

Neds Fork Hunting Land
1838 County Road 53
Kitts Hill, OH 45645

\$295,000
42± Acres
Lawrence County



Neds Fork Hunting Land
Kitts Hill, OH / Lawrence County

SUMMARY

Address

1838 County Road 53

City, State Zip

Kitts Hill, OH 45645

County

Lawrence County

Type

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

Latitude / Longitude

38.5541 / -82.5642

Dwelling Square Feet

1344

Bedrooms / Bathrooms

3 / 2

Acreage

42

Price

\$295,000

Property Website

<https://arrowheadlandcompany.com/property/neds-fork-hunting-land-lawrence-ohio/78957/>



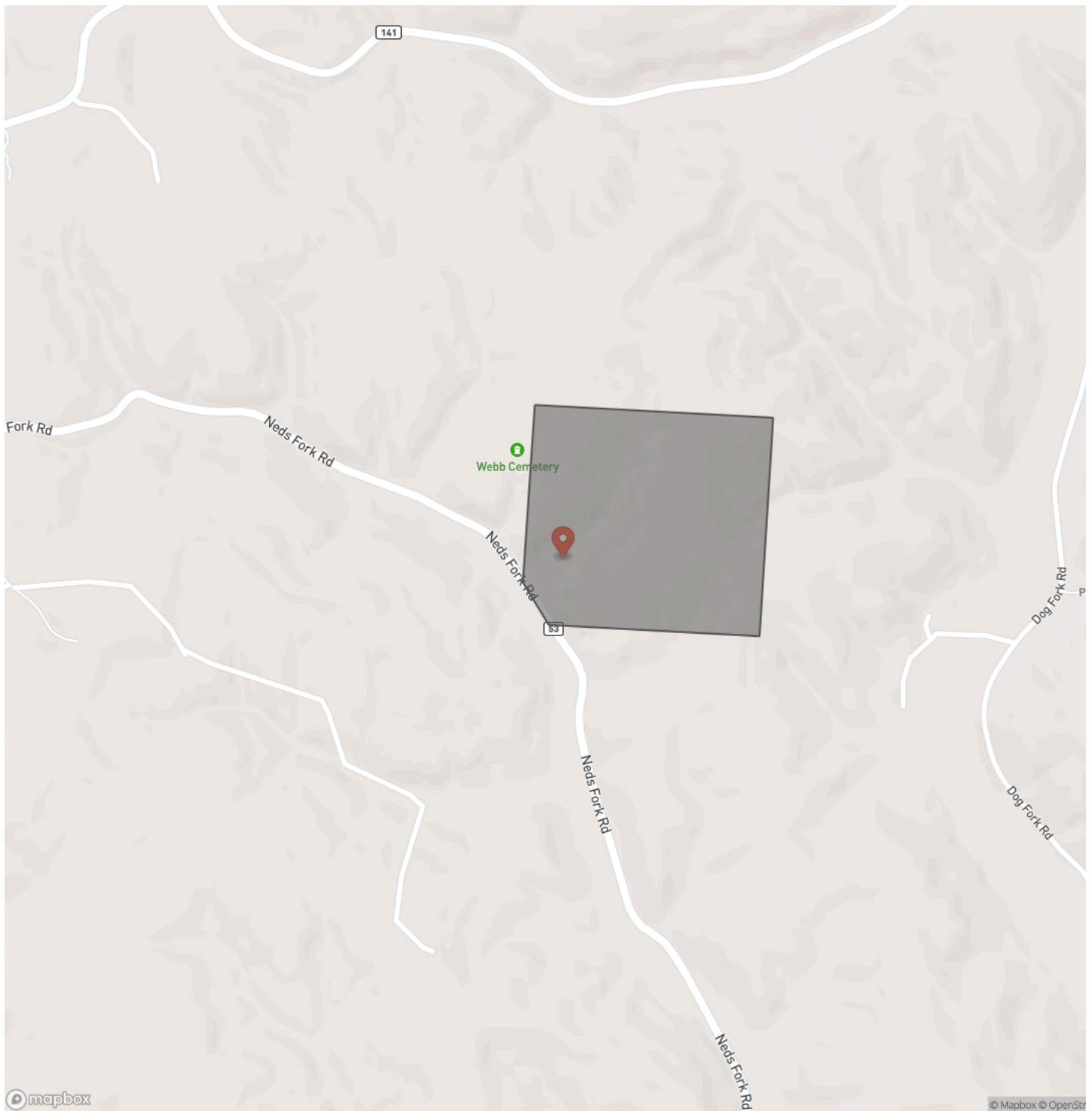
PROPERTY DESCRIPTION

Take a look at this phenomenal hunting property, 42 +/- acres in Lawrence County, Ohio! This piece of land has a great mix of thick cover and hardwoods offering a lot of diverse habitat for the owner to be able to have a place to manage deer. Pulling up to this property, you notice the double wide mobile home that sits back off the road with a nice-sized front yard. This home has an open concept living room and kitchen, along with three bedrooms and two bathrooms. The master bedroom has an en suite bathroom. You'll see the pipeline going up the left side of the