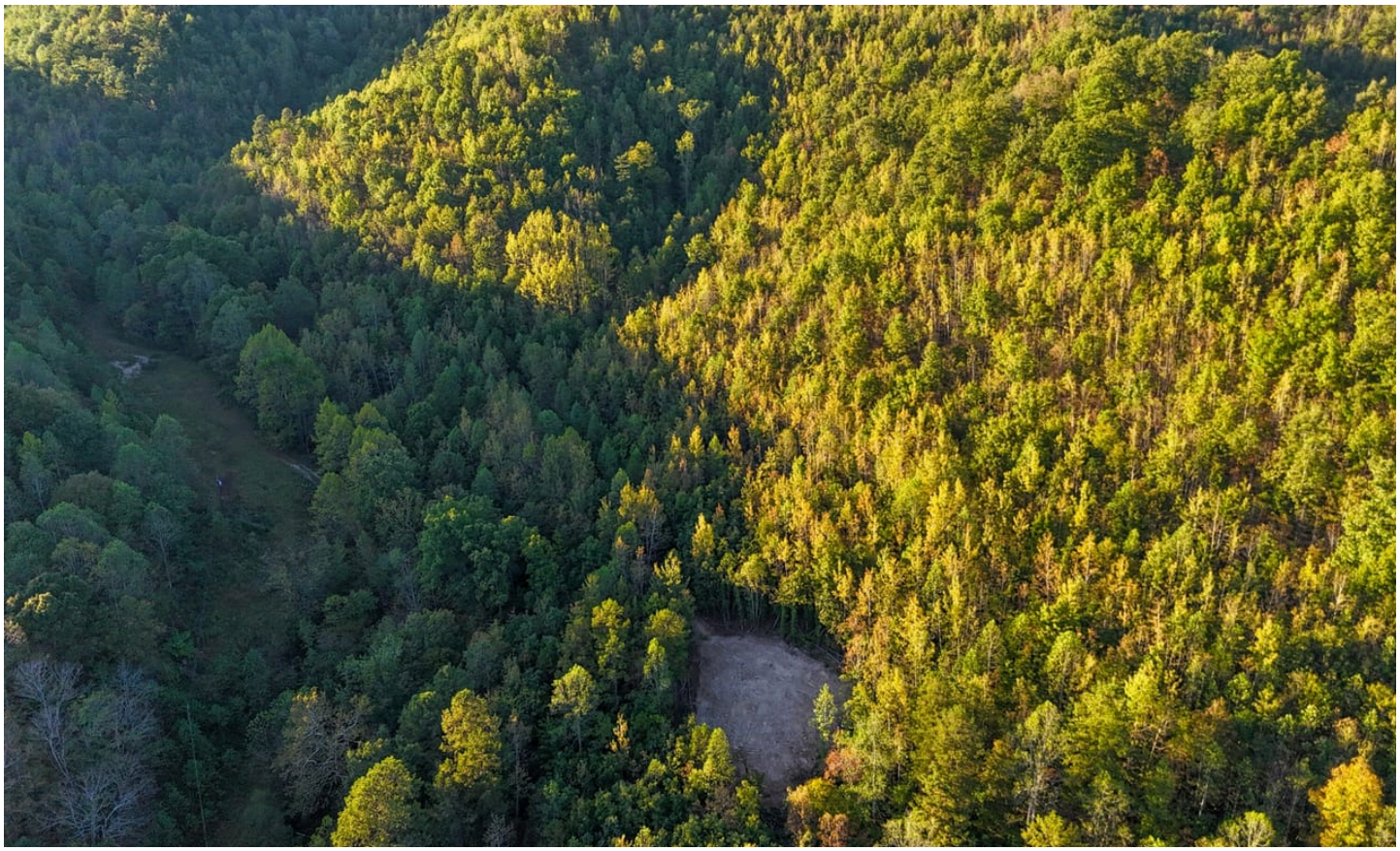
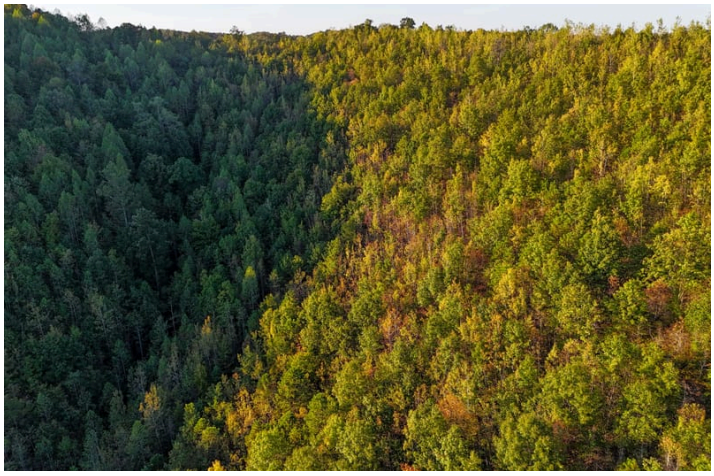
Shepard Fork Road Hunting/Build Farm
0 Shepard Fork Rd
West Portsmouth, OH 45663

