

**Tract 3 Diverse Hunting/Investment**  
0 OH 124  
Portland, OH 45770

**\$275,000**  
55± Acres  
Meigs County



## Tract 3 Diverse Hunting/Investment Portland, OH / Meigs County

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### **SUMMARY**

#### **Address**

0 OH 124

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

Portland, OH 45770

#### **County**

Meigs County

#### **Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot

#### **Latitude / Longitude**

38.9957 / -81.78487

#### **Acreage**

55

#### **Price**

\$275,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/tract-3-diverse-hunting-investment-meigs-ohio/59030/>



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#### **PROPERTY DESCRIPTION**

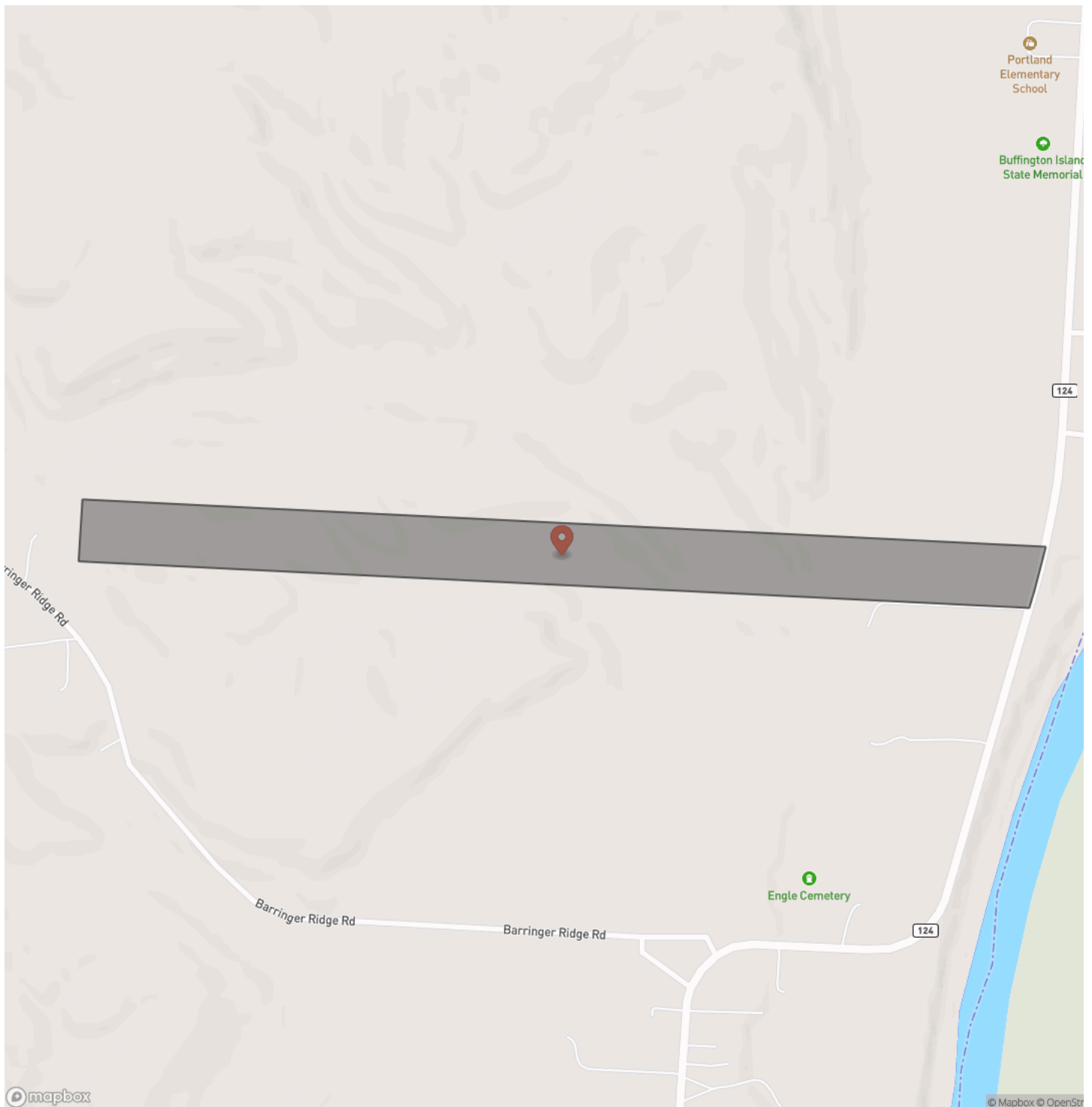
If you are looking for an investment property, looking to harvest a few big bucks along the way or build your dream farm or home, here is your opportunity. This property is in two tracts and offers tillable ground, awesome frontage, and flat to gentle topography. The first tract is made up of tillable ground, some woods with trails, and some of the best deer and turkey habitat you will ever see. The second tract has multiple parcels and is also currently planted in corn. The second tract has multiple parcels and has potential for selling off lots for homes etc. The two tracts are less than a mile apart which is very convenient and offers lots of potential for farming. Properties are close to the Ohio River which offers all kinds of additional activities and potential. Properties are about 20 +/- minutes to the Constellium Plant and the new Timet plant that's being built in Ravenswood. Properties are very convenient to Interstate 77 and State Route 33. Property is about 60 +/- minutes to Marietta, about 45 +/- minutes to Athens and about 90 +/- minutes to Huntington, West Virginia. There is electric at the road. Seller is entitled to his crops. "Sellers" mineral rights convey. 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).



