

Wooded Paradise
1318 Haney Road
Wheelersburg, OH 45694

\$1,699,000
584± Acres
Scioto County



Wooded Paradise
Wheelersburg, OH / Scioto County

SUMMARY

Address

1318 Haney Road

City, State Zip

Wheelersburg, OH 45694

County

Scioto County

Type

Hunting Land, Recreational Land, Undeveloped Land, Single Family, Timberland

Latitude / Longitude

38.7344 / -82.7603

Dwelling Square Feet

1200

Bedrooms / Bathrooms

1 / 1

Acreage

584

Price

\$1,699,000

Property Website

<https://arrowheadlandcompany.com/property/wooded-paradise-scioto-ohio/38318/>



PROPERTY DESCRIPTION

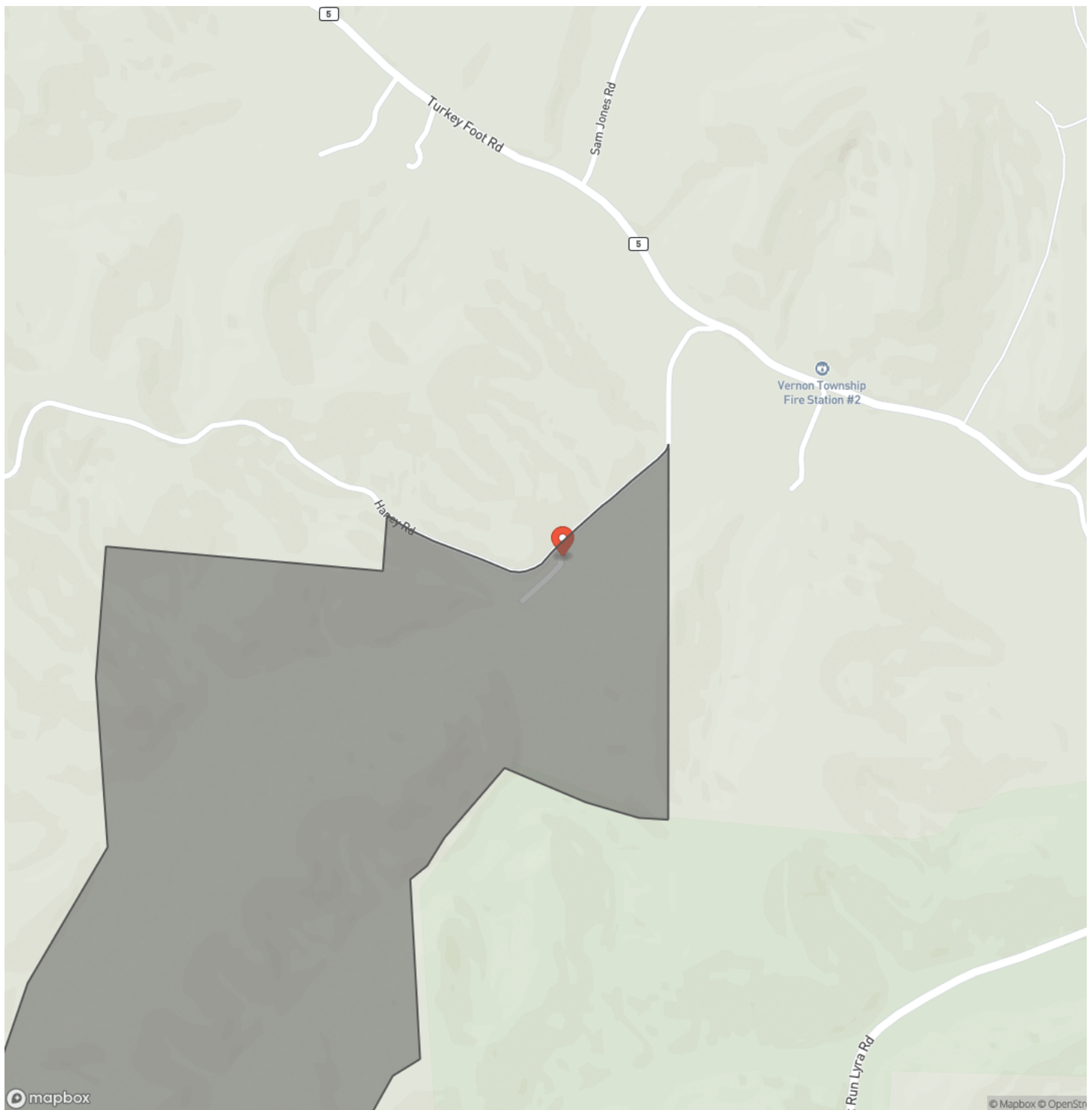
Hunters will want to see this huge +/- 584 acre wooded paradise. The vast and continuous property consists of hardwoods, year round creeks, bedding sanctuaries, thermal cover and just about every topography feature imaginable. It has the potential to be a property that will be in your family forever. If you're dreaming of a new investment property or even a property to build a dream home on, this property is for you. This privately gated property has on it a trapper style cabin and lockable storage container for keeping your toys safe and out of weather. All equipment goes with the property making it "turn-key." This equipment includes, Mahindra 4WD tractor with backhoe, huge Kubota zero turn mower, bush hog, tiller, disc plow, Kubota side by side and several other smaller implements. Now back to the property, the area where this property sits has produced some giant whitetails as the glaciers dumped minerals in the ground years ago, and alongside great genetics the property has the capabilities to produce some of the largest deer and turkey statewide. Several food plots are designed into the natural habitat forming prime locations where you are sure to harvest your dream buck or longbeard, all while you sit in comfort from the elevated blinds or existing tree stands. This property is a must for anyone looking for a large tract of land that will keep you vested forever. Call or text Brian Whitt [937.545.7764](tel:937.545.7764)



