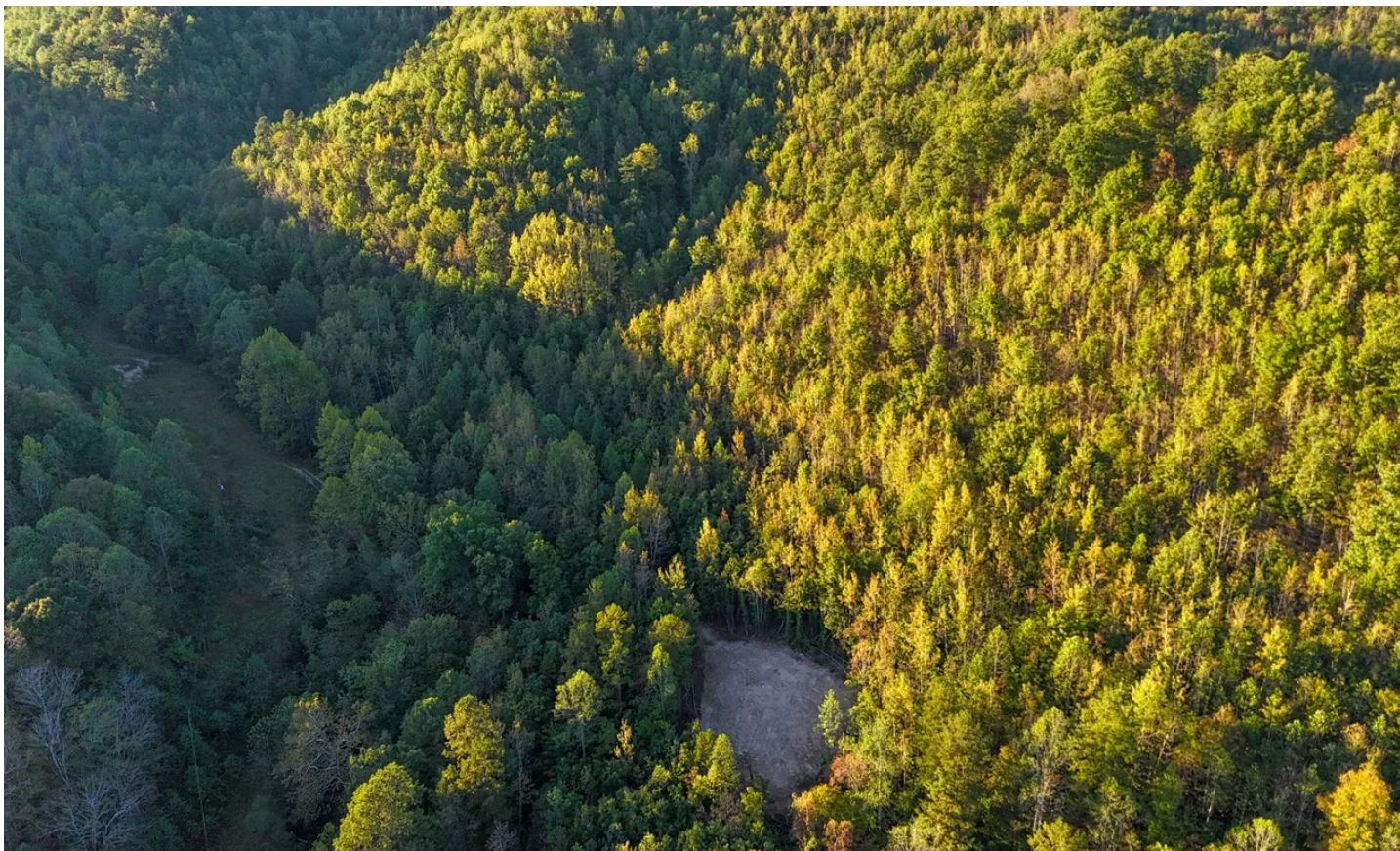


Shepard Fork Road Hunting/Build Farm
0 Shepard Fork Rd
West Portsmouth, OH 45663

\$235,000
68± Acres
Scioto County



Shepard Fork Road Hunting/Build Farm West Portsmouth, OH / Scioto County

SUMMARY

Address

0 Shepard Fork Rd

City, State Zip

West Portsmouth, OH 45663

County

Scioto County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.7756 / -83.0599

Taxes (Annually)