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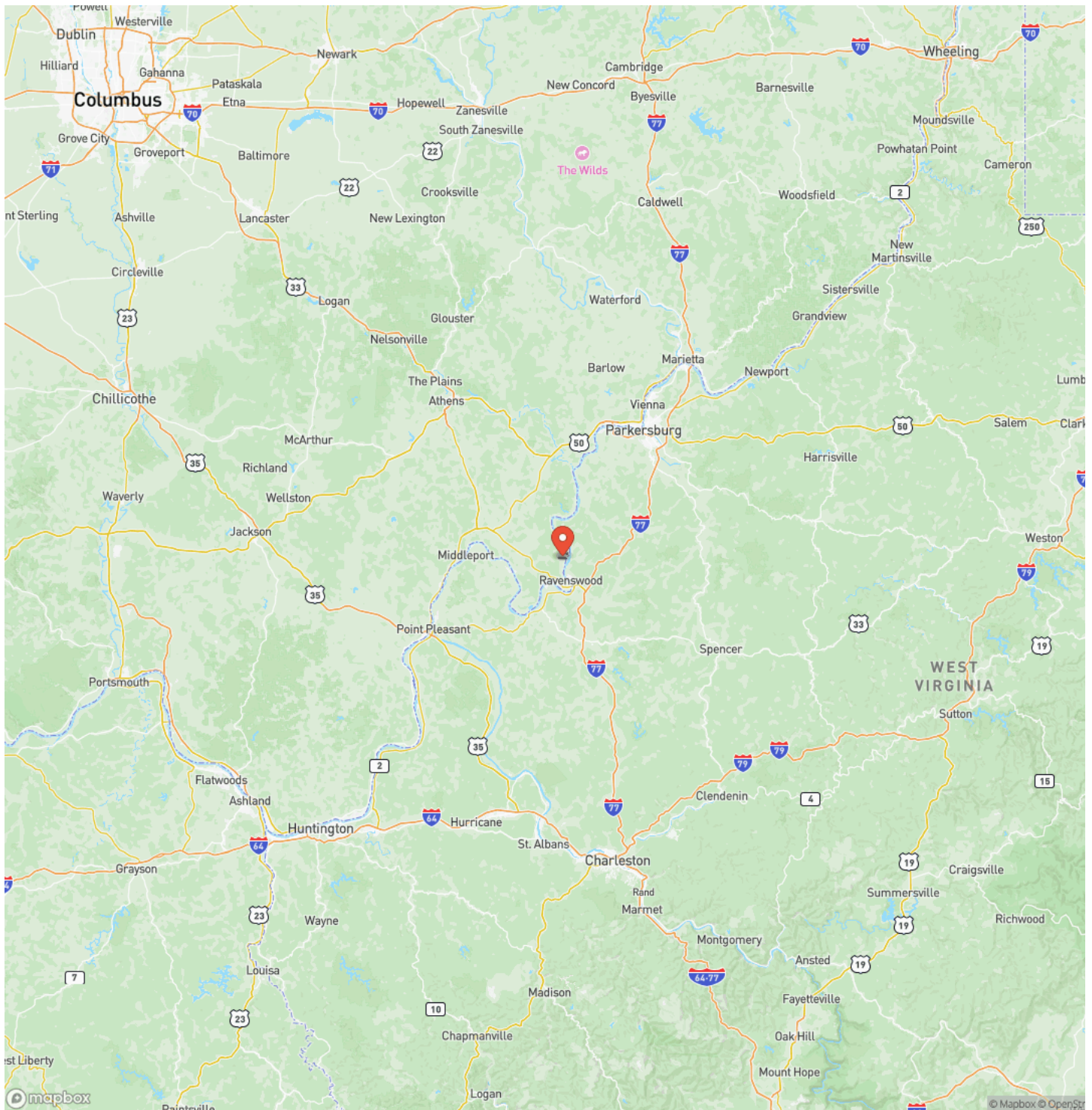


