

Turnkey Hunting Farm With Cabin & Barn
548 BOYER RD
Wheelersburg, OH 45694

\$355,000
78± Acres
Scioto County



Turnkey Hunting Farm With Cabin & Barn Wheelersburg, OH / Scioto County

SUMMARY

Address

548 BOYER RD

City, State Zip

Wheelersburg, OH 45694

County

Scioto County

Type

Hunting Land, Recreational Land, Residential Property, Timberland

Latitude / Longitude

38.815364 / -82.806118

Dwelling Square Feet

704

Bedrooms / Bathrooms

2 / 1

Acreage

78

Price

\$355,000

Property Website

<https://arrowheadlandcompany.com/property/turnkey-hunting-farm-with-cabin-barn-scioto-ohio/67380/>



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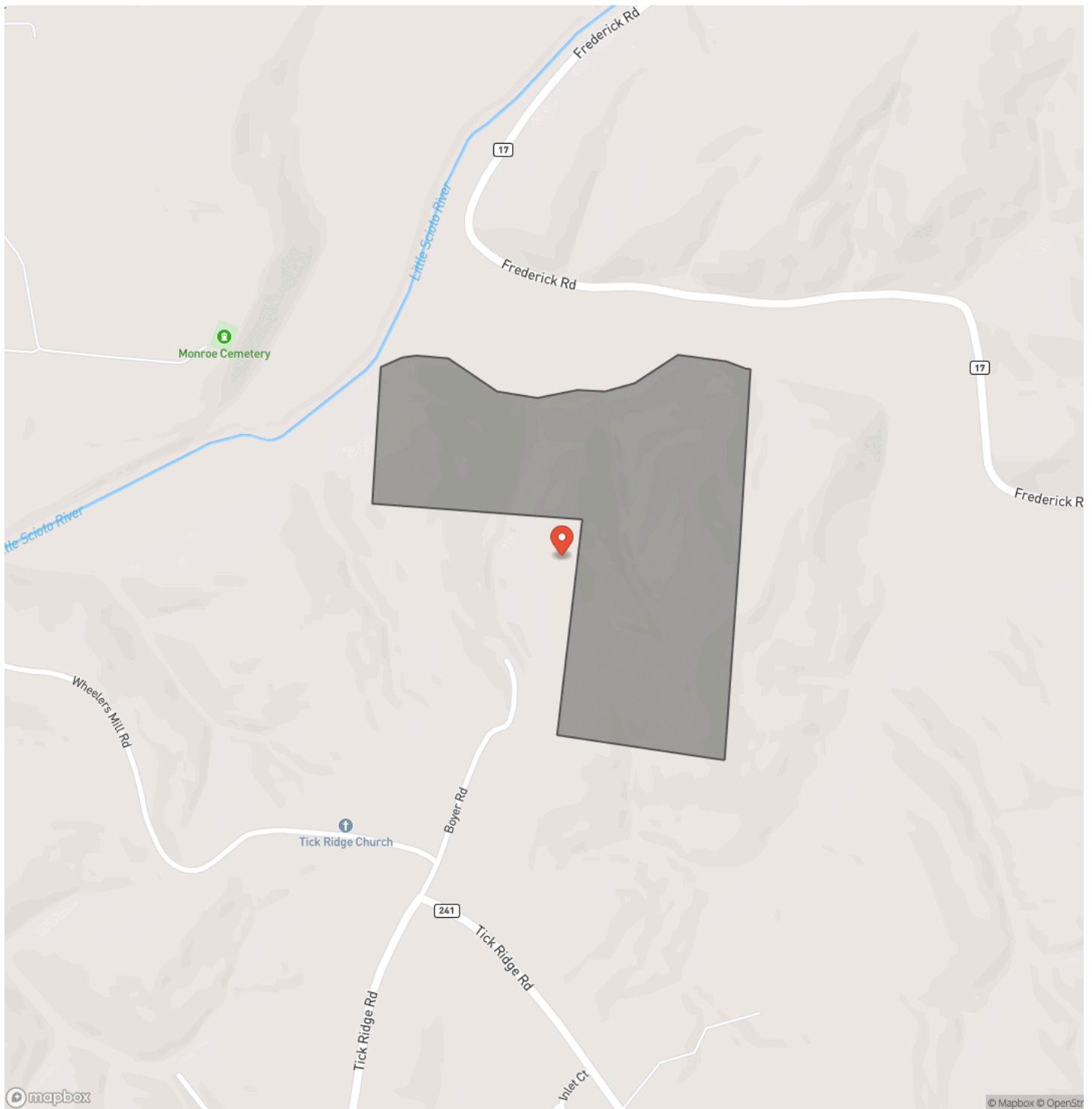
PROPERTY DESCRIPTION

