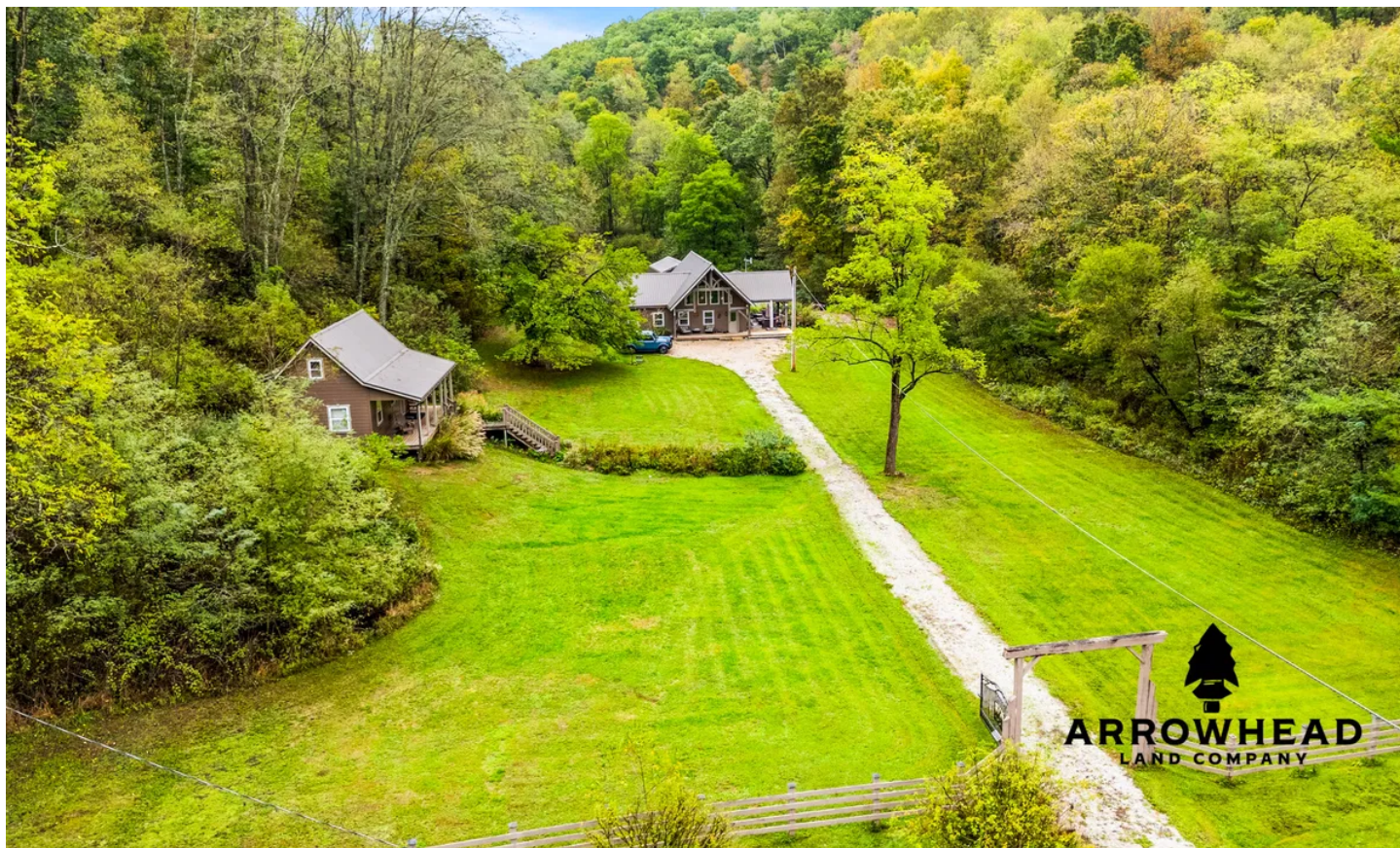


Browline Valley Retreat
14536 Wolfe Bennett Rd
Nelsonville, OH 45764

\$995,000
70± Acres
Athens County



Browline Valley Retreat
Nelsonville, OH / Athens County

SUMMARY

Address

14536 Wolfe Bennett Rd

City, State Zip

Nelsonville, OH 45764

County

Athens County

Type

Hunting Land, Recreational Land, Residential Property,
Timberland, Business Opportunity

