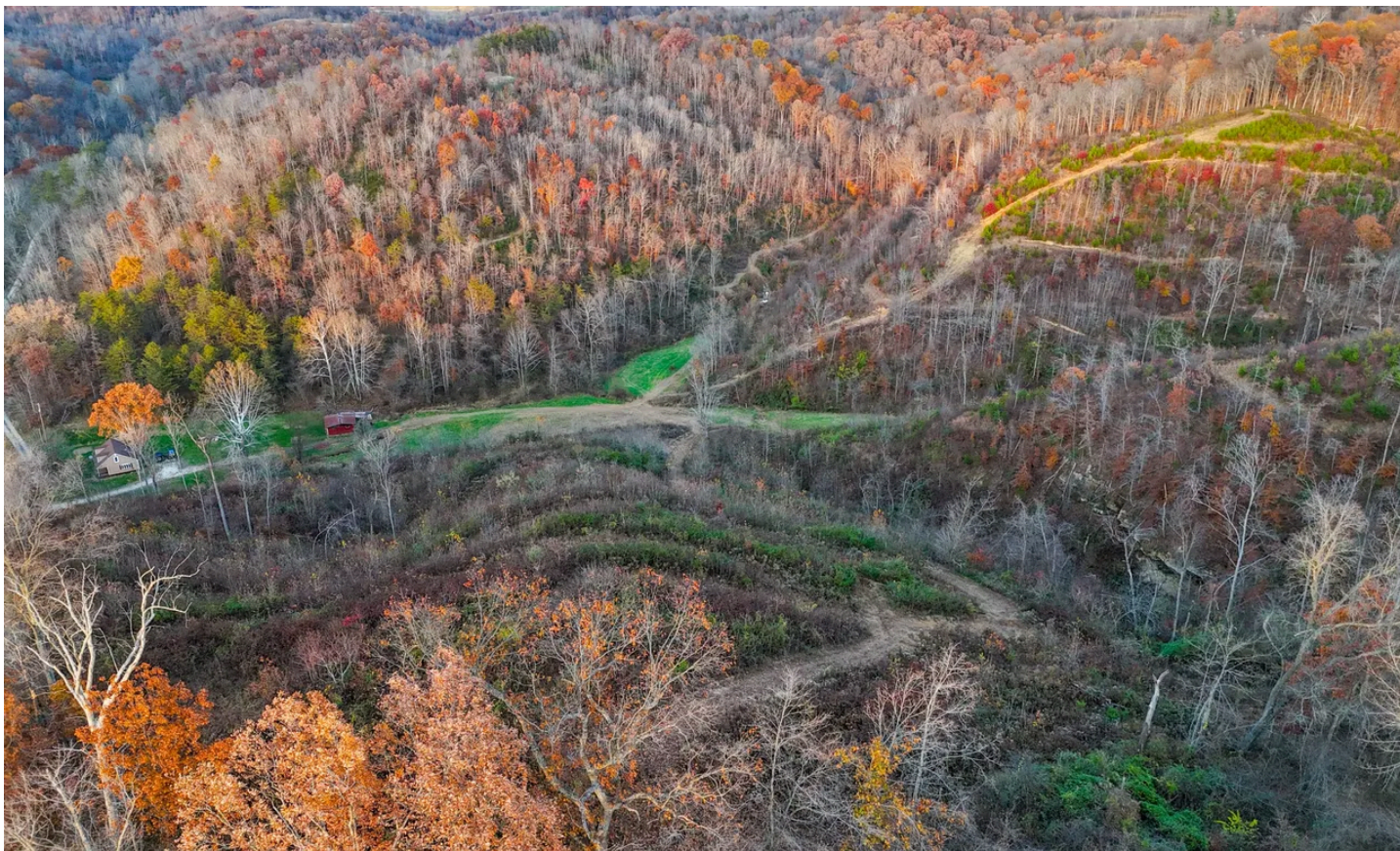


Willow Wood Country Home and Hunting Farm
810 Township Road 141
Willow Wood, OH 45696

\$475,000
79± Acres
Lawrence County



Willow Wood Country Home and Hunting Farm

Willow Wood, OH / Lawrence County

SUMMARY

Address

810 Township Road 141

City, State Zip

Willow Wood, OH 45696

County

Lawrence County

Type

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

Latitude / Longitude

38.5712 / -82.4374

Taxes (Annually)

1188

Dwelling Square Feet

1790

Bedrooms / Bathrooms

3 / 1

Acreage

79

Price

\$475,000

Property Website

<https://arrowheadlandcompany.com/property/willow-wood-country-home-and-hunting-farm-lawrence-ohio/94304/>