Are you looking for a turnkey whitetail hunting property that has a ton of habitat management and great features in place? This farm is set up perfectly with 5 food plots, 3 watering sites, existing trails for access, and mature timber! On top of all of that, there are tons of bedding and hinge cutting, saddles, year round water sources and drainages providing the big bucks with plenty of cover and travel corridors. You will really appreciate the remote food plots, all of which are situated on bench tops and surrounded by timber and bedding sites. To access these plots there is a fantastic trail system for easy access. Take a look at the aerials and you will see this property is situated perfectly and offers a creek, varied topography, and a remote location. Take a look at the deer pictures, this really is a dream property for the avid hunter and someone who wants to target and manage big Ohio Whitetails. To add to the uniqueness of this gated property, there are two structures. One is a newly constructed home (approx 22 x 32). The owner is still finishing it, but it has two bedrooms, one full bath, a kitchen and a living room. It has a concrete floor, vinyl siding, electric, public water and septic. It's a fantastic start to your dream cabin. It also has a woodburner which will ensure your home is comfy and warm upon returning from an exciting day afield. It has an extended ceiling in the living room and a great view of the property. Just below the home is an awesome barn (approx 24 x 28). It has a utility room for your SXS, tools and other equipment. It has a roll up door and plenty of room for storage. Beyond the utility room is an awesome living area complete with woodburner and concrete floor. This could be a great area for housing guests or maybe a cool recreational area for maybe a bar or a trophy room. This property is turn-key and has had a ton of wildlife management projects completed. There's even an elevated shooting house to add to the awesomeness of this property. To finalize, this property has quality timber, rolling topography, a creek, multiple food plots, water holes, and a history of great deer! The property is accessible by an old unmaintained township road. "Sellers oil, gas, and mineral rights convey. The seller is requiring proof of funds or a pre-approval letter for all showings. Seller is also requiring 36 hours notice for all showings. An agent is required for all showings. Showings are by appointment only. 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) .

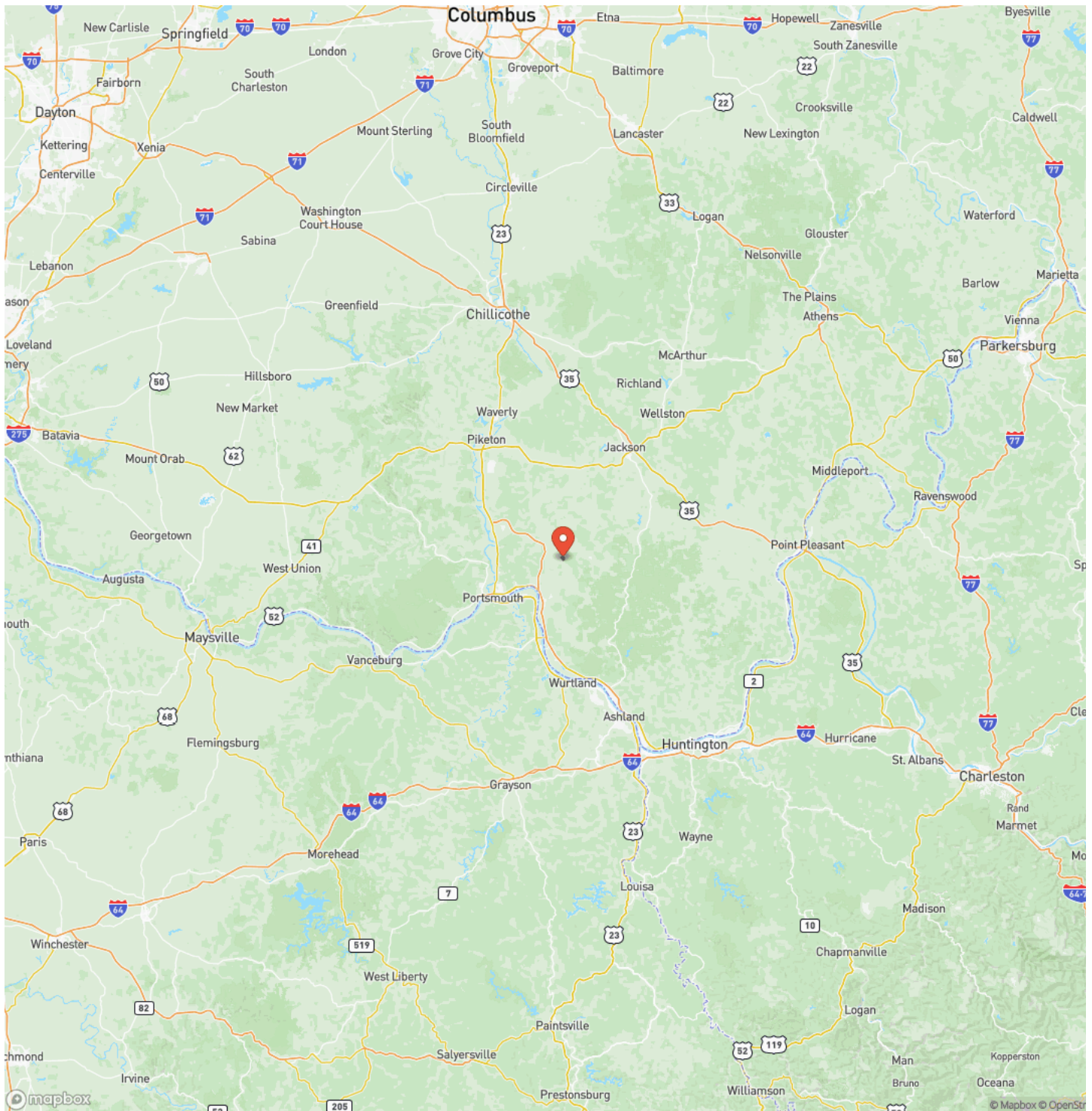
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

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(423) 494-7793

Email

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Address

City / State / Zip

NOTES

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www.arrowheadlandcompany.com

DISCLAIMERS

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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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