4467

Acreage

68

Price

\$235,000

Property Website

<https://arrowheadlandcompany.com/property/shepard-fork-road-hunting-build-farm-scioto-ohio/92859/>



Shepard Fork Road Hunting/Build Farm West Portsmouth, OH / Scioto County

PROPERTY DESCRIPTION

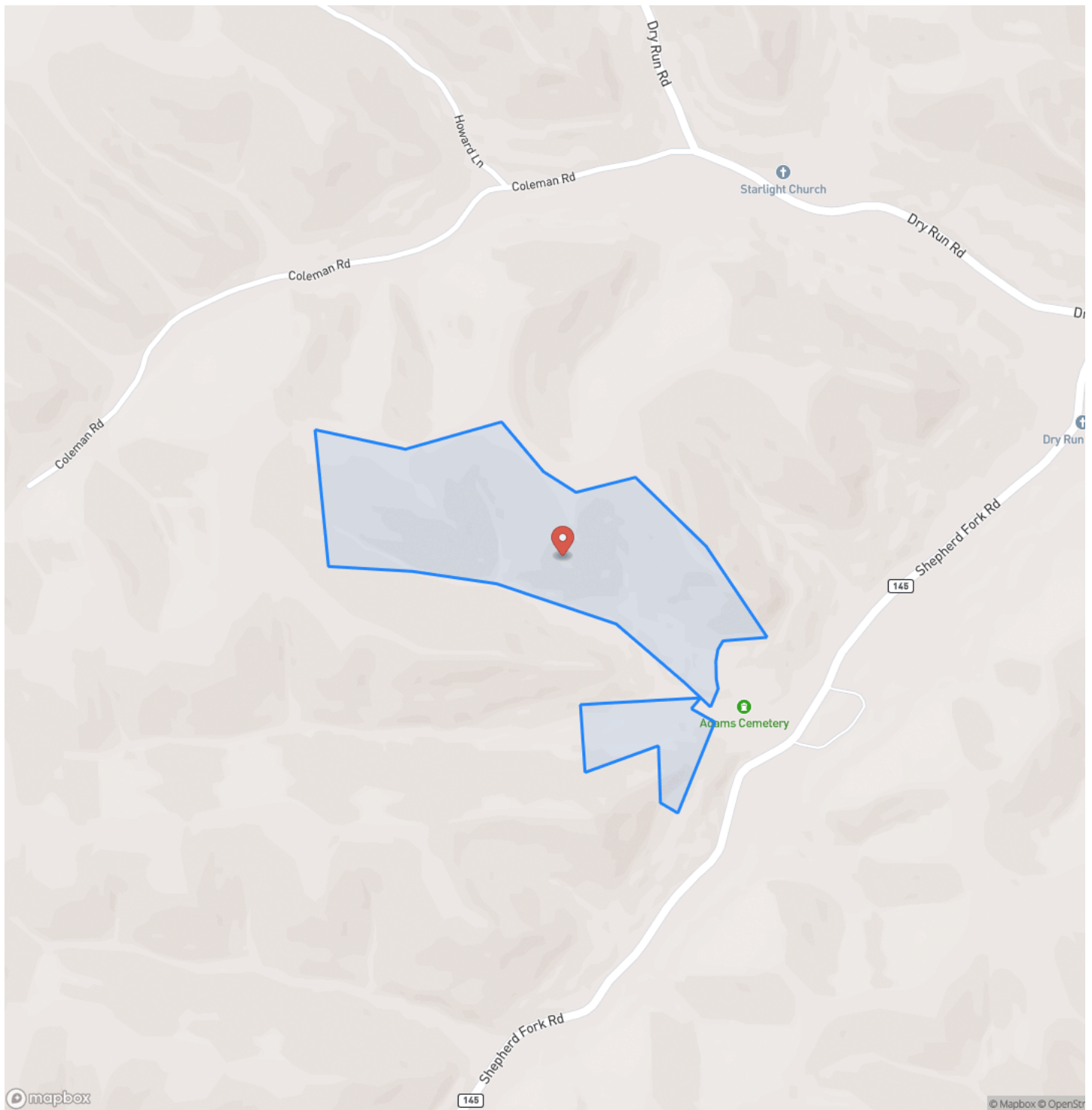
This +/- 68-acre property in Scioto County offers everything outdoorsmen dream of — privacy, views, and excellent hunting! New roads provide easy access throughout, leading to both a secluded cabin site and a prime house build site. A public water tap is already installed, saving time and expense. The land features thick wildlife cover, rolling terrain, and a scenic creek running through the property. Perfect for a weekend getaway, hunting retreat, or country home site ready for your vision, this property is conveniently located just +/- 7 miles to Portsmouth and +/- 16 miles to Wheelersburg offering plenty of places for any amenities you may need. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt ([937.545-7764](tel:937.545-7764)) or Brian Salmons at ([740.646-9378](tel:740.646-9378))

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.

