

**Salters Creek Farm**  
702 Sam Jones  
Wheelersburg, OH 45694

**\$425,000**  
5± Acres  
Scioto County





**Salters Creek Farm**  
**Wheelersburg, OH / Scioto County**

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**SUMMARY**

**Address**

702 Sam Jones

**City, State Zip**

Wheelersburg, OH 45694

**County**

Scioto County

**Type**

Farms, Hunting Land, Recreational Land, Single Family

**Latitude / Longitude**

38.753 / -82.7581

**Dwelling Square Feet**

3300

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

5

**Price**

\$425,000

**Property Website**

<https://arrowheadlandcompany.com/property/salters-creek-farm-scioto-ohio/44157/>



**PROPERTY DESCRIPTION**

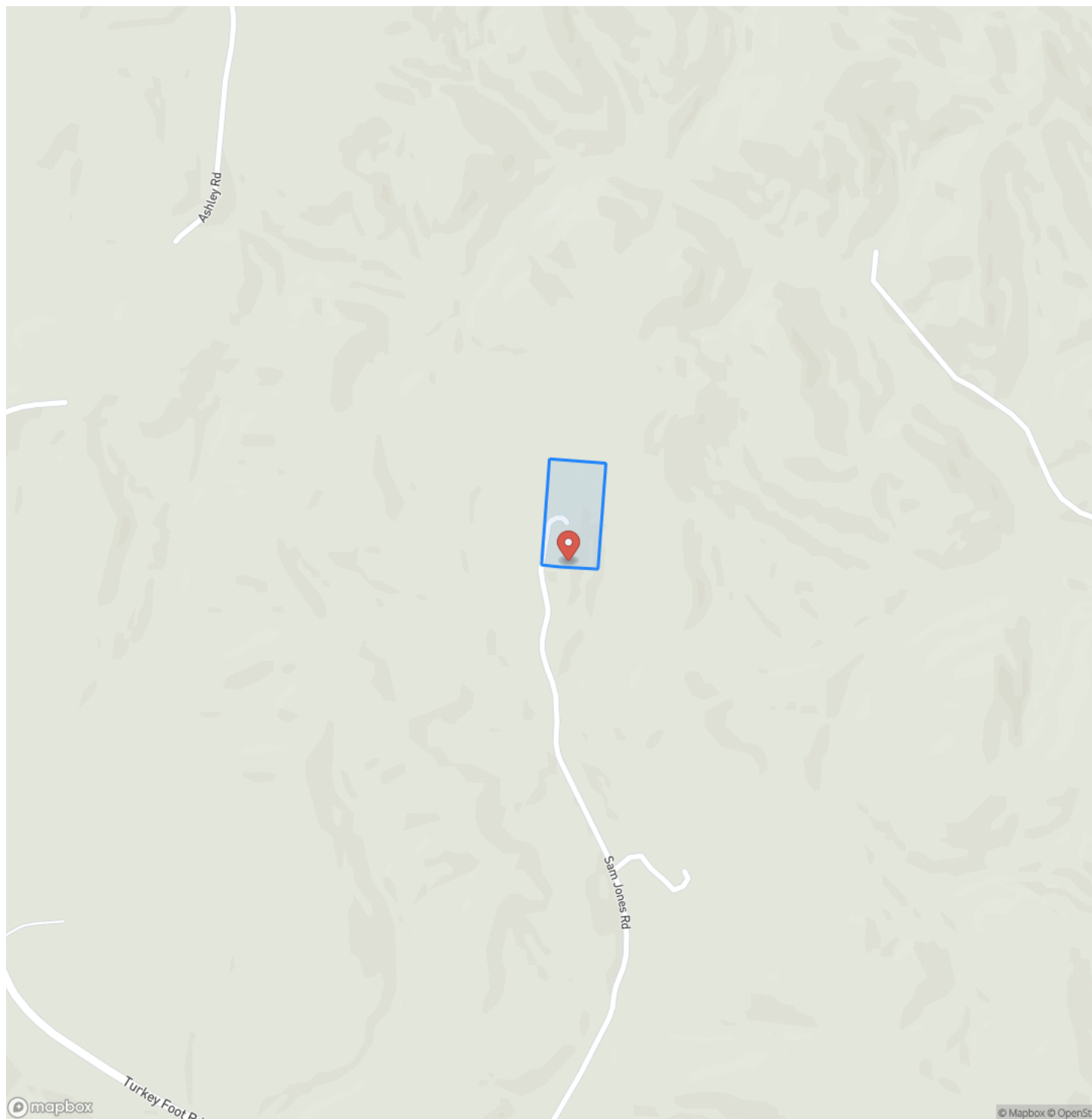
If you are looking for a renovated and modern southern Ohio home, you will want to look at this beautifully laid out property. Located at the end of a mile long road, is this amazing and gorgeous home. If you can, imagine zero traffic, this is what you will have here. This spacious and open, 3300 sq ft home is nestled up on a beautiful hilltop bench . It offers three large bedrooms, two full baths, one half bath, a spacious kitchen, a large dining area, an awesome family/living room, two fireplaces, and a laundry area. If you need lots of closet space, this house has it. One room has been converted into a walk-in closet/dressing area with a beautiful jewelry drawer. The basement is partly finished, but has a great start to an awesome rec room. There is a wood burning furnace in the basement, adding to the diversity of this great home. The home also includes updated electrical panels, a water softener, and a drinking water system. In addition to the great features inside, this home also offers great features for outdoor living and entertaining. Along the front of the house you will find an awesome porch with the best view in the county. There are also two decks attached to the home, one off of the master bedroom, and an in-ground pool for hours of fun with friends and family. There is a brand new 40x30 barn to store all your equipment and a shed used for splitting firewood. Deer have been known to visit the barn and relax inside. This could be the best five acre hunting tract in the state as the owner has seen very big deer just off the back porch. There is an awesome little gardening area, good luck keeping the wildlife out of it though. If you are a hunter, or just love land and appreciate trees, fields, and views, then you really need to see this property. Part of the property is wooded with oaks and other trees. Property is subject to new easement. If you would like to see one of the most beautiful properties around, you will want to make an appointment to view. Please call Brian Whitt, 937.545.7764, or Josh Grant, 330.341.0997 for complete details of this property and showing.



