

The Hocking Hills Retreat
13085 Ten Spot Rd.
Nelsonville, OH 45764

\$899,000
55± Acres
Athens County



The Hocking Hills Retreat
Nelsonville, OH / Athens County

SUMMARY

Address

13085 Ten Spot Rd. null

City, State Zip

Nelsonville, OH 45764

County

Athens County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Timberland, Business Opportunity, Single Family

Latitude / Longitude

39.3968 / -82.2621

Taxes (Annually)

\$3,300

Dwelling Square Feet

1,800

Bedrooms / Bathrooms

3 / 2

Acreage

55

Price

\$899,000

Property Website

<https://arrowheadlandcompany.com/property/the-hocking-hills-retreat/athens/ohio/112870/>



PROPERTY DESCRIPTION

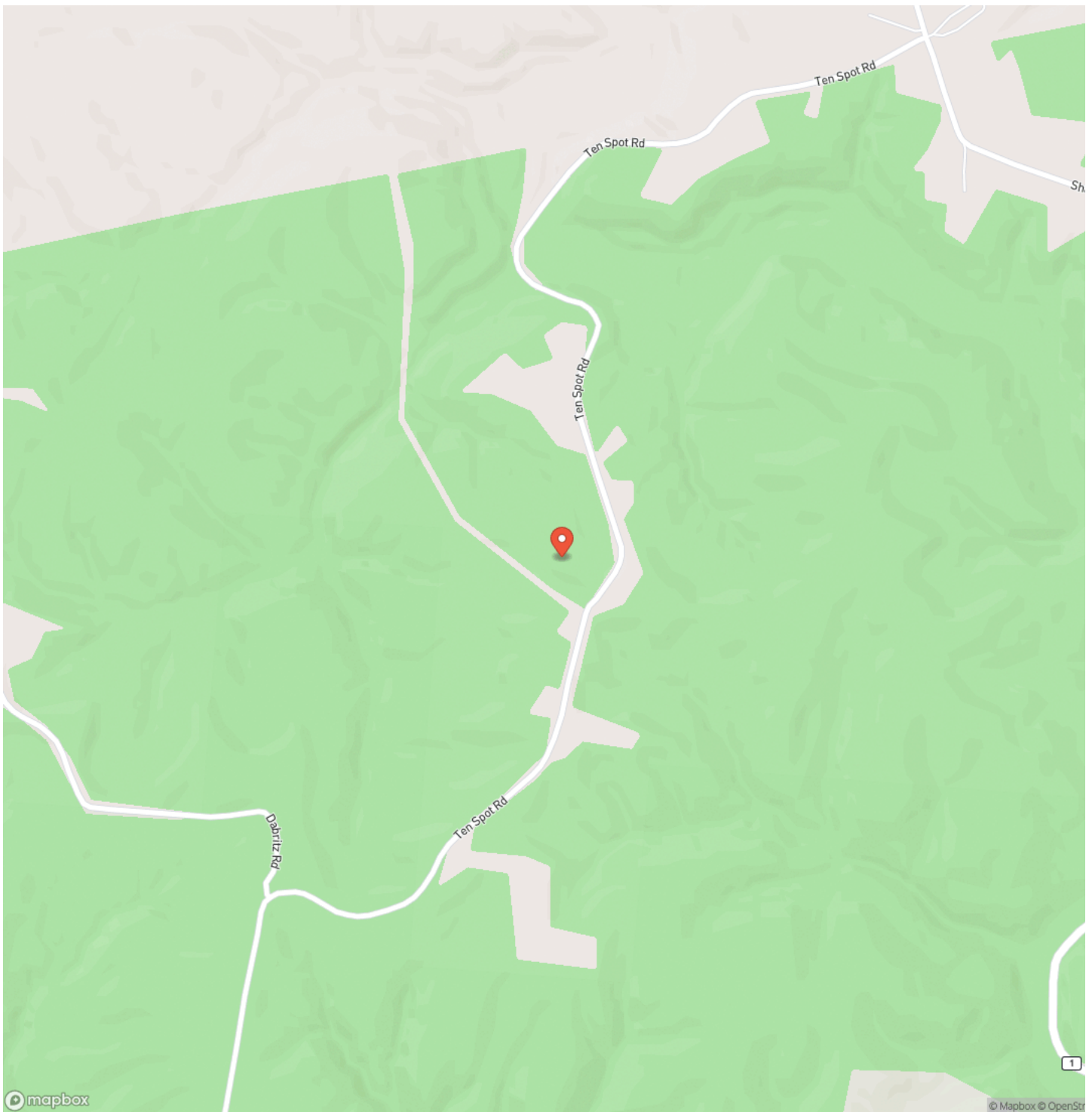
Welcome to the ultimate fully furnished cabin retreat in the heart of Nelsonville, located in majestic Hocking Hills area; The Seven Pines Cabin, built in 2022 and situated right next to Zaleski State Forest, where an exceptional property perfectly blends modern comfort with pristine natural beauty to offer an incredible opportunity for a vacation home, investment property, or private sanctuary! Step inside to discover a bright, open-concept great room expertly designed for gatherings, featuring comfortable seating for large groups, smart TVs, and a selection of board games for effortless entertainment, all seamlessly connected to a dedicated dining space and a massive kitchen island with additional seating that creates a natural hub for conversation. This heart of the home flows into a fully equipped chef's kitchen featuring full-size appliances including a refrigerator, freezer, stove, oven, and microwave, alongside premium small appliances like Keurig and drip coffee machines, a blender, a Crock-Pot, a toaster, and a complete set of cookware, utensils, and dinnerware. The thoughtful layout comfortably accommodates large groups across three distinct sleeping areas complete with high-quality linens and dedicated TVs, including two main-level suites with Queen beds and private ensuite bathrooms, alongside a massive secondary loft space equipped with one Queen bed, two Full beds, and one Twin bed, all supported by two modern bathrooms featuring walk-in showers. Situated on a stunning 55 +/- acre tract of land in Athens County with mature timber, awesome riding trails, and excellent habitat, this property is a nature lover's paradise teeming with abundant wildlife, active shooting lanes, and a local whitetail deer population known for excellent antler genetics. Outdoor enthusiasts can explore several marked hiking trails directly on the property, relax on the front patio with outdoor furniture, gather around the crackling fire pit, or cook out at the dedicated grilling station. Currently operating in a successful VRBO-style rental program, this turn-key property serves as an instant investment opportunity, located just minutes from State Route 33 for easy access to regional attractions! 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).

