Titus Hunting Farm with Country Home
37800 Greenup Lane
Long Bottom, OH 45743

$1,170,000
270± Acres
Meigs County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
37800 Greenup Lane

City, State Zip
Long Bottom, OH 45743

County
Meigs County

Type
Hunting Land, Undeveloped Land, Recreational Land, Residential Property, Single Family, Timberland

Latitude / Longitude
39.1096 / -81.9047

Dwelling Square Feet
912

Bedrooms / Bathrooms
2 / 1.5

Acreage
270

Price
$1,170,000

Property Website
https://arrowheadlandcompany.com/property/titus-hunting-farm-with-country-home-meigs-ohio/109948/







PROPERTY DESCRIPTION

Take a look at this amazing hunting farm that not only presents you with the opportunity to chase big whitetails, but also get to call it home with a beautiful country home in Meigs County, Ohio! These two different tracts of land are combined, and consist of a large tract and a smaller tract with a home. They are about 30 +/- minutes apart. If you've been searching for a large hunting tract paired with a cozy, move-in-ready cabin in Meigs County, this 270 +/- acre property is the opportunity you've been waiting for! Tucked away at the end of an old public road, this exceptionally private property may be one of the quietest and most secluded offerings available today. The cabin (Sitting or +/-3 acres) is designed for comfort and convenience, featuring two bedrooms, one and a half bathrooms, a dedicated laundry area, beautiful wood craftsmanship throughout, and an open cathedral ceiling that creates a warm and inviting atmosphere. All appliances convey with the sale, and some furnishings may be included, making it easy to start enjoying the property from day one. Outdoor living is equally impressive. Enjoy your morning coffee on the spacious front porch or spend evenings overlooking the beautiful countryside from the rear porch, complete with planter boxes for your gardening activities. Additional improvements include a carport, a covered concrete slab with pavilion, a second pavilion, a tool shed, attractive landscaping, and plenty of room for parking family and friends. Additionally, the +/-267 acres is 30 +/- minutes away and offers exceptional habitat and a layout designed by nature for successful hunting; this tract features an outstanding mix of topography, including benches, drainages, thick cover, and strategic travel corridors that create natural pinch points throughout the property. A network of established trails and old logging roads provides excellent access across the property, allowing hunters to reach key locations with ease. One of the standout features is a remote benchtop field positioned near an incredibly unique pinch point, creating a prime setup for whitetail encounters. The property's winding edges, diverse terrain, water hole, mineral site, and scattered oak trees provide the ingredients needed to attract and hold mature deer year-round. Excellent stem count and regenerating cover further enhance the habitat and bedding opportunities. Electric is available at the road, making this an outstanding location for a cabin, barndominium, or full-time residence. Situated on a quiet country road, the property offers the seclusion and privacy many buyers are looking for while still providing convenient access. A new survey has recently been completed on the 267 +/- acres (in Middleport), giving buyers confidence in the property's boundaries. As an added bonus, the seller may consider conveying up to 25% of the seller's oil, gas, and mineral rights, if owned, with no warranties expressed or implied. Whether you're looking to develop a premier hunting property, build your dream barndominium, or invest in a large recreational and residential property with exceptional habitat and future potential, this property offers a rare opportunity to bring those dreams to life. Don't miss your chance to own a remarkable piece of hunting, residential and recreational land in an area known for producing trophy-class whitetails! Sellers are not conveying the first right of refusal to land bordering the house. 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 or Josh Grant at (330) 341-0997 .