## Locator Map



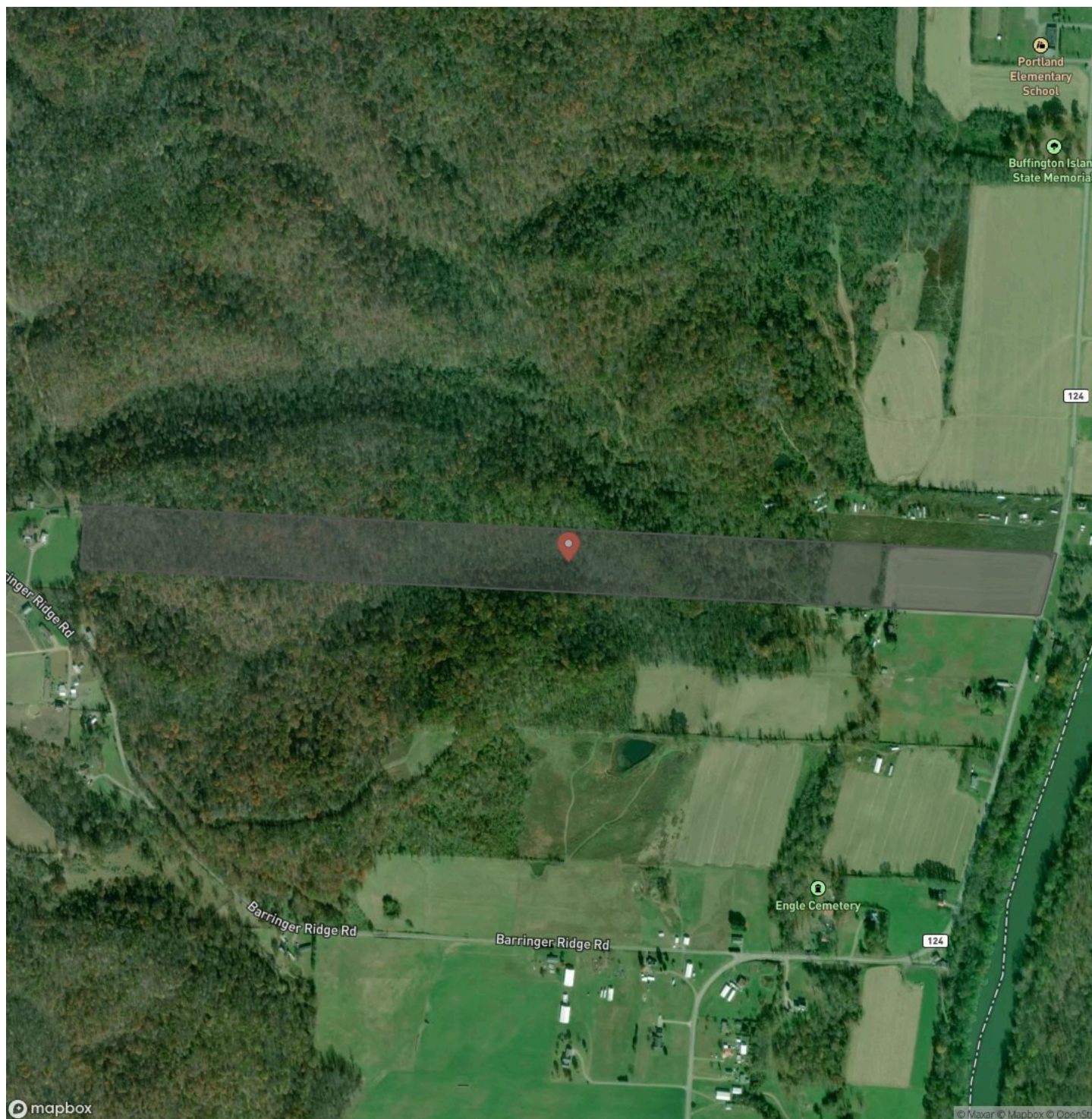


## Locator Map





## Satellite Map



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**Portland, 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

Caryville, TN 42349

## NOTES

[illegible]



## This image shows a single 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](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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