PROPERTY DESCRIPTION

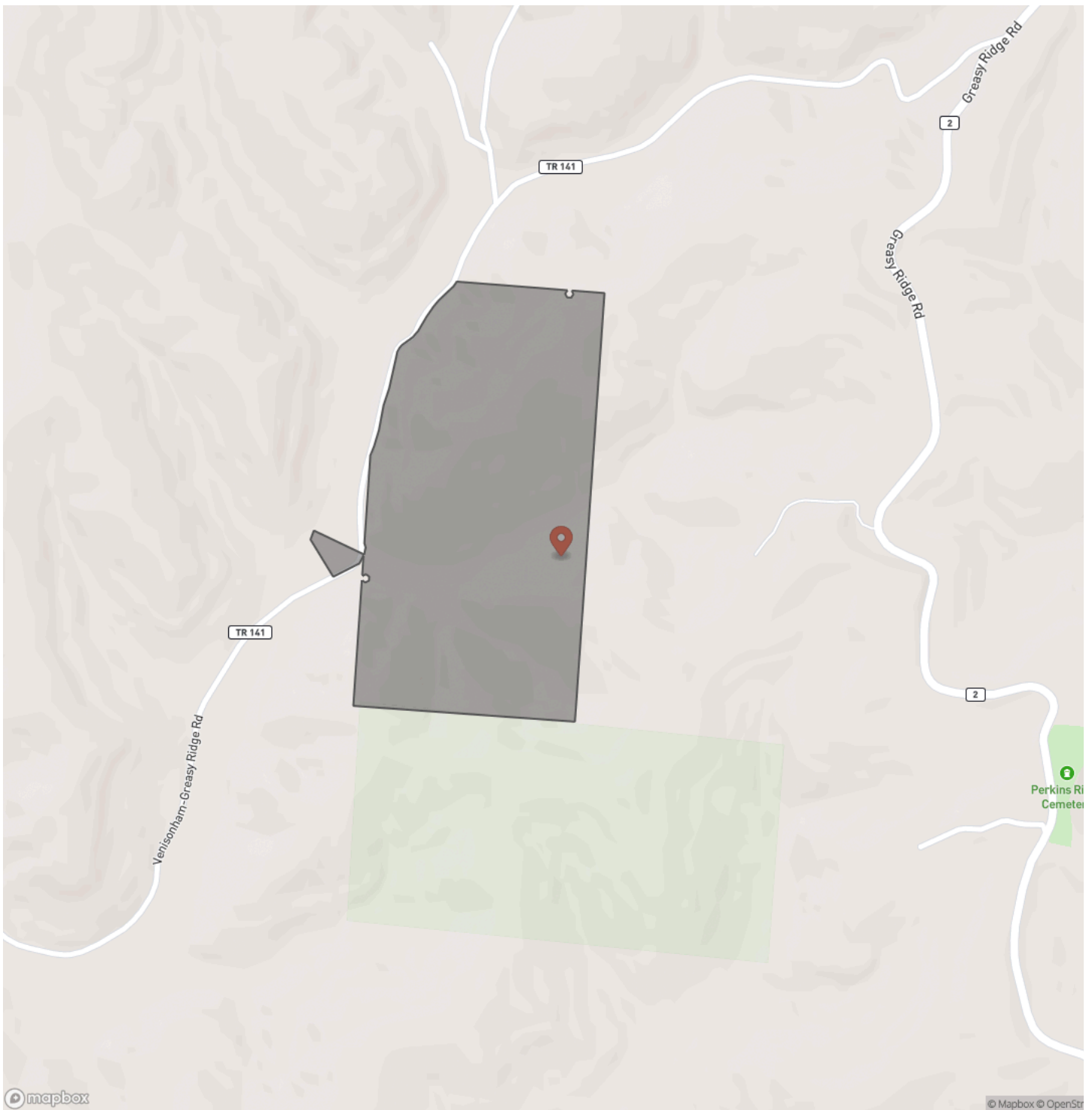
Welcome to a secluded +/- 79 acre farm in Lawrence County, Ohio! This farm presents an exceptional opportunity for hunters, outdoorsmen, or anyone seeking privacy, room to roam, and a place to set roots! This diverse acreage has been timbered, creating bedding areas and thick habitat that hold wildlife throughout the year. A good portion of the land is fenced, offering added security and flexibility for the potential of livestock or land management. The property has a strong history of producing big bucks, making it a proven hunting property. Food plots are already established, and ATV/UTV trails provide easy access to stand locations and the far reaches of the land. Adding even more value, the property borders Wayne National Forest, giving you direct access to additional public hunting acreage right from your own ground. There is no public access to this part of WNF except through private property of bordering land owners. A comfortable three-bedroom, one-bath home sits quietly on the property, offering the convenience of on-site lodging for hunters or a permanent residence. A second bathroom is currently being remodeled, adding to the home's long-term potential whether you use it as a full-time residence, hunting cabin, or short-term rental. The home's secluded setting makes it perfect for anyone wanting privacy and a peaceful outdoor lifestyle. Across the road, an additional +/- 1-acre lot is included with the property. This parcel offers a prime building location and already has a water tap on site. It's an excellent option for a future home, cabin, or shop, giving new owners flexibility for expansion or additional accommodations. With +/- 79 acres of proven hunting ground, direct national forest access, and the bonus of a ready-to-build +/- 1-acre lot, this property offers a rare combination of features in Southern Ohio. It's a turn-key retreat built for those who appreciate privacy, wildlife, and endless outdoor opportunity! This property is conveniently located just +/- 17 miles to Ironton, OH, and +/- 15 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 Salmons at [\(740\) 646-9378](tel:(740)646-9378) or Brian Whitt at [\(937\) 545-7764](tel:(937)545-7764).