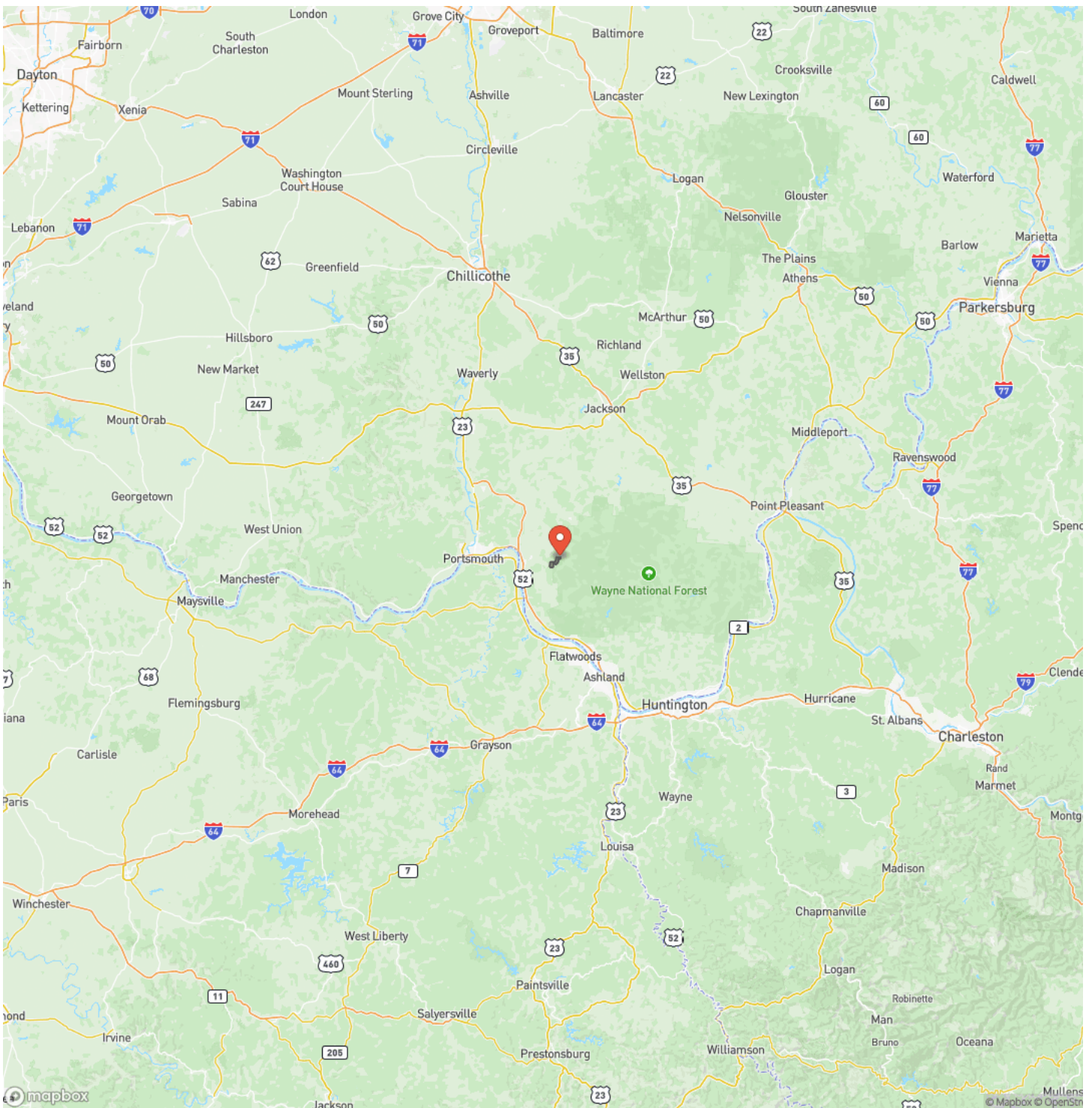
Wooded Paradise
Wheelersburg, OH / Scioto County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(937) 545-7764

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

Rarden, OH 45671

NOTES

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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.



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, 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 relation 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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