

Turnkey Lumber Mill
13424 St. Rt. 216
New Straitsville, OH 43766

\$2,050,000
12± Acres
Hocking County



Turnkey Lumber Mill
New Straitsville, OH / Hocking County

SUMMARY

Address

13424 St. Rt. 216

City, State Zip

New Straitsville, OH 43766

County

Hocking County

Type

Commercial, Business Opportunity

Latitude / Longitude

39.5213 / -82.1667

Acreage

12

Price

\$2,050,000

Property Website

<https://arrowheadlandcompany.com/property/turnkey-lumber-mill-hocking-ohio/38958/>



PROPERTY DESCRIPTION

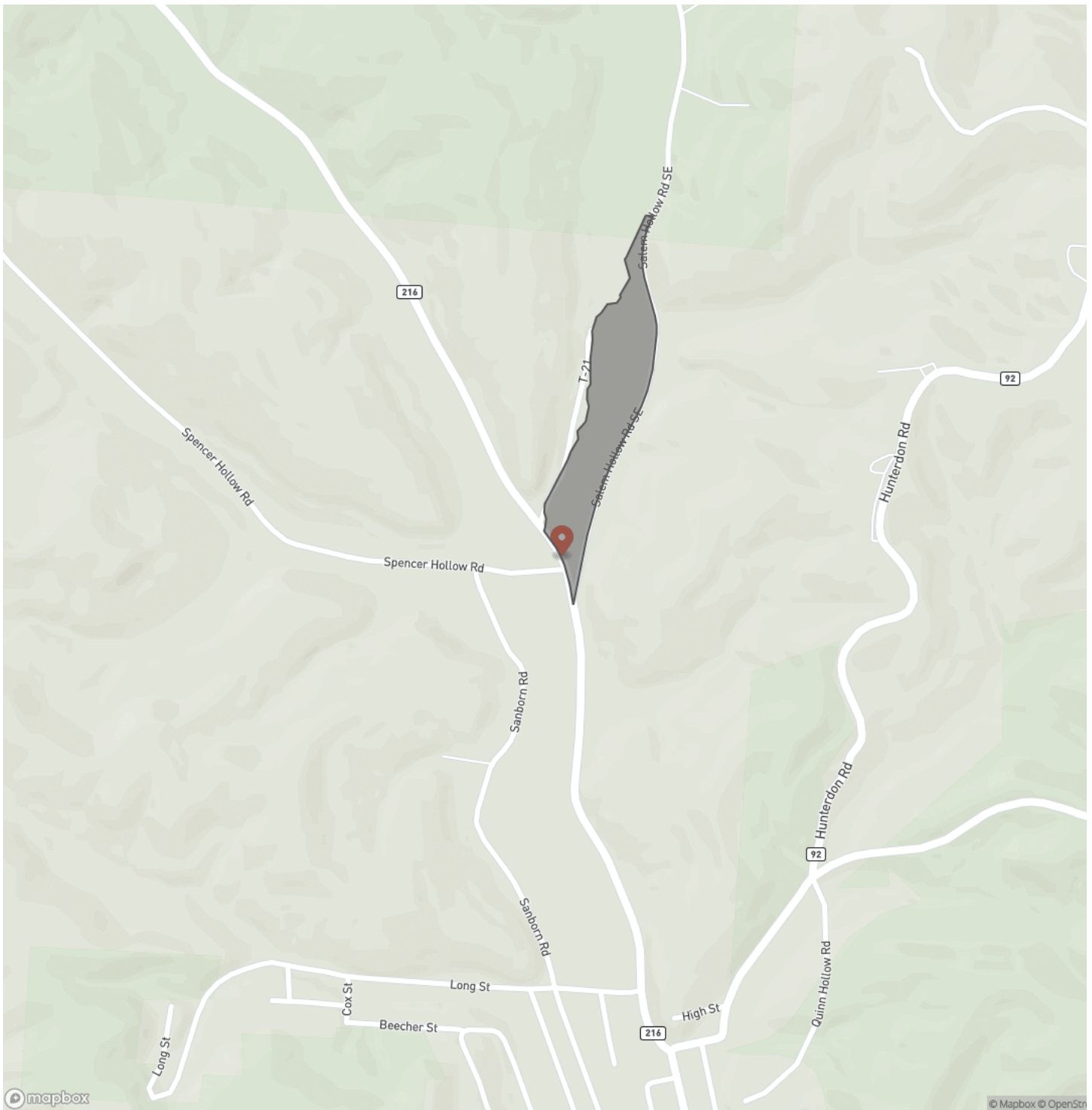
Nestled in the heart of Hocking County is this ongoing, turnkey lumber mill and acreage. Situated on the edge of thousands of beautiful acres of public land sits this established, full operation mill. Are you looking for investment opportunities or to expand your current lumber or logging operation? Here is your opportunity. From Start to finish, this Mill was engineered well, and is ongoing as we speak. The equipment is well maintained, the facility is well managed and there is a trained staff. The main building is a rigid steel frame construction with gutters and insulation and is 8000 sq. feet, with an enclosed air compressor room. The green chain building, wood frame construction (open air) is 1280 sq. feet. There is an additional steel frame building that is approx 576 sq. ft. There is a new office trailer, trailers for storage of maintenance items and essentials. Three phase power on site, with public water at the road. The Motor Control Room (MCC) is in the main building and feeds all the equipment. Contains motor starters, Updated Allen Bradely Drives, and soft starters. Included in the purchase of the mill is an ongoing log resale/export operation that is currently doing both in house sales and custom loading/sales for other producers. The resale yard is operating daily and is staffed with experienced employees. From the