

Newly Remodeled Home and Hunting Land
1495 State Route 217
Kitts Hill, OH 45645

\$425,000
81± Acres
Lawrence County



Newly Remodeled Home and Hunting Land Kitts Hill, OH / Lawrence County

SUMMARY

Address

1495 State Route 217

City, State Zip

Kitts Hill, OH 45645

County

Lawrence County

Type

Single Family, Residential Property, Hunting Land, Farms, Recreational Land

Latitude / Longitude

38.5576 / -82.532

Dwelling Square Feet

1432

Bedrooms / Bathrooms

2 / 1

Acreage

81

Price

\$425,000

Property Website

<https://arrowheadlandcompany.com/property/newly-remodeled-home-and-hunting-land-lawrence-ohio/53004/>



Newly Remodeled Home and Hunting Land Kitts Hill, OH / Lawrence County

PROPERTY DESCRIPTION

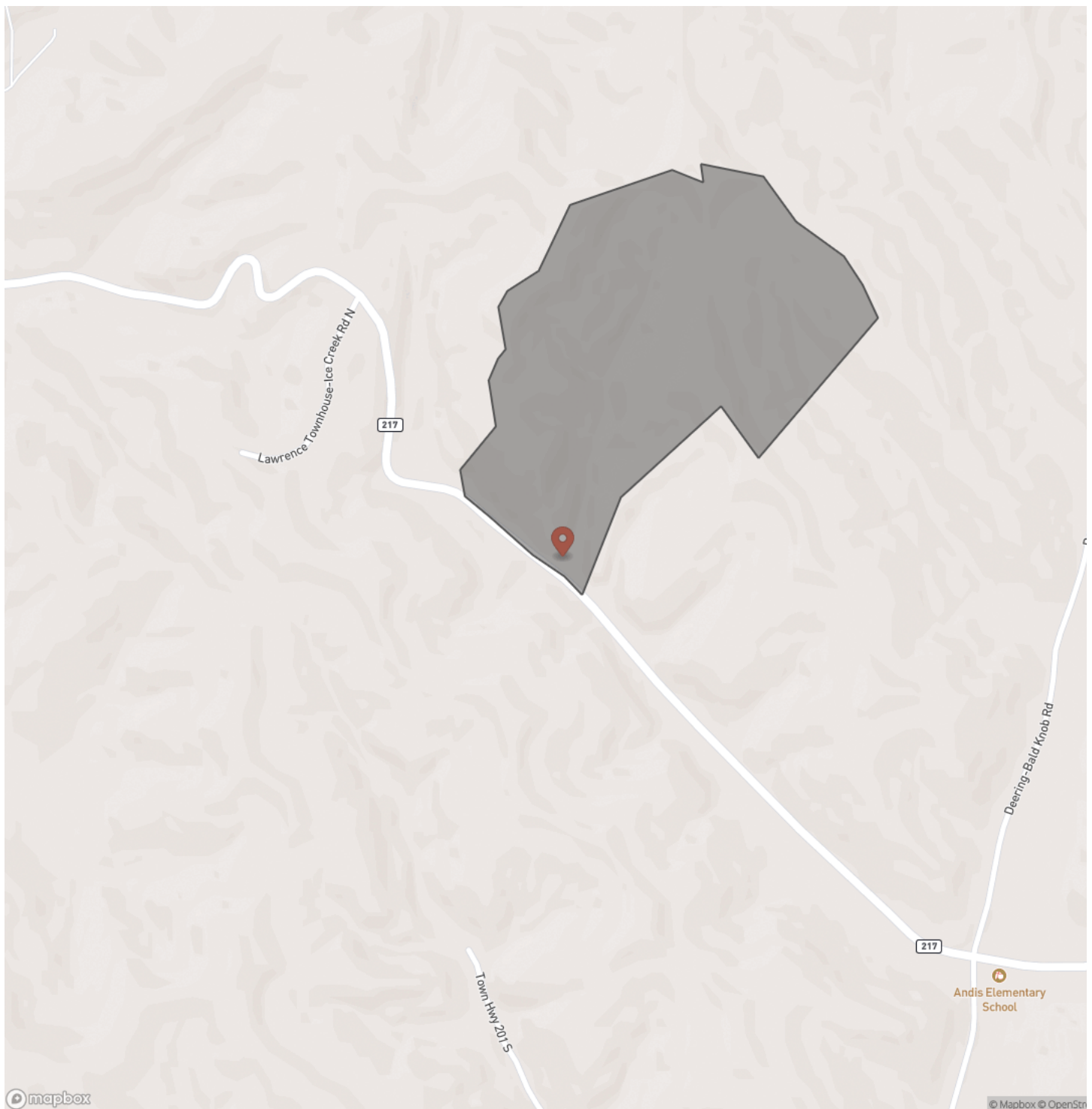
Here we have a beautiful, newly-remodeled home with an open floor plan. Located approximately 15-20 minutes from town, this home has two nice-sized bedrooms and one full bath. The living room and kitchen are open concept, making it feel very spacious. An awesome sunroom on the back of the house gives the owner(s) a great place to relax and watch nature, as there are often deer and other wildlife in the backyard. Behind the house is a covered outdoor patio area with electricity, which offers a great place to cook out and enjoy meals with friends and family. There is also a newly-built root cellar, with electricity, that is built into the hill to store all your vegetables. This cellar offers a lot of storage, allowing you to utilize the large fenced-in garden area and raise your own produce. The layout of the acreage on this property is set up perfectly for deer hunting. There is also a well-maintained trail system to travel the property. You can navigate nearly any part of this property on a side-by-side, making it very easy to haul treestands or retrieve a deer from the woods. There are ample places for food plots on this property with the possibility of more, if a person wanted to do some minor clearing to increase the sizes of the fields. The property has a lot of thick cover that offers some nice south facing slopes for deer to bed on. There are also some Dunstan Chestnut, Persimmon, and Oak trees that offer food for wildlife. The onsite hunter's cabin makes for a great place to get warm and have a meal after a cold morning hunt, without having to go all the way back down to the house. There are also some nice permanent shooting houses built for hunting out of the elements. Sellers mineral rights convey. Please call Brian Whitt at 937.545.7764 or Brian Salmons at 740.646.9378 for complete details of this property or to schedule a showing.



