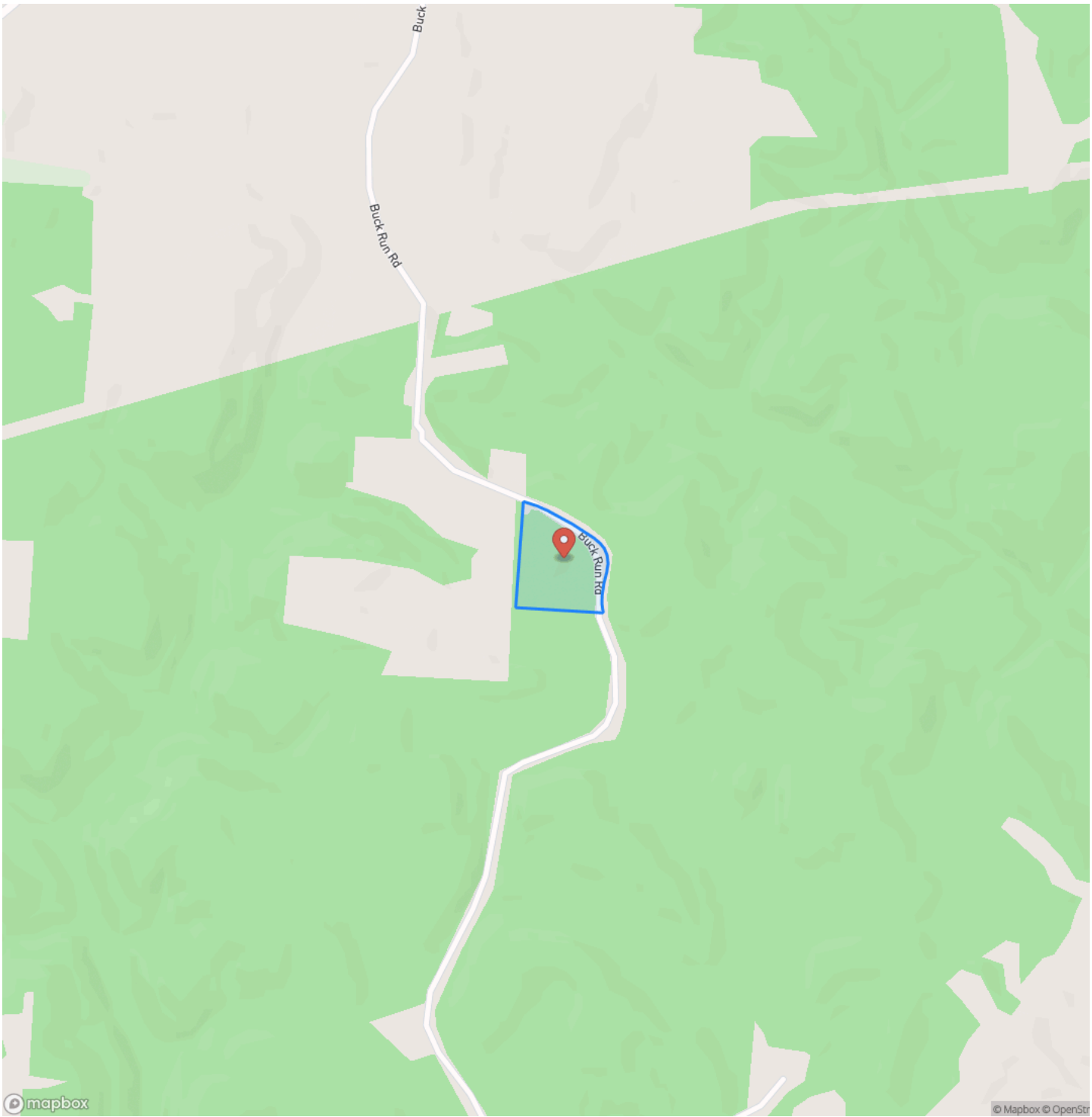
**Hunting Retreat with Cabin**  
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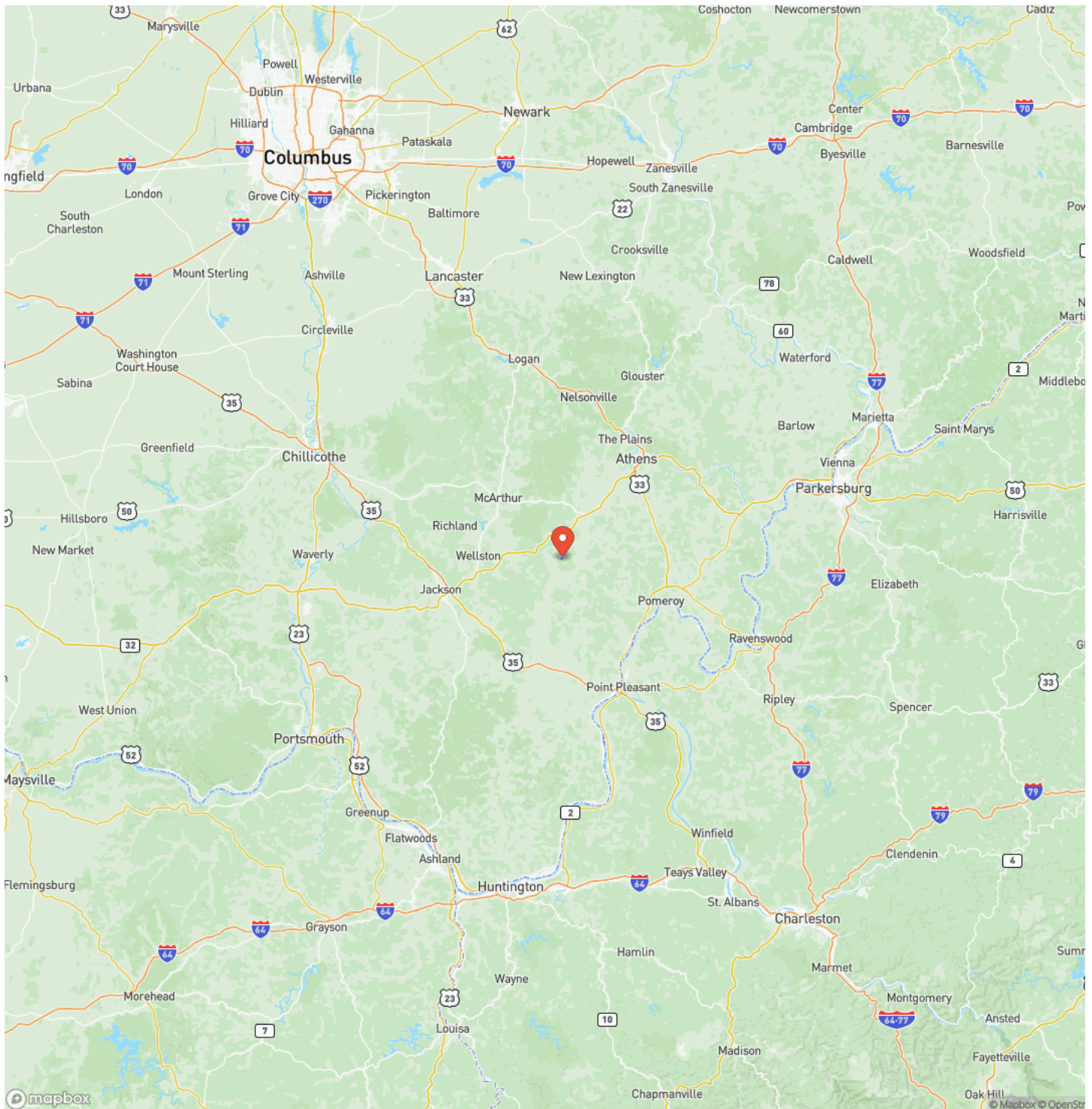


Locator Map





## Locator Map





## Satellite Map





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Langsville, OH / Meigs County

LISTING REPRESENTATIVE  
For more information contact:



**Representative**  
Brian Whitt  
**Mobile**  
(423) 494-7793  
**Email**  
brian.whitt@arrowheadlandcompany.com  
**Address**  
City / State / Zip

NOTES

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



## **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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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