seller: Also included is the option of a green energy project that should the buyer choose to undertake will produce a 25% ROI the first year and will grow from there. This is a very exciting plan, and the seller is willing to share this with a buyer. All log supply agreements are included, as well as all log and lumber customers, by product agreements and the option of a sales agent in Asia. Partial equipment list as follows but not limited to: Valley Rosser Head Debarker (Free Standing), Concave Belt conveyor on incline for Stacking Bark, Mellot 30' (3) Strand Log Deck w/ Stop and load, 1992 HMC 40 (4) HB carriage-air and electric, West Plains Horizontal Band Resaw System, HMC 6-36 Edger w/ Gang Edger, Landing Chain, Mellott Unscrambler 81x Chain w/Lug, 50' (4) Strand Green Chain, 120' Precision Vibrating Conveyor, Alert Detection Systems Inline Metal Detector, Precision 48" (3) Knife Chipper, HFTD W/ Chip Sizing Screen & Blower, Quincy Model Air Compressor, Dryer, Simonds Tensioner Leveler, Armstrong #2 L.H. Band Saw Sharpener W/Clamp and Strands, Simonds Knife Grinder, 48", Monticello Lumber Dip Tank, a few Container trailers, 2008 Prentice Model 2410 High Rise Knuckleboom loader, Log Bucking Saw W/ Bed, and there is a complete list available. Some notes: Behind the main facility, there is a leveled and prepared buildsite, ready for additional buildings or expansion. The current owner is willing to help manage the transition upon sale. Updated and new appraisal available to qualified interested parties. Public water at the road. Also, consider the fact that this facility is only an hour from booming Columbus, Ohio and thirty minutes from The Hocking Hills. The facility is convenient to Glouster and Bremen also. Please call Brian Whitt, [937.545.7764](tel:937.545.7764) , or Josh Grant, [330.341.0997](tel:330.341.0997) for complete details of this property and showing.



