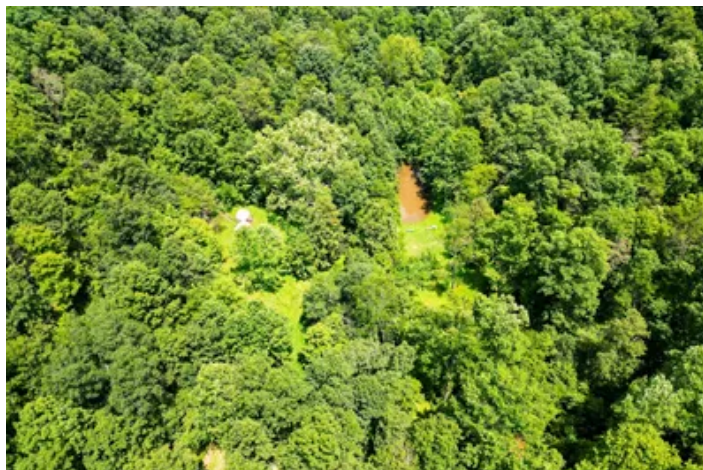
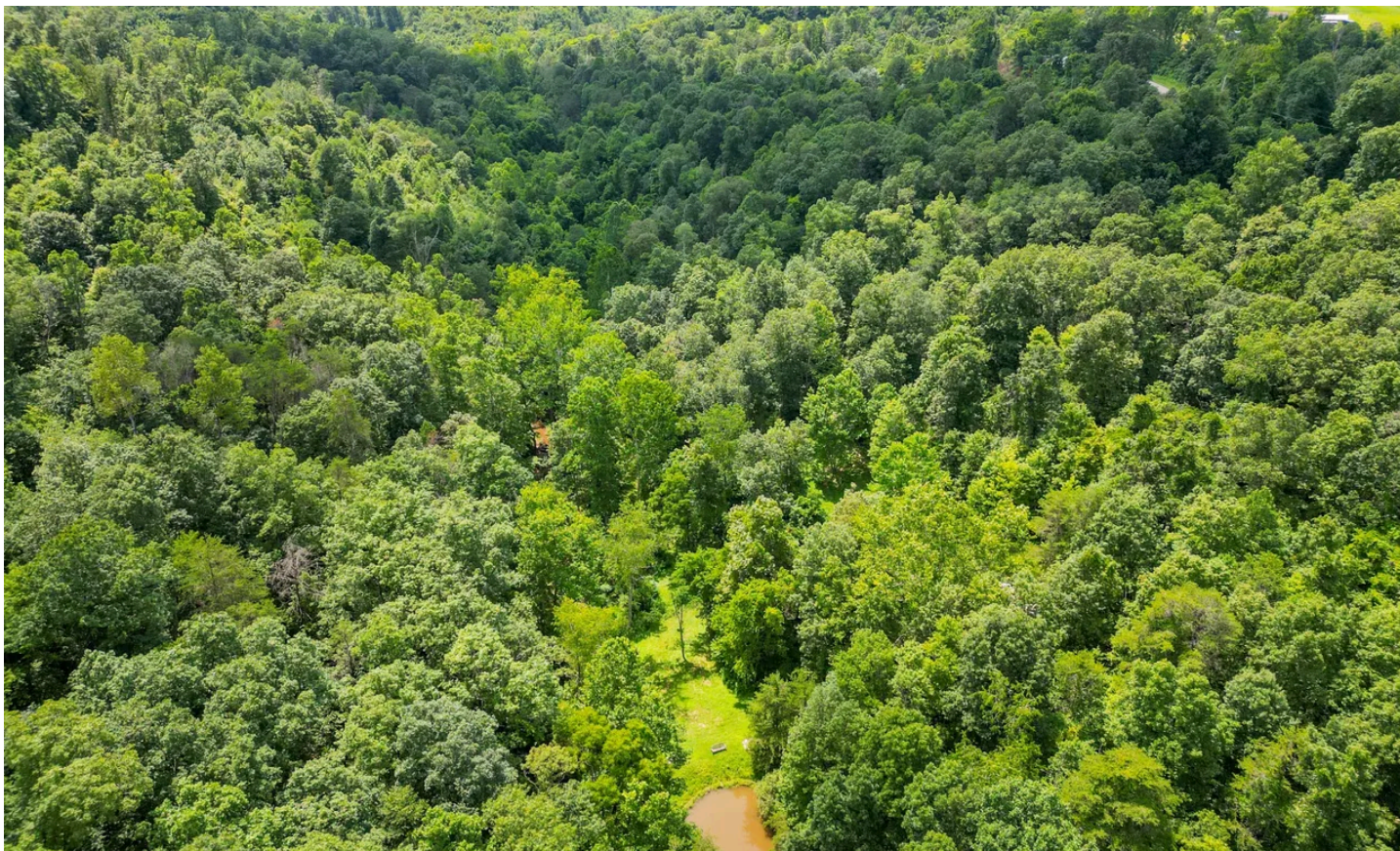


