

Premier Timber Tract
0 Feurt Hill Rd
Portsmouth, OH 45662

\$256,000
63± Acres
Scioto County



**Premier Timber Tract
Portsmouth, OH / Scioto County**

SUMMARY

Address

0 Feurt Hill Rd

City, State Zip

Portsmouth, OH 45662

County

Scioto County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

38.808 / -82.9708

Acreage

63

Price

\$256,000

Property Website

<https://arrowheadlandcompany.com/property/premier-timber-tract/scioto/ohio/92349/>



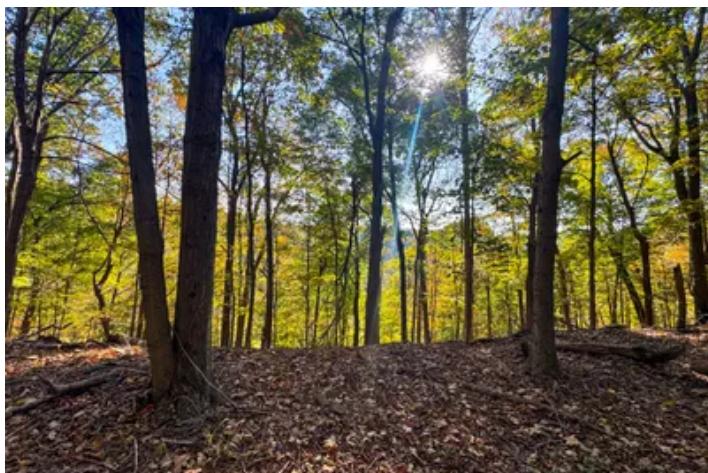
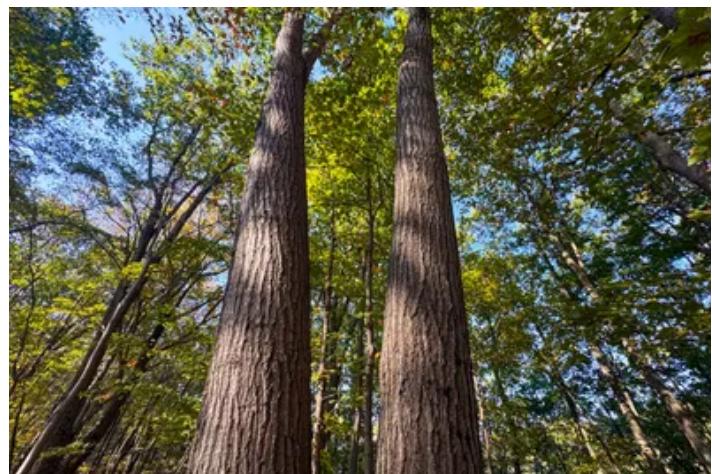
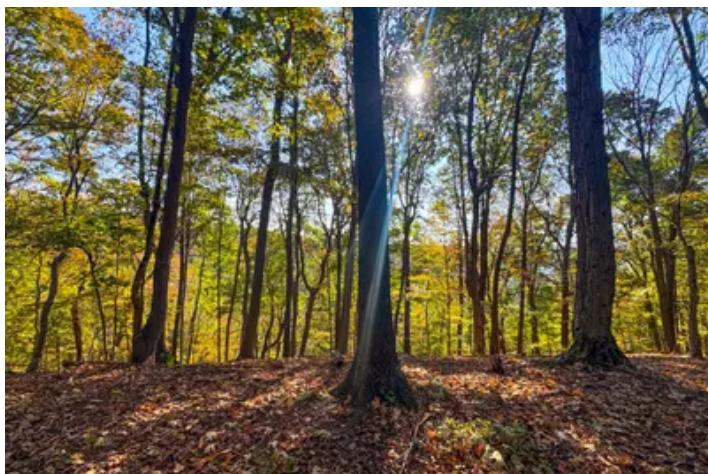
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PROPERTY DESCRIPTION