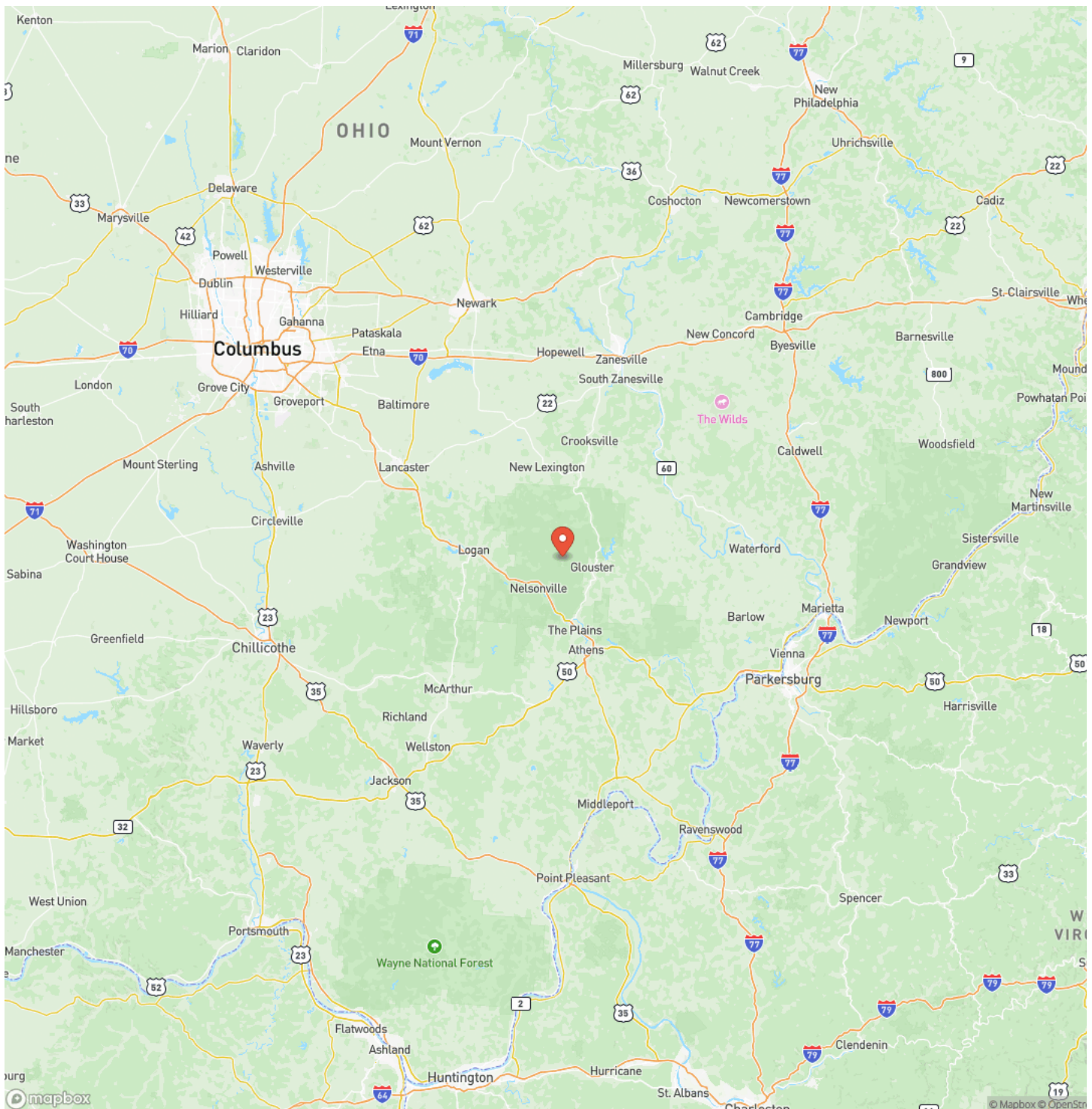
Turnkey Lumber Mill
New Straitsville, OH / Hocking County



Locator Map



Locator Map



Satellite Map



Turnkey Lumber Mill

New Straitsville, OH / Hocking County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

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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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