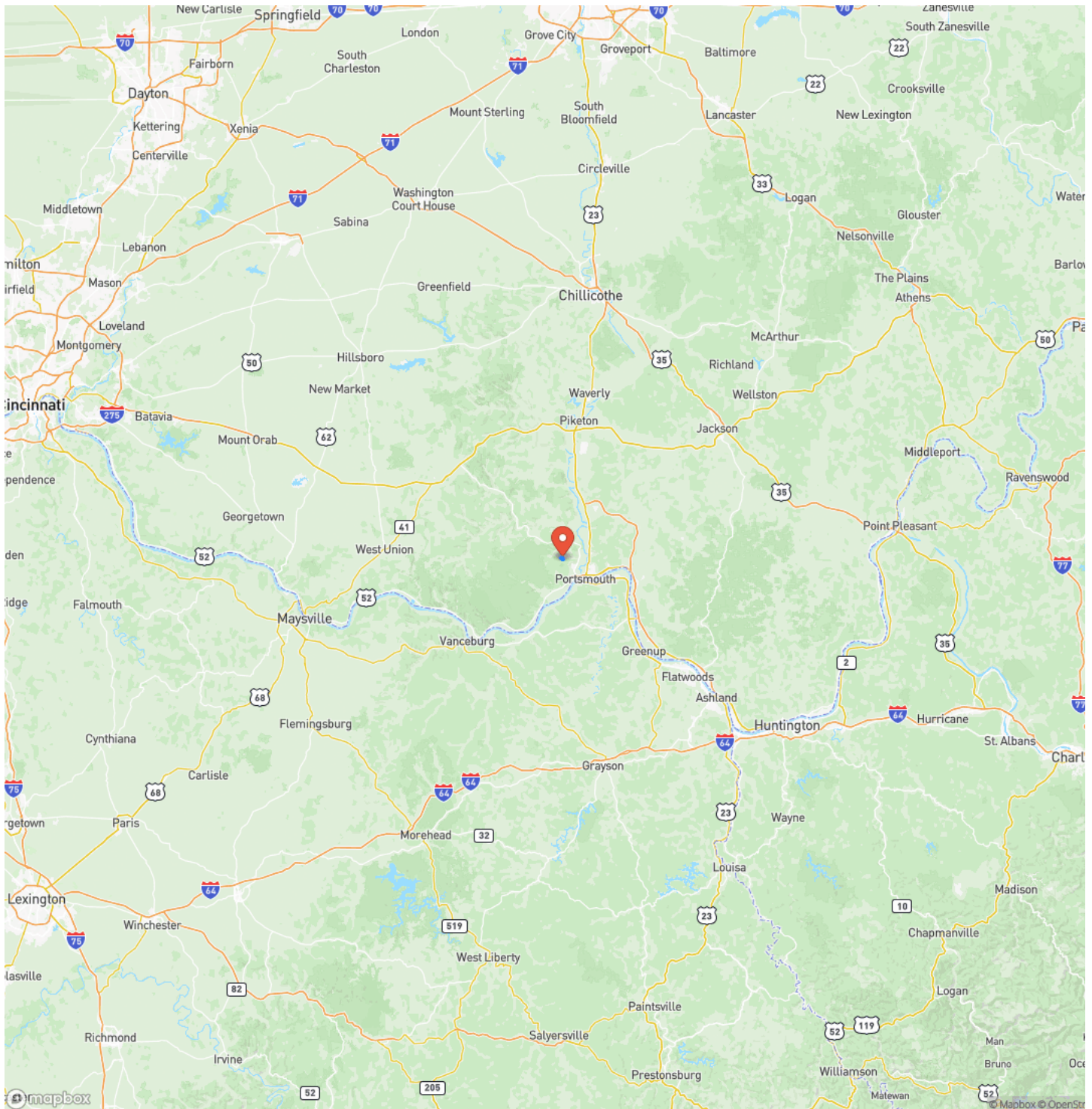
Shepard Fork Road Hunting/Build Farm
West Portsmouth, OH / Scioto County