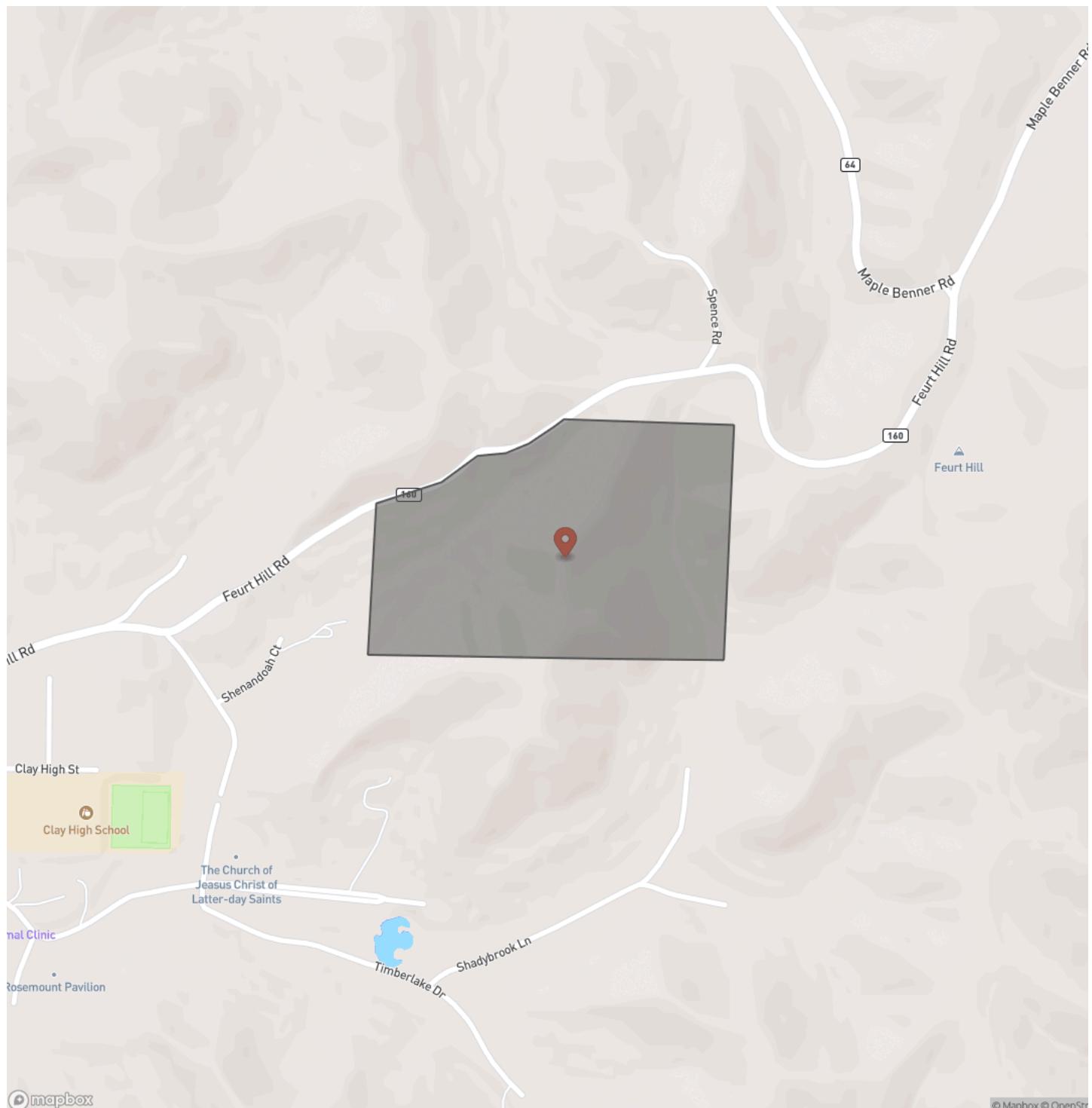
If you are in the market for a phenomenal hunting property that also brings a great amount of timber value, you are going to want to take a look at this +/- 63 acres in Scioto County, Ohio! Just minutes from town, this stunning property combines mature timber, convenience, and investment potential. Perched on a beautiful bench top surrounded by mature timber, it's a true haven for big whitetail deer and outdoorsmen. There are a variety of oaks on this land which make it a great investment tract. With some selective logging, the land could open up to reveal a breathtaking, million-dollar view of the surrounding countryside. Beyond its recreational appeal, this property stands out as a smart investment. The combination of valuable timber, prime location, and the growing popularity of Scioto County makes it an exceptional opportunity for those seeking both enjoyment and long-term value. This property is very convenient to St. Rt. 23 and St. Rt. 823. If you deer hunt in Southern Ohio then you know the potential this area has for monster whitetail bucks. With the timber, location and the quality of deer, this property would be great for families who want to build a cabin, camp or just buy and hold. "Sellers" mineral, oil and gas rights convey. There is more land available and this tract will require a survey to transfer. Guard rail will need to be opened up with the location chosen by the buyer with approval from road authorities. The property is +/- 90 minutes to Columbus, +/- 70 minutes to Athens, +/- 1 hour to Huntington, WV, and +/- 40 minutes to 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](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.