Latitude / Longitude

39.419359 / -82.239115

Dwelling Square Feet

1190

Bedrooms / Bathrooms

3 / 2

Acreage

70

Price

\$995,000

Property Website

<https://arrowheadlandcompany.com/property/browline-valley-retreat-athens-ohio/65759/>

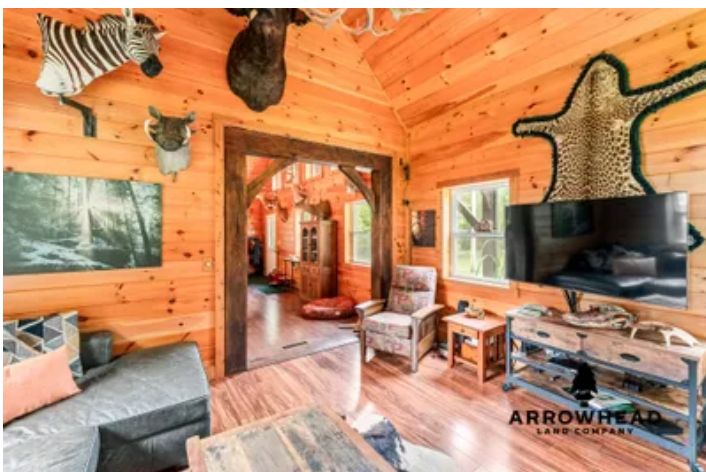


PROPERTY DESCRIPTION

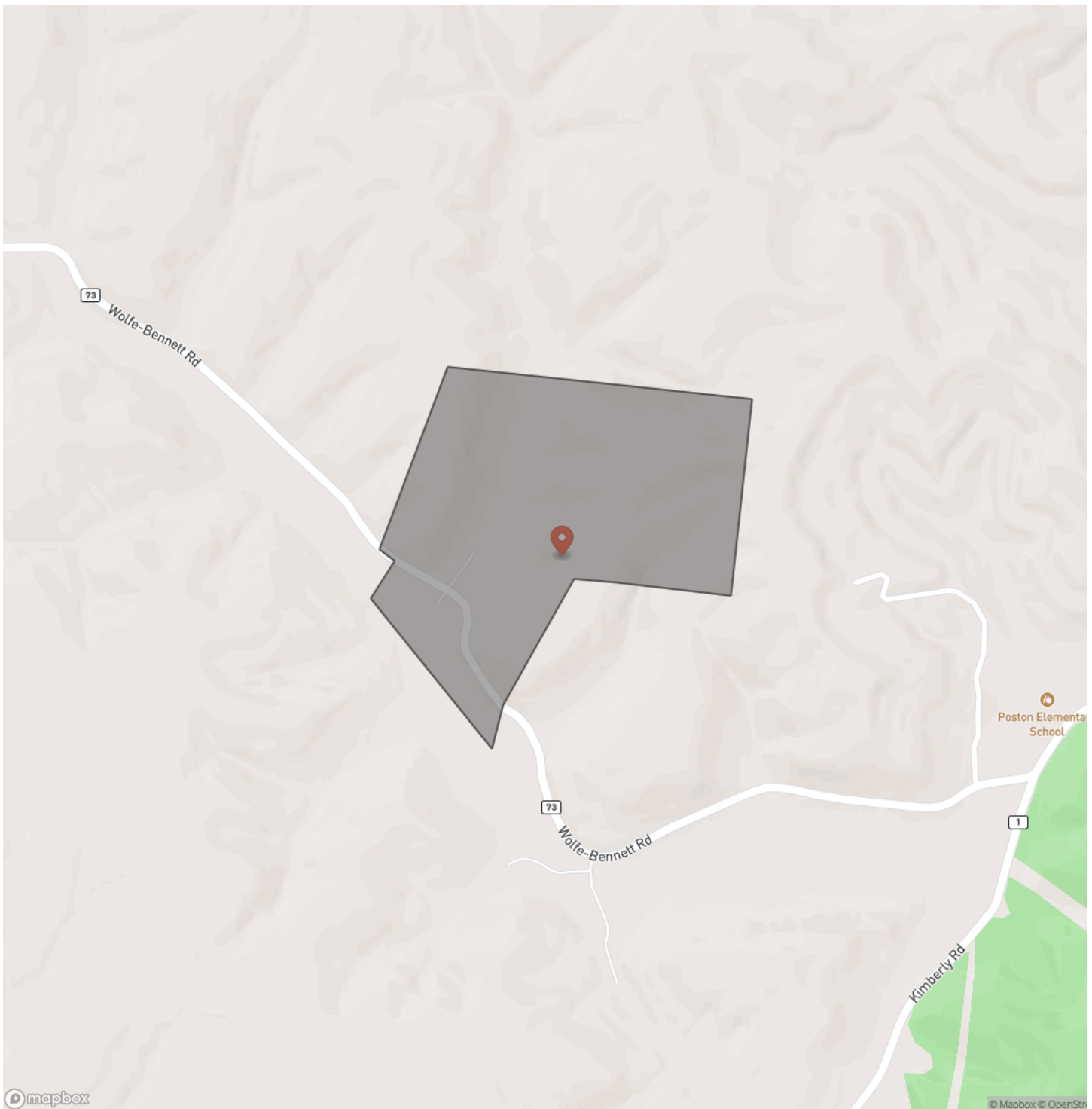
Introducing the Browntine Valley Retreat, 70 +/- acres in Athens County, Ohio! This one of a kind property truly offers it all, whether that's a comfortable stay, amazing hunting, and even a potential investment opportunity! With a county road passing through the southern part of the property, there are endless possibilities on both sides of the road. Entering through the keypad/gated entrance, a prime feature this beautiful retreat offers is the two story, 3 bedroom, 2 bathroom home, set up with a wraparound deck, beautiful loft, raised ceilings, and an awesome fireplace. As you walk you in, you will notice the spacious, open floor plan and the elegant kitchen, perfect for hosting meals. With plenty of space for family and guests, this home is the ideal location for having events, gatherings, or a hunting camp! There is a sauna and hot tub on site! Adjacent to the home is a nice bunkhouse with a loft. North of the house is an additional building that could be used as extra living space. Next to it, is a garage perfect for storing any vehicles or equipment! On top of that, there is a custom pavilion perfect for entertainment! The buildings are on public water and septic. As you cross the county road to the south, there is a barndominium with a loft/bathroom that offers you a clean slate allowing you to give a personal touch for more living space! The barndominium