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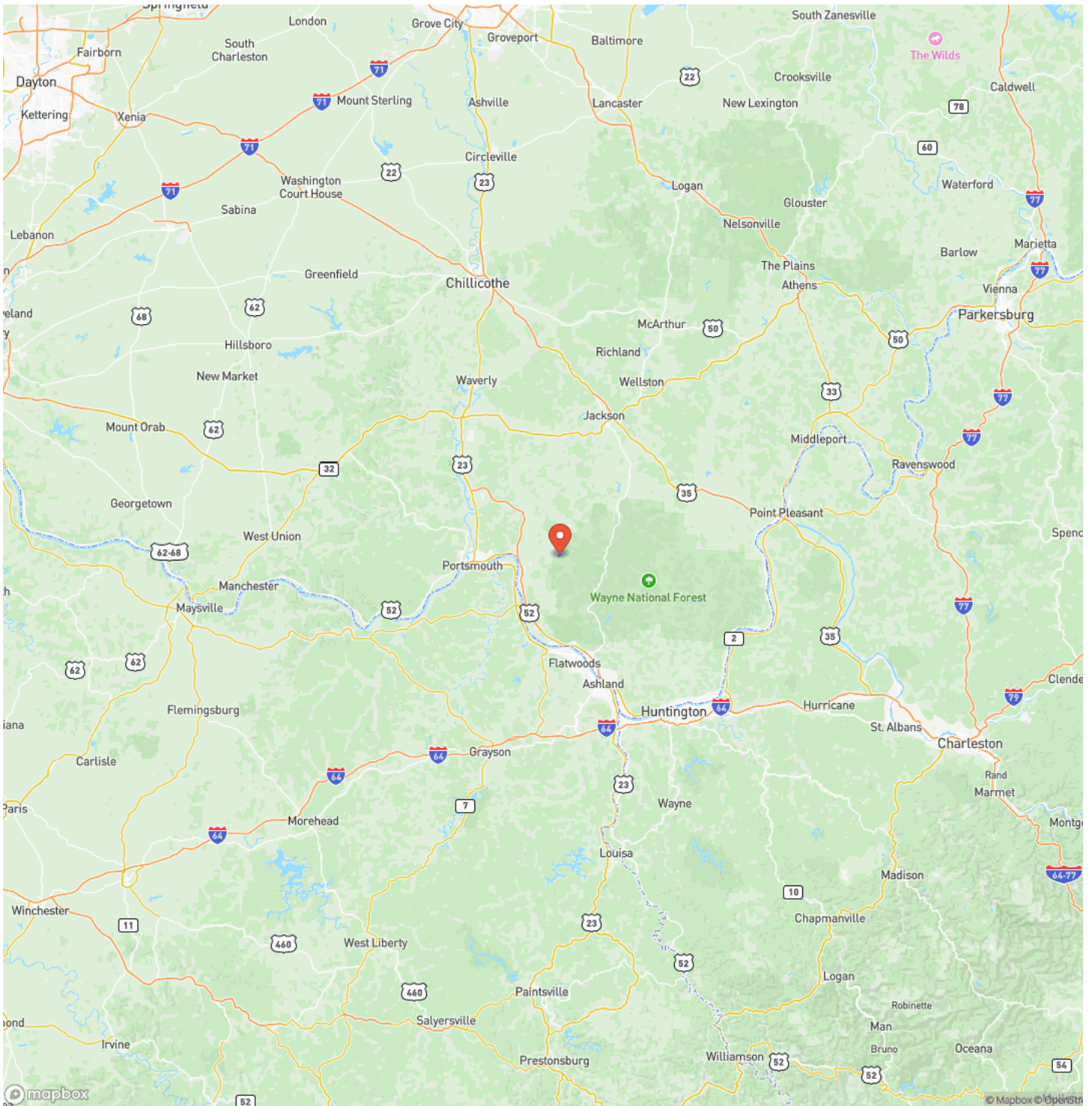