$200,000
68± Acres
Scioto County







SUMMARY

Address
0 Shepard Fork Rd

City, State Zip
West Portsmouth, OH 45663

County
Scioto County

Type
Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude
38.7756 / -83.0599

Taxes (Annually)
$4,467

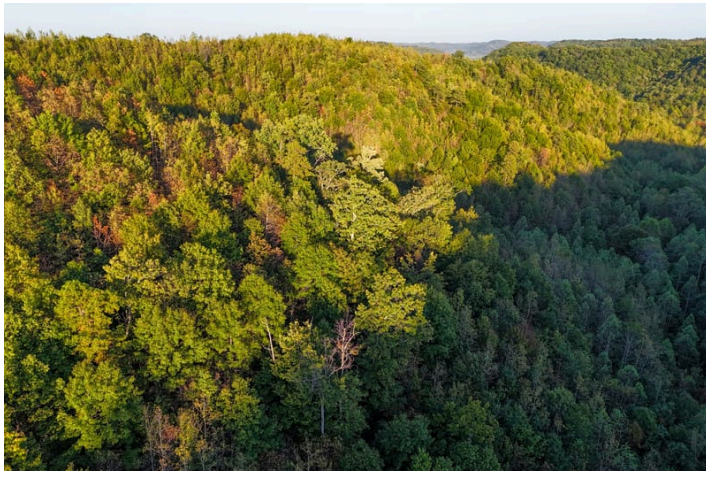
Acreage
68

Price
$200,000

Property Website
arrowheadlandcompany.com





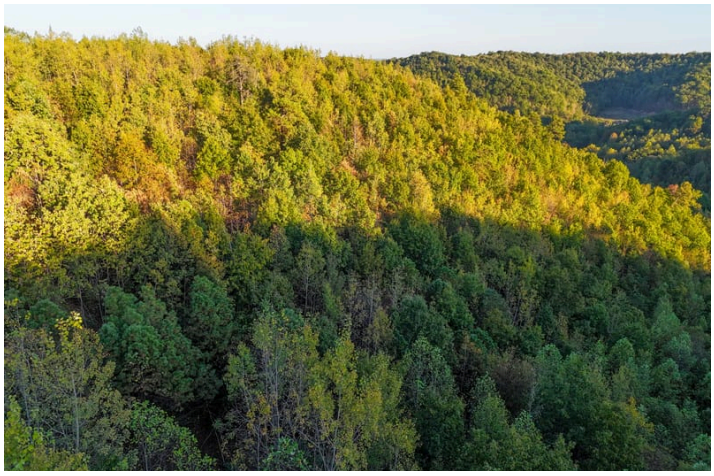
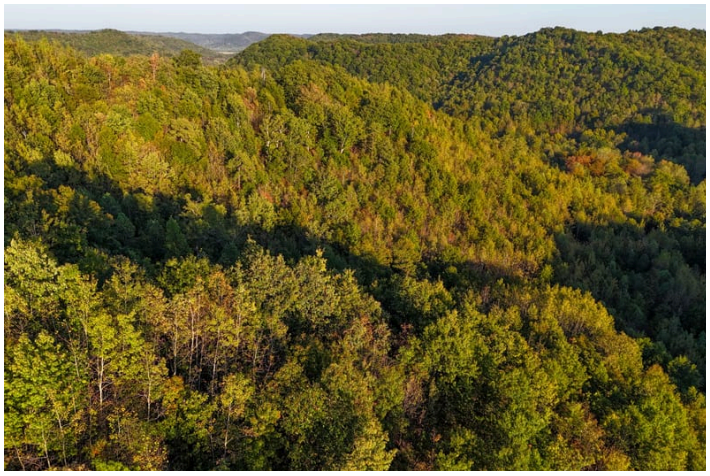


PROPERTY DESCRIPTION

This +/- 68-acre property in Scioto County offers everything outdoorsmen dream of - privacy, views, and excellent hunting! New roads provide easy access throughout, leading to both a secluded cabin site and a prime house build site. A public water tap is already installed, saving time and expense. The land features thick wildlife cover, rolling terrain, and a scenic creek running through the property. Perfect for a weekend getaway, hunting retreat, or country home site ready for your vision, this property is conveniently located just +/- 7 miles to Portsmouth and +/- 16 miles to Wheelersburg offering plenty of places for any amenities you may need. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt (937) 545-7764 or Brian Salmons at (740) 646-9378