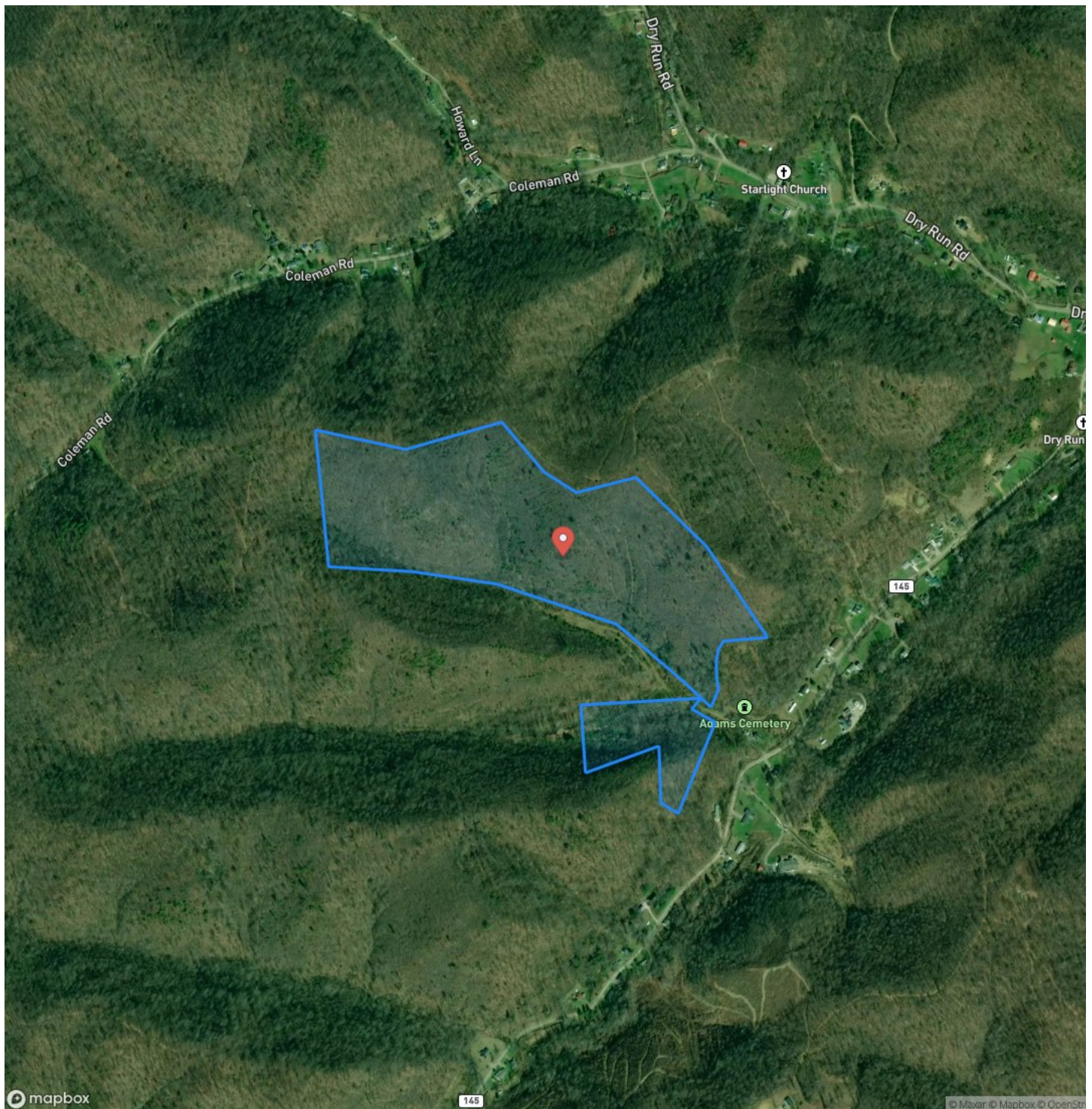
Locator Map



Locator Map



Satellite Map



Shepard Fork Road Hunting/Build Farm
West Portsmouth, OH / Scioto County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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