

**Kitts Hill Farm**  
1495 State Route 217  
Kitts Hill, OH 45645

**\$485,000**  
81± Acres  
Lawrence County



**Kitts Hill Farm**  
**Kitts Hill, OH / Lawrence County**

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**SUMMARY**

**Address**

1495 State Route 217

**City, State Zip**

Kitts Hill, OH 45645

**County**

Lawrence County

**Type**

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

**Latitude / Longitude**

38.5575 / -82.5319

**Taxes (Annually)**

\$1,232

**Dwelling Square Feet**

1,432

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

81

**Price**

\$485,000

**Property Website**

<https://arrowheadlandcompany.com/property/kitts-hill-farm/lawrence/ohio/100773/>



**PROPERTY DESCRIPTION**

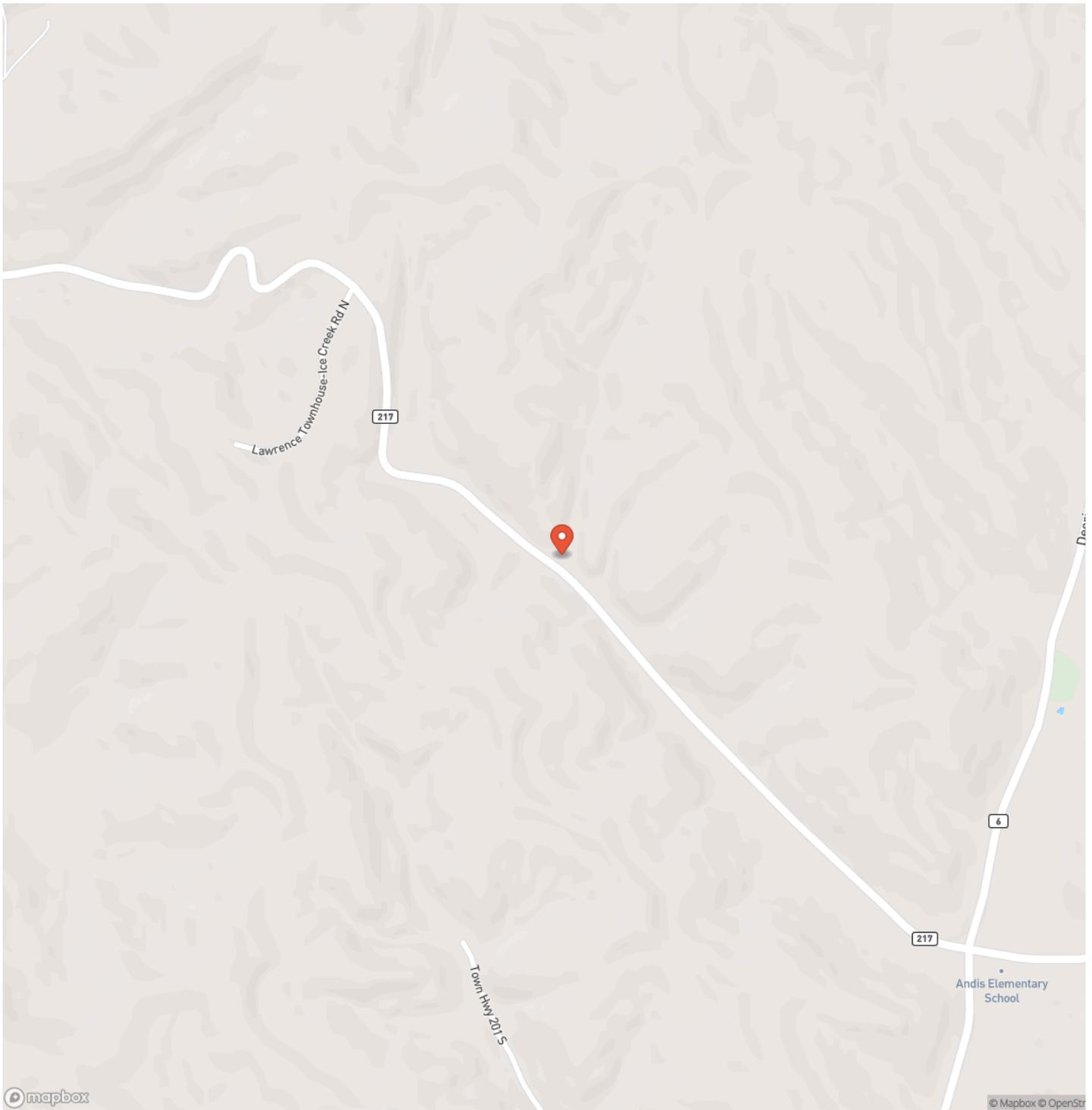
Escape to the peace and privacy of the countryside with this secluded +/- 81 acre rural property built for outdoor living and serious hunting in Lawrence County, Ohio! Tucked away in a quiet setting, the land features a solid road system running throughout the property, allowing easy access to multiple areas for recreation, hunting, or land management. Known as a proven deer hunting property the farm offers excellent wildlife habitat, potential for planting food plots, or just enjoying time with family or friends making it an ideal retreat for hunters and outdoorsmen. The property includes a comfortable two-bedroom, one-bath home with a one-car garage. The open floor plan connects the living room and kitchen to create a welcoming space for relaxing or gathering with family and friends. The kitchen is highlighted by beautiful hickory cabinets that add both durability and rustic character. A bright sunroom provides the perfect place to unwind while taking in views of the surrounding woods and wildlife, while the covered outdoor patio offers a great space for grilling, entertaining, or simply enjoying the peaceful setting. In addition to the home, the property features several outbuildings, including a three-bay shed for equipment, ATVs, or storage, a traditional barn with ample space for tools or livestock, and a root cellar that adds practical storage and homesteading potential. Tucked back in the woods, you'll also find a primitive cabin, perfect for use as a hunting camp, weekend retreat, or quiet place to stay while enjoying the land. With its combination of seclusion, usable acreage, solid access throughout the property, multiple improvements, and a strong hunting history, this +/- 81 acre property offers an excellent opportunity for a private hunting farm, recreational getaway, or rural homestead. This property is conveniently located just +/- 10 miles to Ironton, OH, and +/- 16 miles to Huntington, WV, offering plenty of places for any amenities you may need. Sellers Mineral Rights Convey. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt at [\(937\) 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.