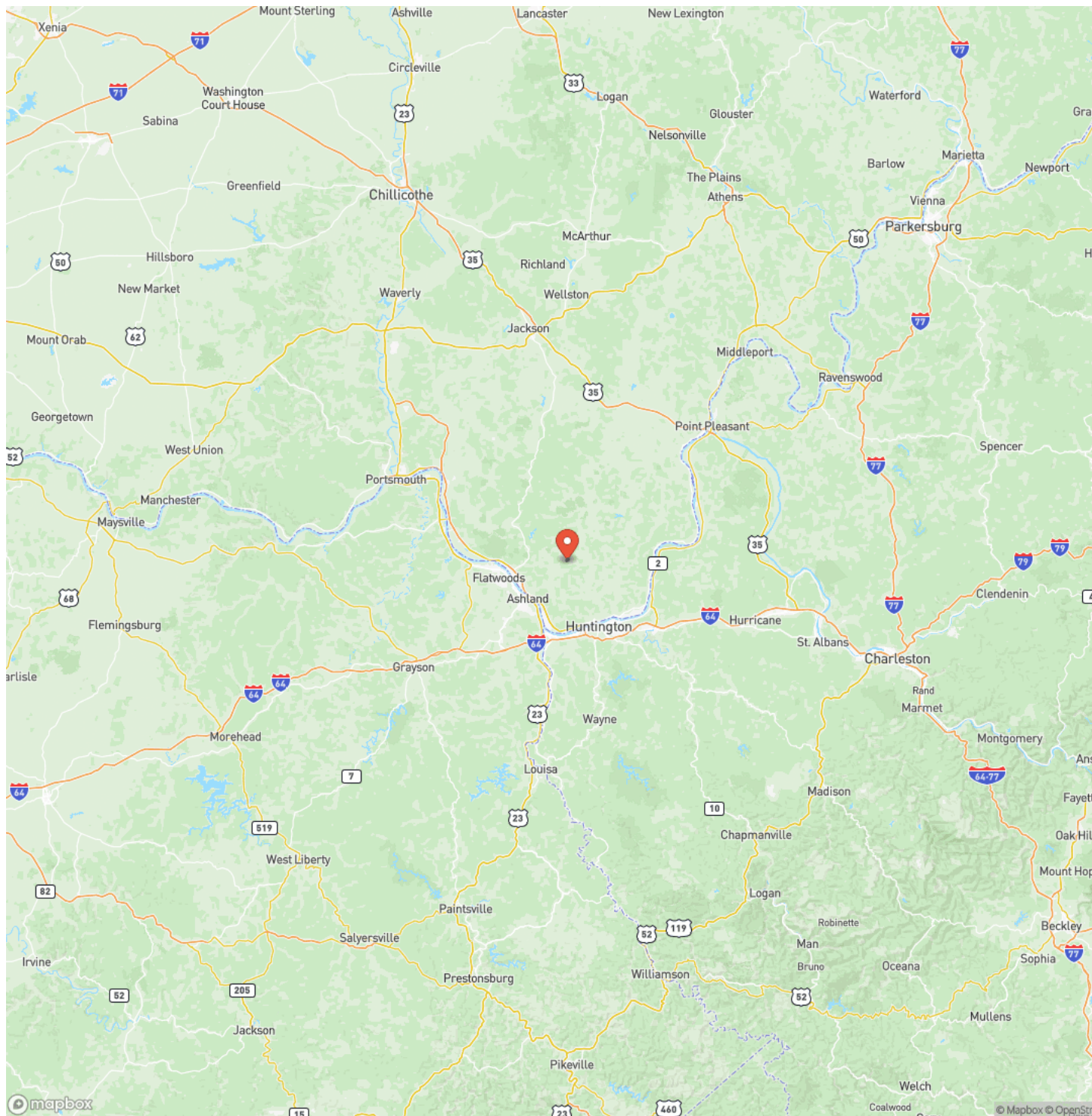
Newly Remodeled Home and Hunting Land
Kitts Hill, OH / Lawrence County



Locator Map



Locator Map



Satellite Map



Newly Remodeled Home and Hunting Land Kitts Hill, OH / Lawrence 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 blue 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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