**Sugarcamp Run Farm**  
S. Eden Ridge Road  
Reedsville, OH 45772

**\$100,000**  
22± Acres  
Meigs County





**Sugarcamp Run Farm**  
**Reedsville, OH / Meigs County**

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**SUMMARY**

**Address**

S. Eden Ridge Road

**City, State Zip**

Reedsville, OH 45772

**County**

Meigs County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

39.15226 / -81.7733

**Acreage**

22

**Price**

\$100,000

**Property Website**

<https://arrowheadlandcompany.com/property/sugarcamp-run-farm-meigs-ohio/86117/>



**PROPERTY DESCRIPTION**

Welcome to Meigs County, Ohio - an area known for producing trophy-class whitetail bucks! This secluded and scenic +/- 22 acre property offers everything the serious outdoorsman or nature lover could ask for: mature timber, meadows and clearings, creek, pond, cabin, trails, rock formations, and a diverse varied topography that naturally funnels deer through the property. There are a few great areas for food plots, too! Winding through the land is Sugarcamp Run Creek, adding beauty and a reliable water source for wildlife. There is also a stocked pond that sits tucked away that is ideal for fishing, relaxing, or attracting game. The property is loaded with oak trees, established trails, and endless deer sign with multiple bedding areas and travel corridors that make picking a stand location a simple task. There is an off-grid cabin with a wood burner, making for a perfect hunting base camp or weekend escape. Whether you're chasing mature whitetails, listening for gobblers, or exploring the land's natural rock features, this property offers a rare opportunity to own your own slice of outdoor paradise! Access is provided by a recorded easement, ensuring privacy and a true backwoods feel while still being accessible. Wildlife is abundant, the terrain is diverse, and the area has a strong reputation for producing big deer year after year. The property is +/- 35 minutes to Athens, OH, Marietta, OH, and Parkersburg, WV, and +/- 2 hours to Columbus. Sellers oil, gas, and mineral rights convey. 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).

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.



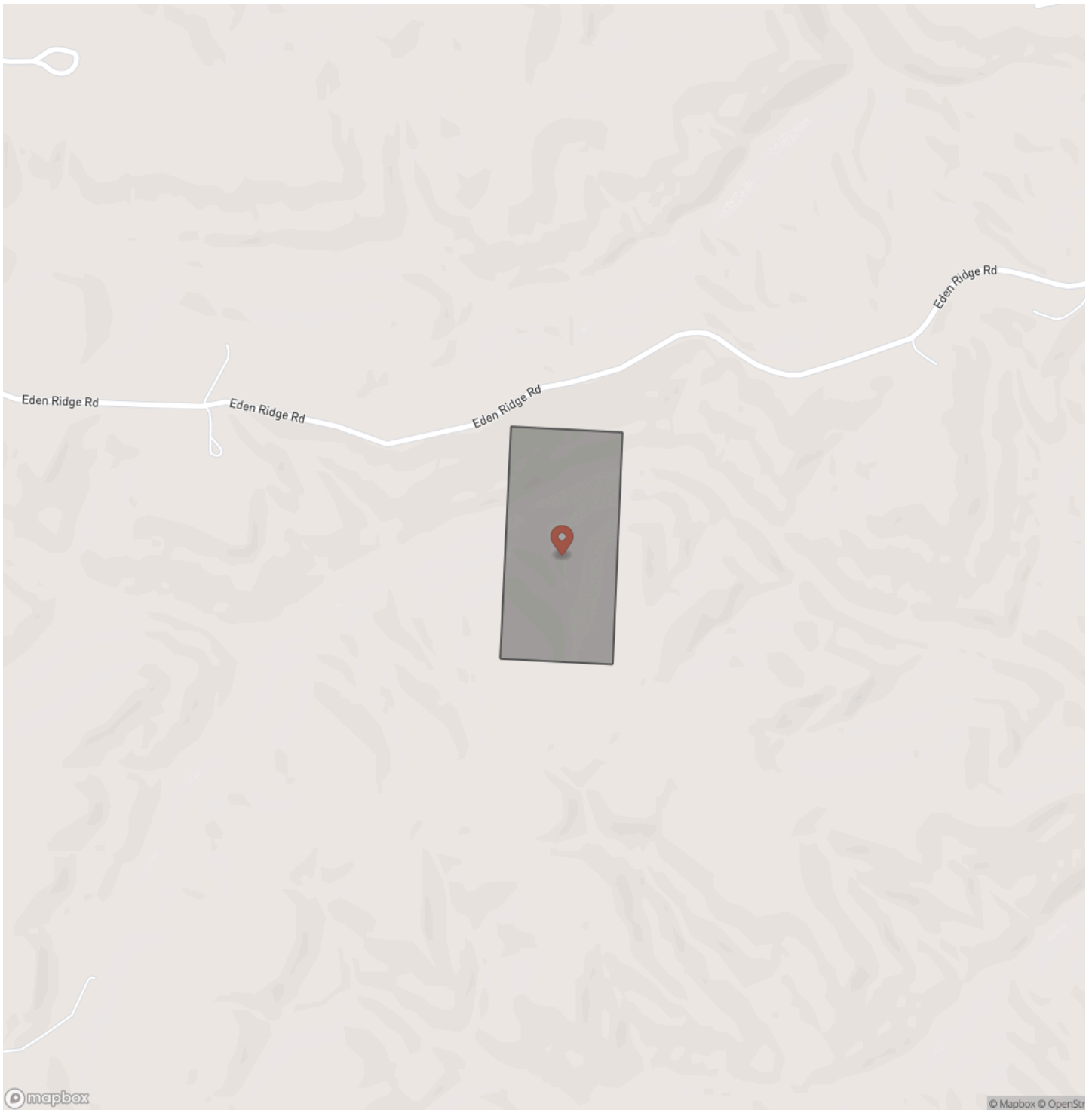
Sugarcamp Run Farm  
Reedsville, OH / Meigs County