## Locator Map



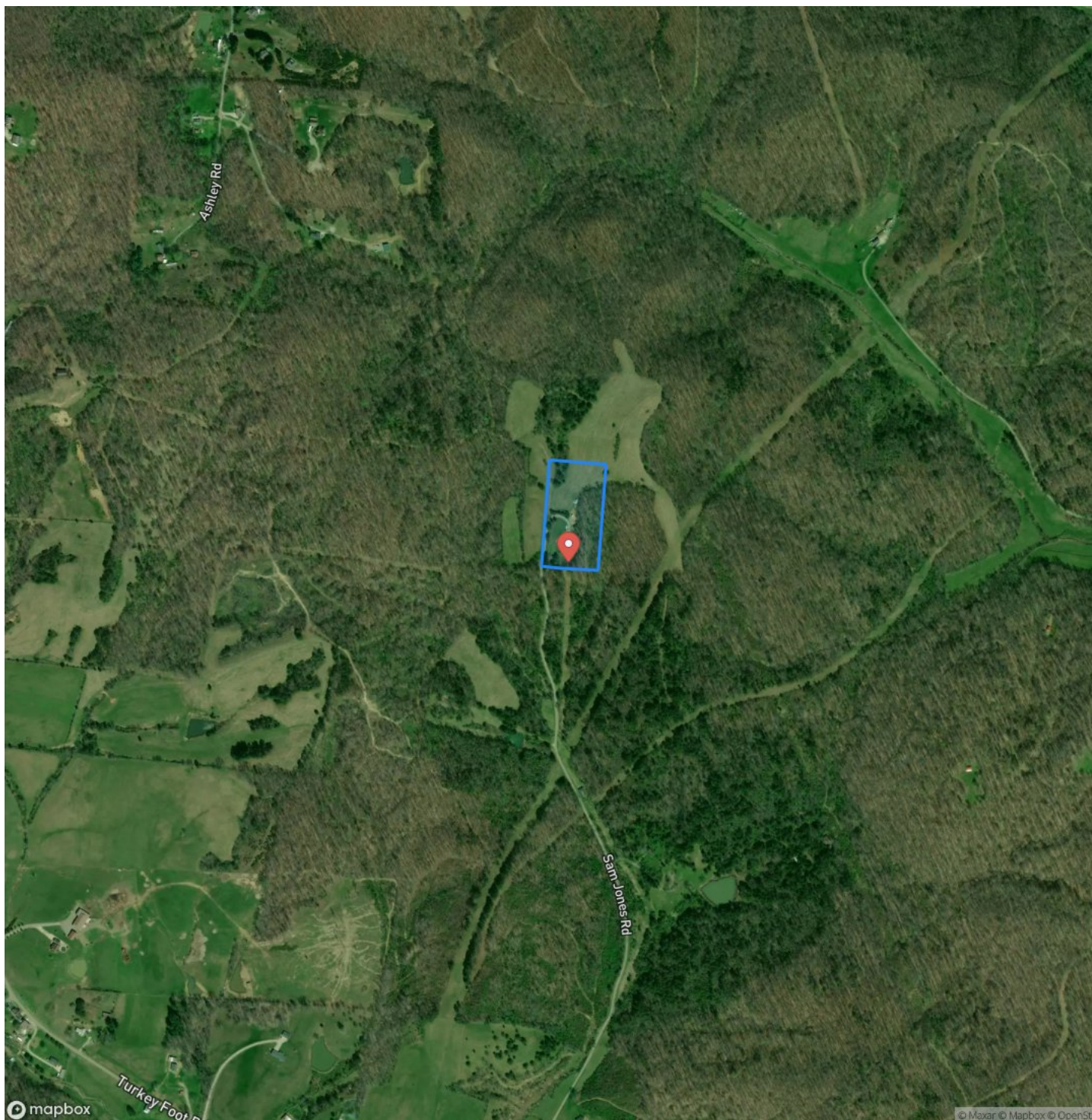


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Whitt

## Mobile

(937) 545-7764

## Email

brian.whitt@arrowheadlandcompany.com

**Address**

## City / State / Zip

Cincinnati, OH 45202

## 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, 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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