is perfect for entertainment, music and yoga! There is heat/air conditioning in each liveable building. Along with the exceptional living and investment potential that this property offers, it is filled with quality timber. There are several potential food plot locations and the farm has what it takes to grow and hold mature whitetails! With an already established trail system through the property, you are able to access your stands with ease whether that's hunting over potential food plots or within the timber. There are two elevated shooting stands located on field edges. The hunting opportunities don't stop on this 70 +/- acres. Having public land to the north and south of this farm provides you with even more possibilities to chase whitetails and turkeys. As soon as you step foot on this beautiful retreat, you will notice the attention to detail that was put into building the home and additional structures; and the effort that has been put into keeping everything well-manicured. There are a couple of awesome caves on the property and one was converted into a "Sound Bath". Take advantage of this amazing opportunity to own Browntine Valley Retreat! The retreat is only minutes from Hocking Technical College. The property is located about 20 +/- minutes to Athens, about 30 +/- minutes to the Hocking Hills and about 60 +/- minutes to Columbus, Ohio. Pre-Qualified Approved buyers only and Seller is requiring POF or Pre-Approval letter for all showings. New Survey was just completed. "Sellers" Oil, Gas and Mineral rights convey. Some of the furniture items are negotiable. 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](tel:937-545-7764) or Josh Grant at [\(330\) 341-0997](tel:330-341-0997).