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.

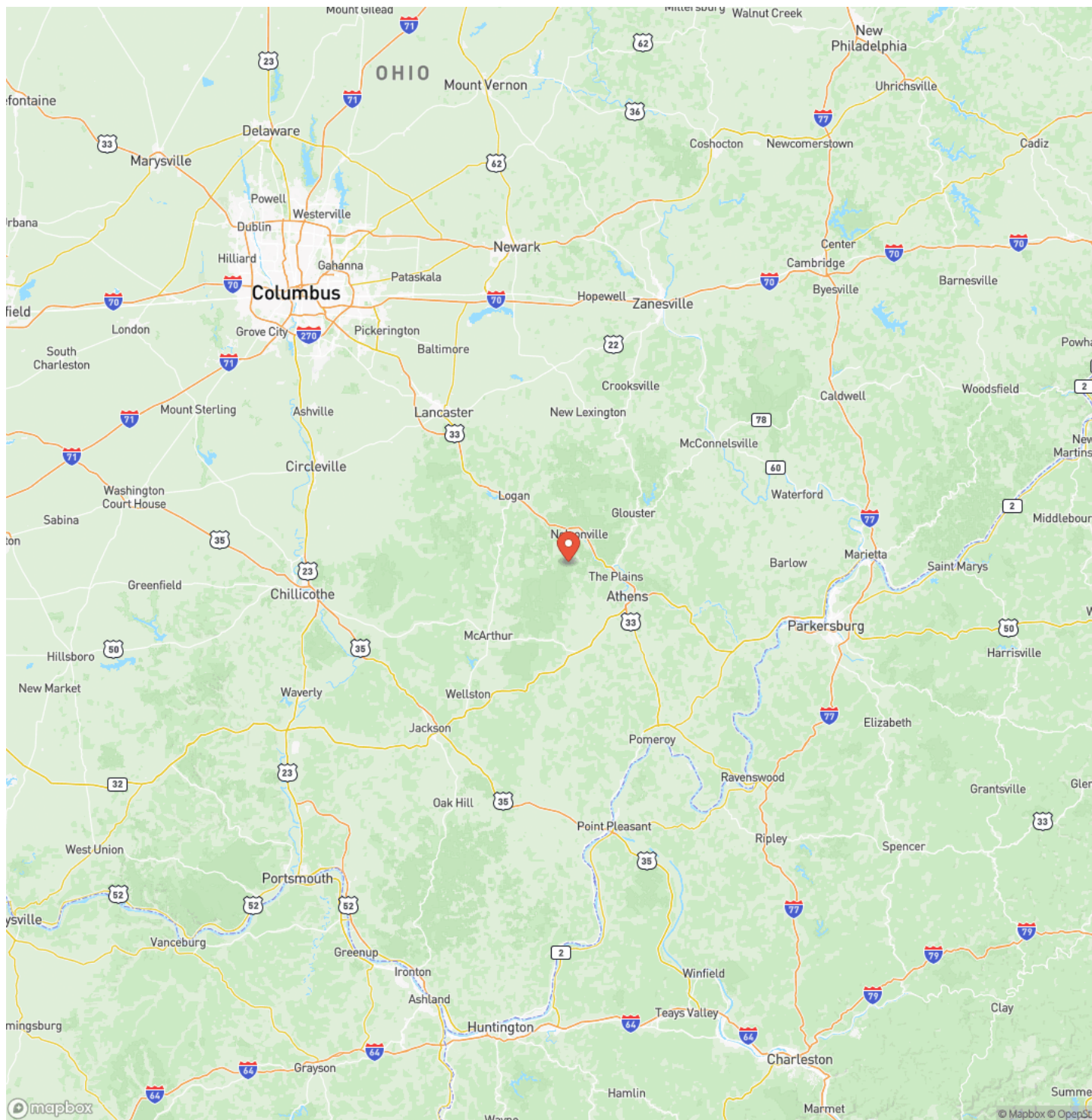
The Hocking Hills Retreat
Nelsonville, OH / Athens County



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

210 Cheeyo Trace

City / State / Zip

Loudon, TN 37774

NOTES

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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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