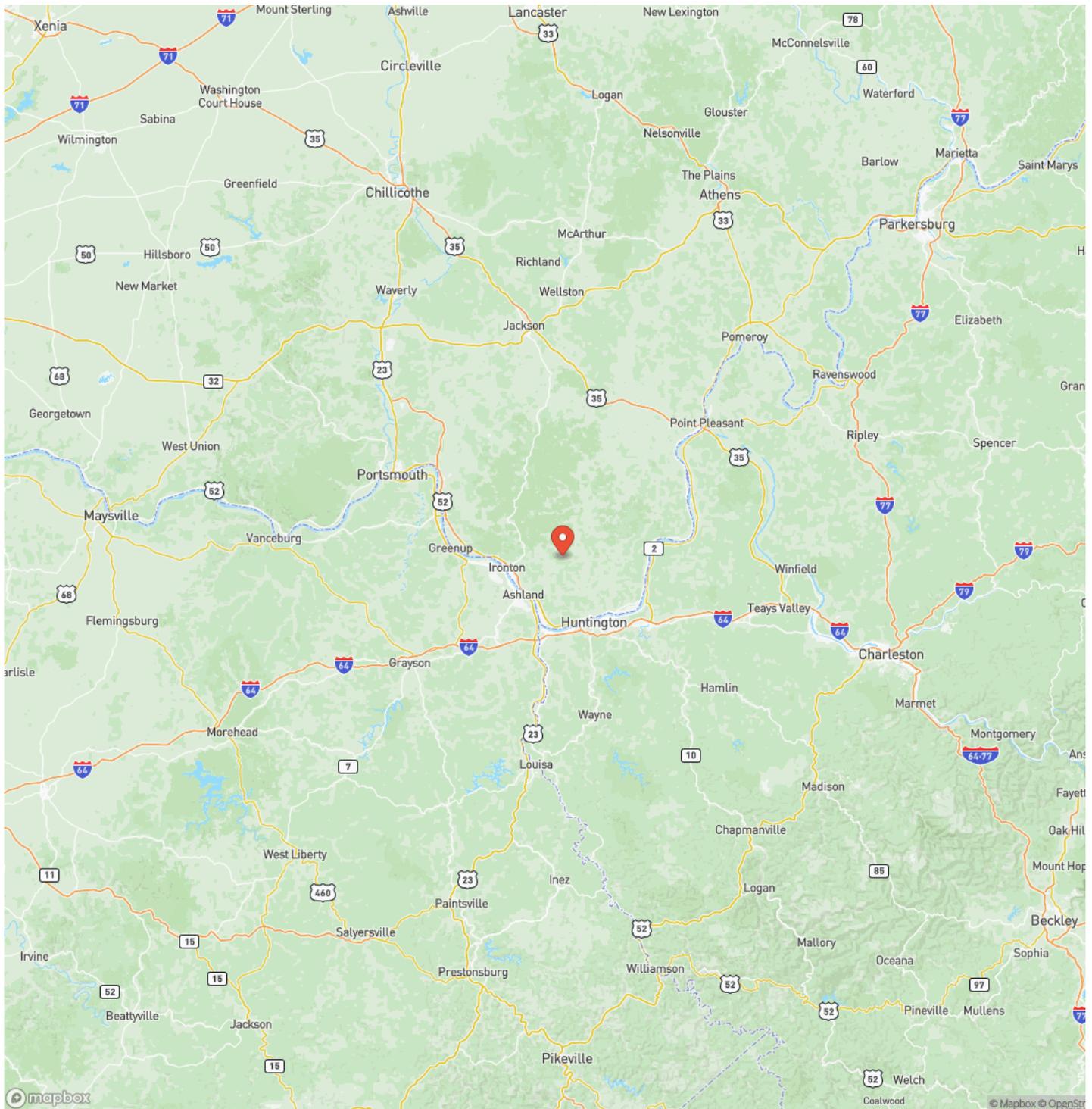
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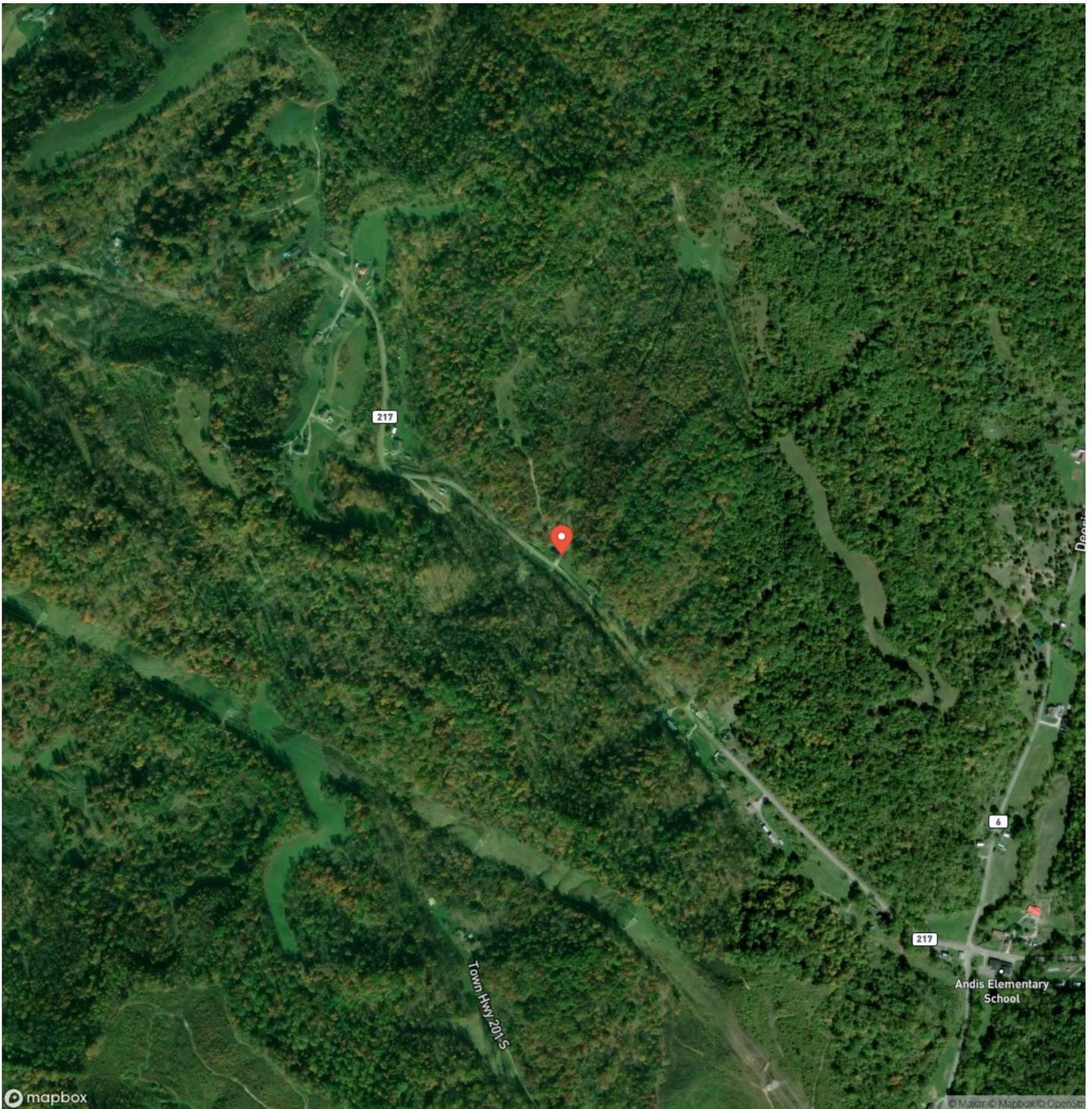
## Locator Map



# Locator Map



## Satellite Map







## **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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