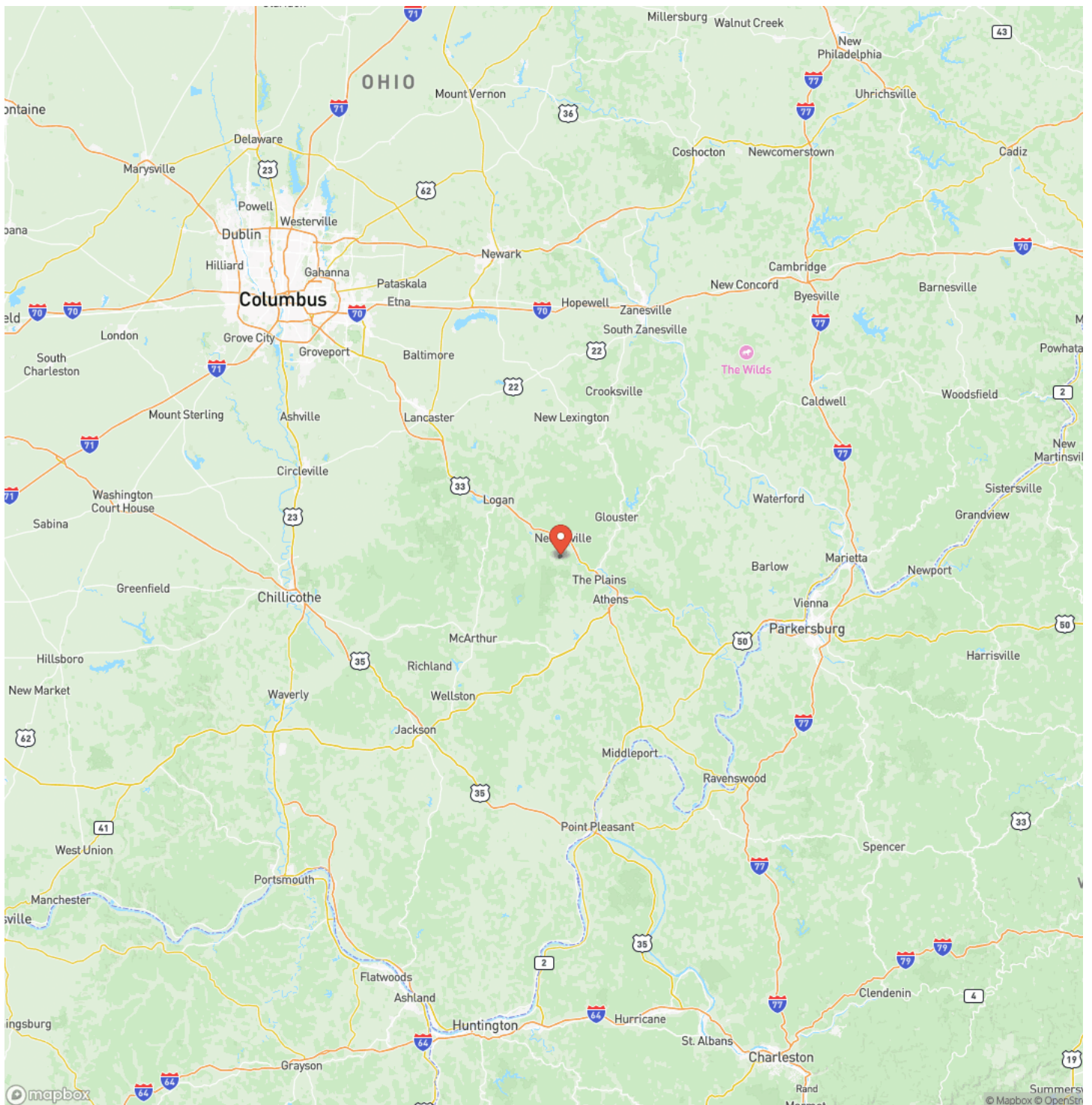
Browntine Valley Retreat
Nelsonville, OH / Athens County



Locator Map



Locator Map



Satellite Map



Browntine Valley Retreat
Nelsonville, OH / Athens 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



MORE INFO ONLINE:

www.arrowheadlandcompany.com

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.



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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