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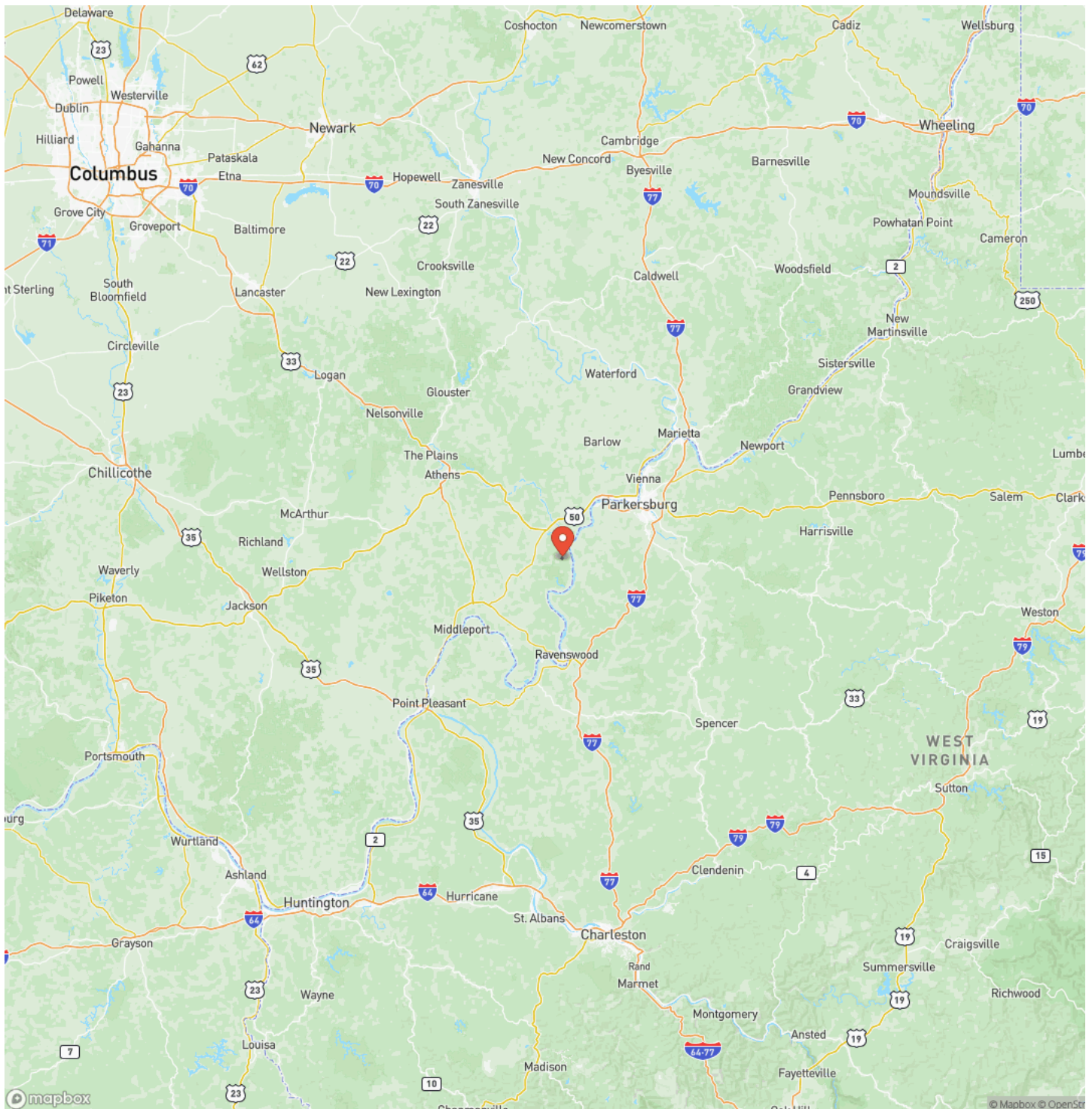




## Locator Map



## Locator Map





## Satellite Map



**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Brian Whitt

## Mobile

(423) 494-7793

## Email

brian.whitt@arrowheadlandcompany.com

**Address**

City / State / Zip

## NOTES

[illegible]



[illegible]

**[www.arrowheadlandcompany.com](http://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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