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.

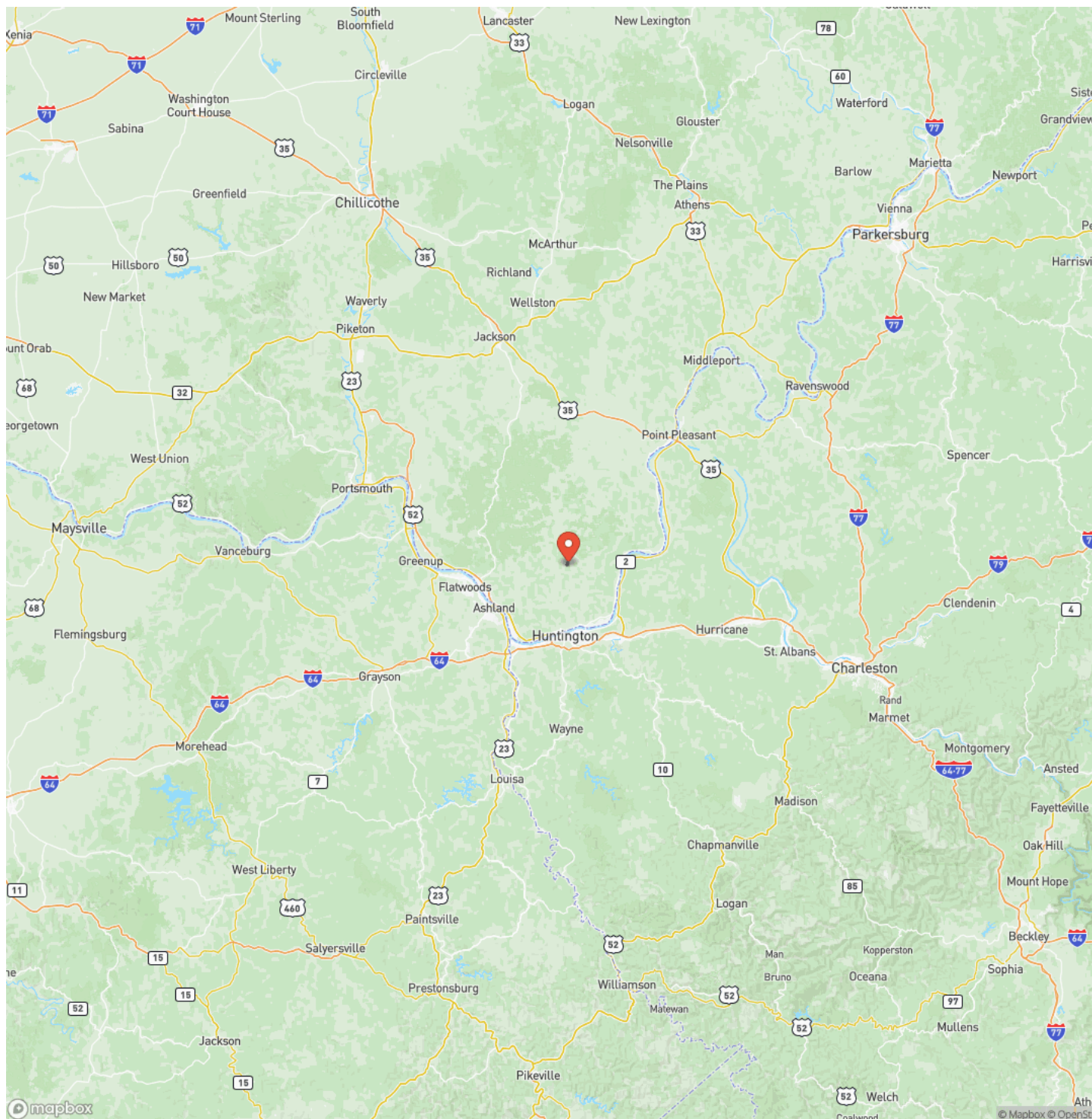
Willow Wood Country Home and Hunting Farm
Willow Wood, OH / Lawrence County



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]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



www.arrowheadlandcompany.com

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