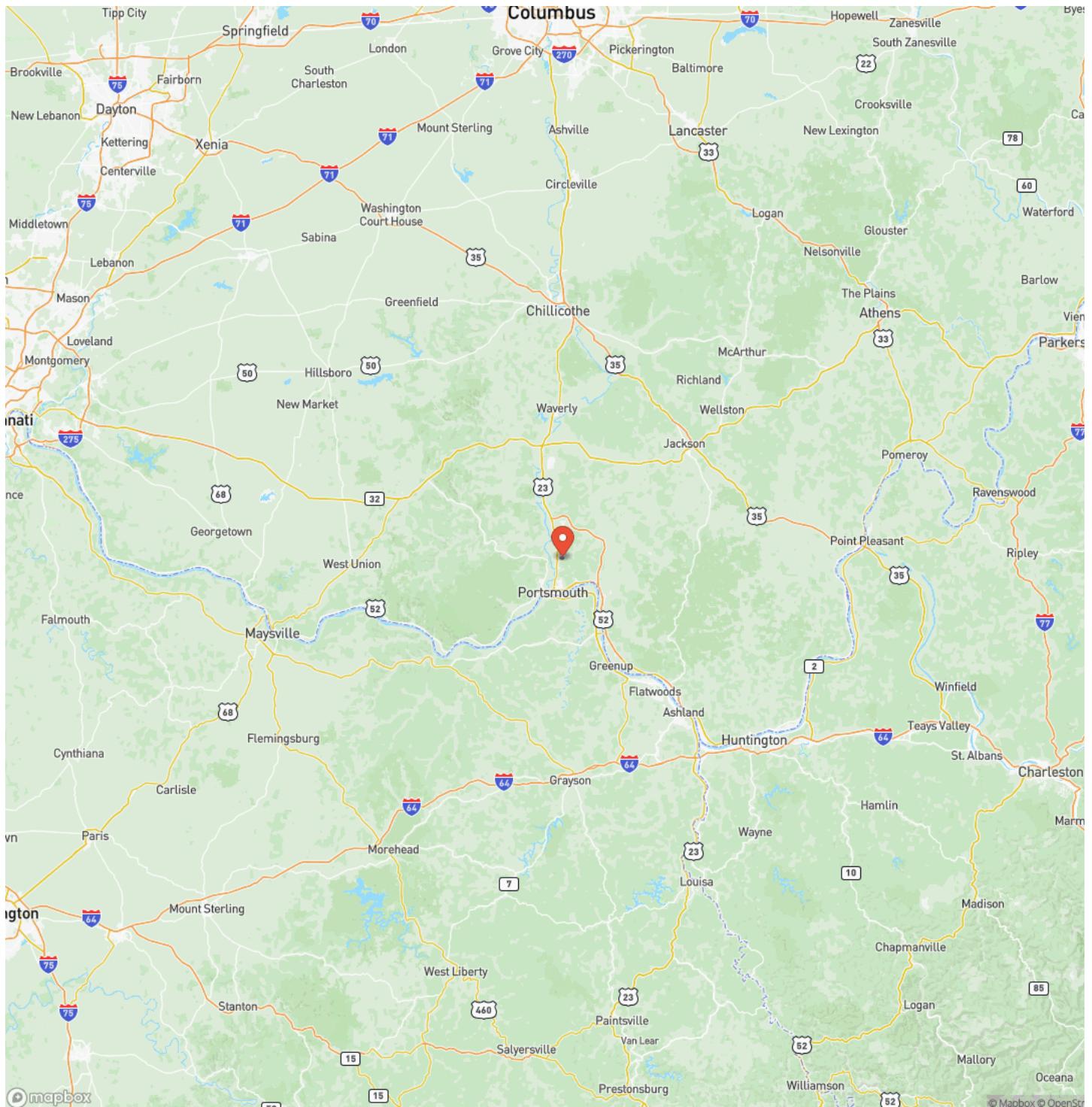
Premier Timber Tract
Portsmouth, OH / Scioto County



Locator Map



Locator Map



Satellite Map



Premier Timber Tract Portsmouth, OH / Scioto County

LISTING REPRESENTATIVE
For more information contact:



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NOTES

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**ARROWHEAD
LAND COMPANY**

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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