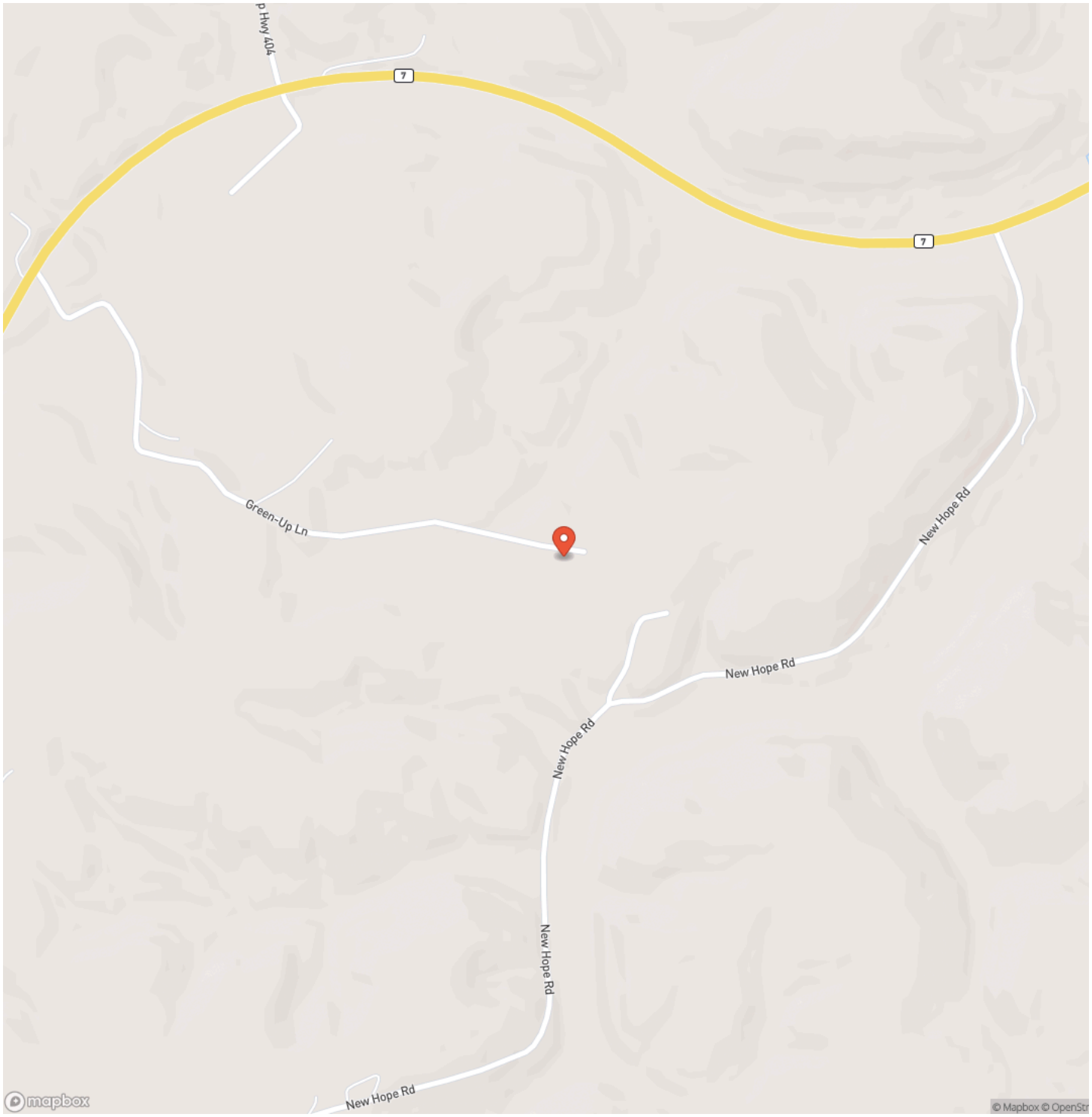
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



