The Titus Whitetail Farm
S Side Cr 12
Middleport, OH 45760

$818,000
267± Acres
Meigs County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
S Side Cr 12

City, State Zip
Middleport, OH 45760

County
Meigs County

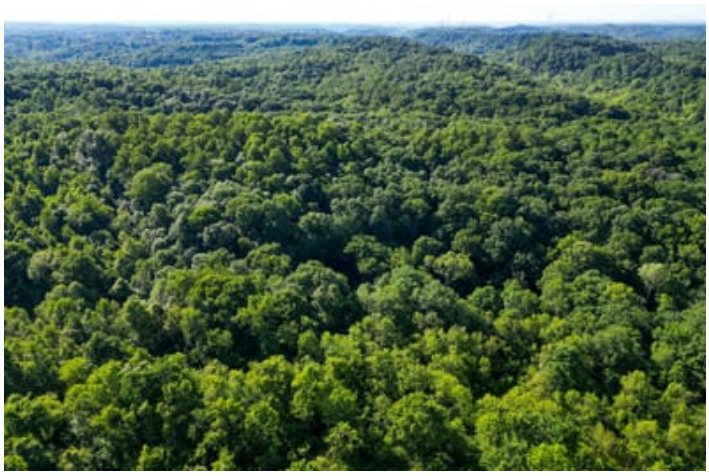
Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
39.0169 / -82.1877

Acreage
267

Price
$818,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

If you're searching for a large hunting tract in a renowned trophy whitetail county at just over $3,000 per acre, this 267 +/- acre property in Meigs County deserves your attention! Offering exceptional habitat and a layout designed by nature for successful hunting, this tract features an outstanding mix of topography, including benches, drainages, thick cover, and strategic travel corridors that create natural pinch points throughout the property. A network of established trails and old logging roads provides excellent access across the property, allowing hunters to reach key locations with ease. One of the standout features is a remote benchtop field positioned near an incredibly unique pinch point, creating a prime setup for whitetail encounters. The property's winding edges, diverse terrain, water hole, mineral site, and scattered oak trees provide the ingredients needed to attract and hold mature deer year-round. Excellent stem count and regenerating cover further enhance the habitat and bedding opportunities. Electric is available at the road, making this an outstanding location for a cabin, barndominium, or full-time residence. Situated on a quiet country road, the property offers the seclusion and privacy many buyers are looking for while still providing convenient access. A new survey has recently been completed, giving buyers confidence in the property's boundaries. As an added bonus, the seller may consider conveying up to 25% of the seller's oil, gas, and mineral rights, if owned, with no warranties expressed or implied. Whether you're looking to develop a premier hunting property, build your dream barndominium, or invest in a large recreational tract with exceptional habitat and future potential, this property offers a rare opportunity to bring those dreams to life. Don't miss your chance to own a remarkable piece of hunting and recreational land in an area known for producing trophy-class whitetails! Just a short drive from this property, there is an incredible country home sitting on 3 +/- acres that would make a great homebase for commuting to this property and would make an excellent full or part time home! The property is 30 +/- minutes to Gallipolis and 45 +/- minutes to Athens and Jackson. All 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 or Josh Grant at (330) 341-0997 .

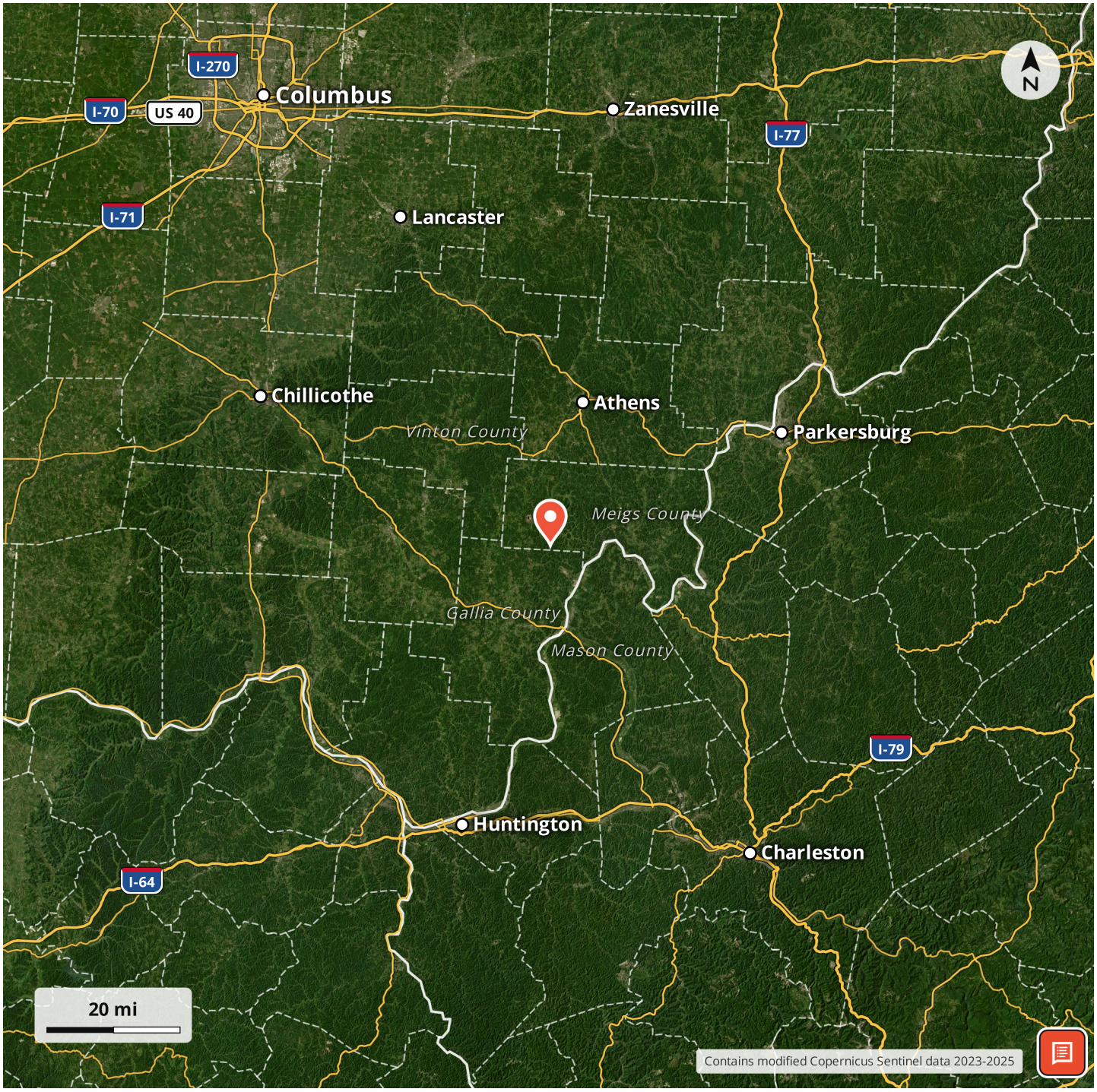
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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








Regional Map



Locator Map


N
Co Hwy 12
Swick Rd
Titus Rd
Wilcox
Kennedy Rd
Twp Hwy 641
0.5 mi

Aerial Map



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/