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

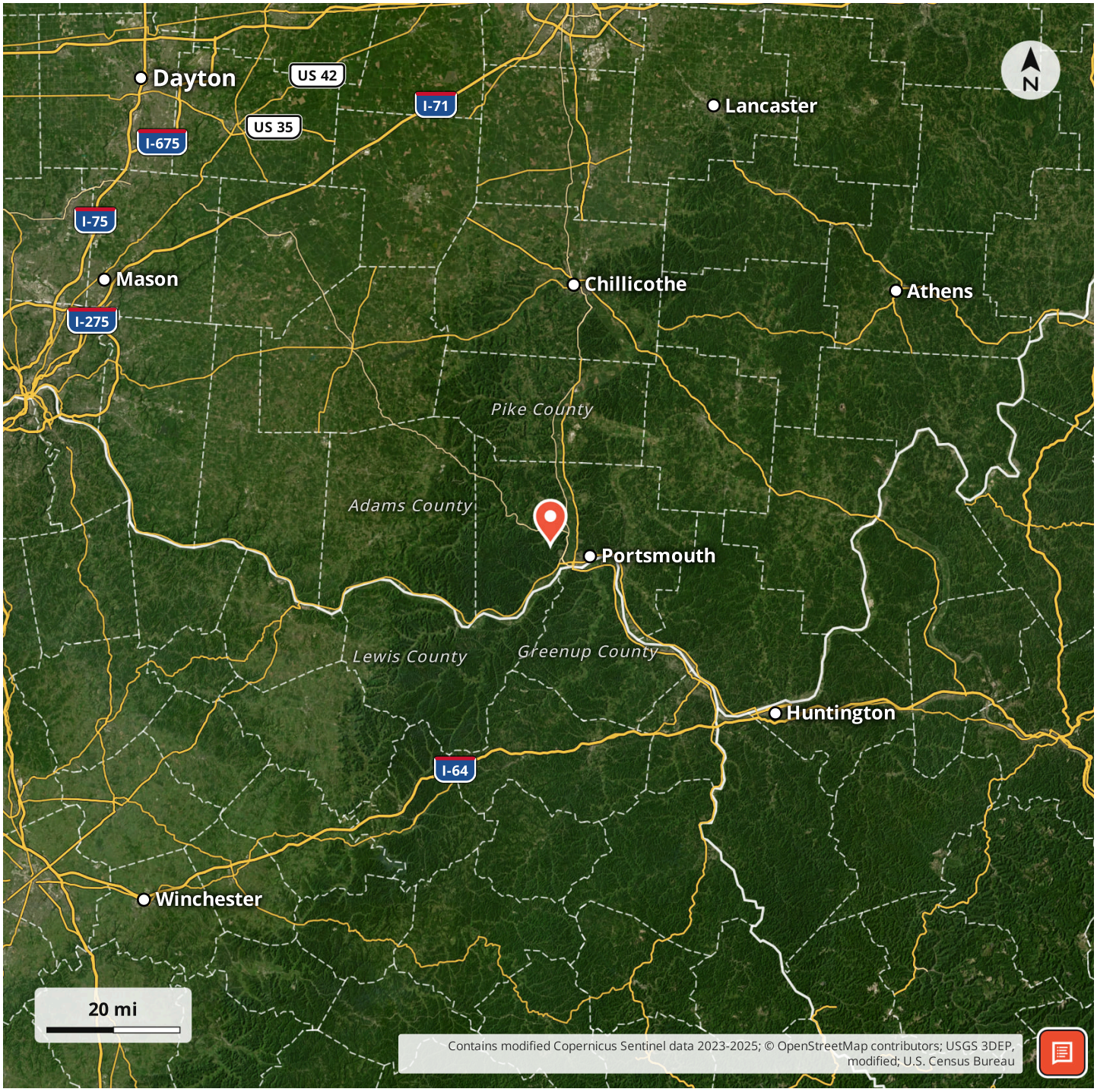
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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





Regional Map



Locator Map


N
Shepherd Fork Rd
Co Rd 145
1000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
500 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



Representative
Brian Whitt

Mobile
(423) 494-7793

Email
brian.whitt@arrowheadlandcompany.com

Address
210 Cheeyo Trace

City / State / Zip
Loudon, TN 37774

NOTES

NOTES

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
https://arrowheadlandcompany.com/