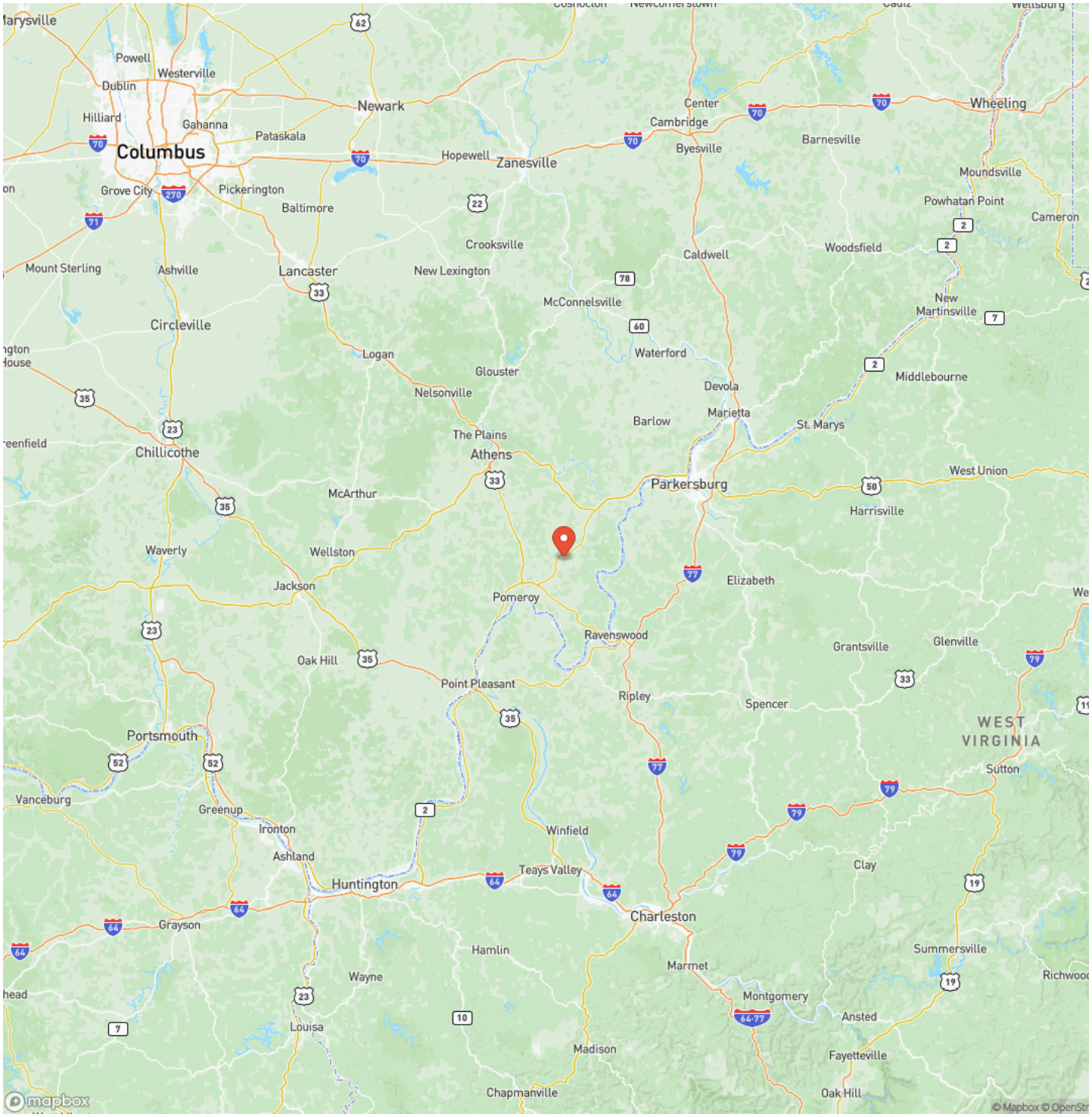





Locator Map


Hwy 404
7
7
Green-Up Ln
New Hope Rd
New Hope Rd
New Hope Rd
New Hope Rd
New Hope Rd
mapbox
© Mapbox © OpenStr

Locator Map


Columbus
Dublin
Powell
Westerville
Hilliard
Gahanna
Pataskala
Grove City
Pickerington
Baltimore
Newark
Hopewell
Zanesville
Center
Cambridge
Byesville
Barnesville
Wheeling
Moundsville
Powhatan Point
Cameron
Woodsfield
Caldwell
Crooksville
New Lexington
Lancaster
Ashville
Mount Sterling
Circleville
McConnelsville
New Martinsville
Middlebourne
Waterford
Logan
Glouster
Nelsonville
Devola
Marietta
Barlow
St. Marys
The Plains
Athens
Chillicothe
McArthur
Parkersburg
West Union
Harrisville
Waverly
Wellston
Jackson
Pomeroy
Elizabeth
Ravenswood
Grantsville
Glenville
Oak Hill
Point Pleasant
Ripley
Spencer
WEST VIRGINIA
Sutton
Portsmouth
Vanceburg
Greenup
Ironton
Ashland
Winfield
Teays Valley
Huntington
Clay
Charleston
Grayson
Hamlin
Wayne
Marmet
Summersville
Montgomery
Ansted
Louisa
Madison
Fayetteville
Chapmanville
Oak Hill
mapbox
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Satellite Map



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