property and a good ATV trail that takes you back on the property. When back on the hill, you'll see a nice mix of timber. There are several oaks, hickory, poplar, and even a lot of persimmon trees. The pipeline offers some open places to plant foodplots as well! This property would make a great piece of land to visit and hunt while also having a place to stay, or a good opportunity for a permanent residence. This property is conveniently located just +/- 8 miles to Ironton, Ohio and just +/- 10 miles to Ashland, Kentucky, both offering plenty of places for any amenities you may need. Sellers mineral rights convey. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt at [\(937\) 545-7764](tel:(937)545-7764) or Brian Salmons at [\(740\) 646-9378](tel:(740)646-9378).

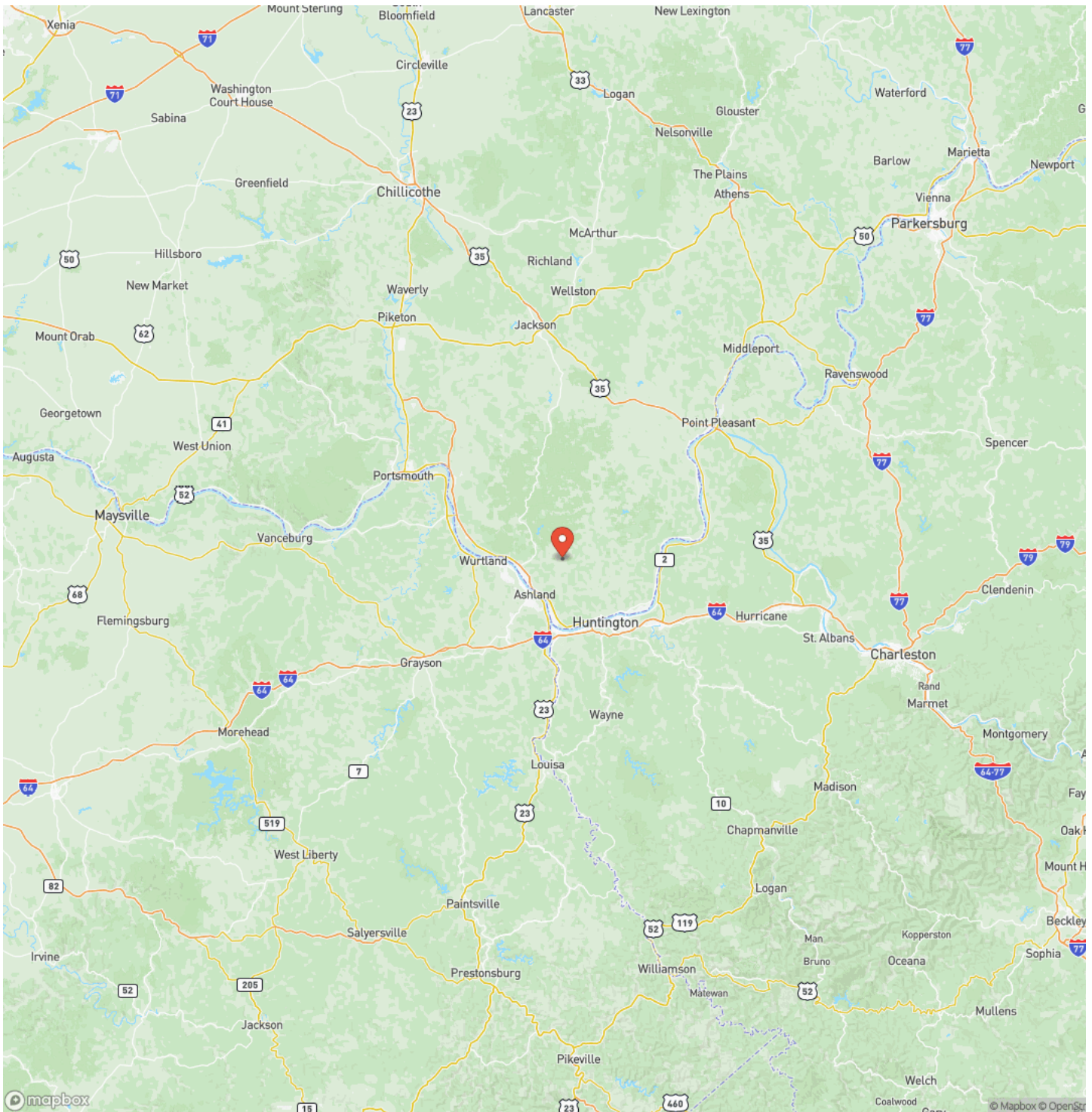
Neds Fork Hunting Land
Kitts Hill, OH / Lawrence County



Locator Map



Locator Map



Satellite Map



Neds Fork Hunting Land Kitts Hill, OH / Lawrence County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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.



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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

