

**Mature Timber Hunting Farm With Cabin**  
2309 Township Road 281  
Bergholz, OH 43908

**\$895,000**  
97± Acres  
Jefferson County





## Mature Timber Hunting Farm With Cabin Bergholz, OH / Jefferson County

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### **SUMMARY**

#### **Address**

2309 Township Road 281

#### **City, State Zip**

Bergholz, OH 43908

#### **County**

Jefferson County

#### **Type**

Hunting Land, Recreational Land, Residential Property, Timberland

#### **Latitude / Longitude**

40.53944 / -80.860796

#### **Dwelling Square Feet**

1152

#### **Bedrooms / Bathrooms**

3 / 2

#### **Acreage**

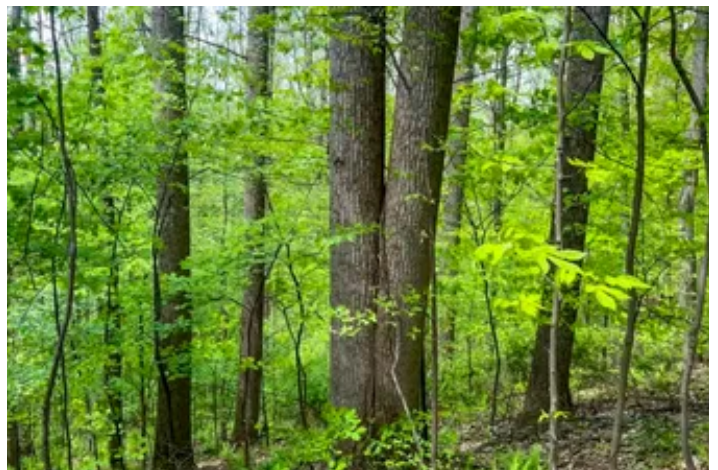
97

#### **Price**

\$895,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/mature-timber-hunting-farm-with-cabin-jefferson-ohio/64882/>



## Mature Timber Hunting Farm With Cabin

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#### **PROPERTY DESCRIPTION**

Welcome to Jefferson County, Ohio, and to this awesome log cabin home nestled back in some of the finest timber and hunting land you will come across these days. Conveniently located, but just far enough from civilization, you will find this unique, one-of-a-kind home and property. The home and property are situated on a dead end road. You will really appreciate how quiet and remote the property is. The home is a gorgeous and well kept three bedroom home with two full baths, a beautiful covered porch, and an attached garage for convenience. You will really appreciate the interior and wait until you see the open extended ceiling which will be the home to all your trophy whitetails and other game! A brand new roof was installed in 2024 and a new HVAC/Heat pump installed in 2023. There is an outdoor wood furnace that is plumbed into the existing HVAC and with all the available timber on this property, the cabin is sure to be warm and comfy. This cabin is a must see for any outdoorsman or family who loves country living. This property really promotes valuable marketable timber for long term economic gain while providing escape, bedding, and travel cover, as well as natural food and browse for wildlife. As you tour the property you will find mature White and Red Oaks, Black Oaks, Chestnut Oaks, Poplars, Maples, Hemlocks and Hickory's to name a few. Take a look at the timber pictures as they show examples of the timber this property supports. The "seller" has provided a tree survey that shows the quality of timber on this property. As you travel through the property, you will notice small pockets of heavy cover as this property has been managed for timber and for hunting, primarily for whitetails. The trails are well manicured, making this a very enjoyable property to walk as its topography is gentle to slightly rolling. There are some awesome drainages also which should offer water to wildlife for most of the year. The setups for whitetails are endless here as the property offers a few awesome bench tops, funnels and lots of edge cover. As mentioned, this property is managed for whitetails. You will find plenty of food sources on this property including soft mast, browse, hard mass, a few fruit trees and a couple of established mineral sites. The owners do not use corn for baiting and prefer to keep habitat management as native and natural as possible. The owners manage for natural browse and the property offers the potential to harvest giants. If you research Jefferson County, you will see it's a top destination for Whitetails. There is an awesome food plot area that has proven to be effective over the years. The township road that accesses the property is very lightly traveled and offers fantastic access to this farm. You will be able to access and leave undetected when targeting the whitetails on this property. Turkey hunters and fans, you will definitely want to check out this property, as the seller reports some fantastic and exciting turkey stories and has reported that, on occasion, turkeys can be witnessed and heard from the back porch! There are a couple of old foundations that have some very interesting cut stones left over from yesteryear. There is a section of trail where the sellers fire their rifles out to about 175 yards. They also have a section set up for archery and short range shooting. There is a barn offering storage for tractors, vehicles and other equipment. The barn is very convenient to the road and has additional parking nearby. This property is a once in lifetime opportunity and if you're looking for the ultimate midsize tract of land that offers timber, a gorgeous cabin and some super deer/turkey hunting, then check this one out! If you are in need of directions to property, take St Rt. 164, then East on Township Rd. 281 to the property. This property is about 90 +/- minutes to Pittsburgh, about 60 +/- minutes to Boardman, about an hour to Canton, about 60 +/- minutes to Wheeling and about 45 +/- minutes to Steubenville. Brush Creek Wildlife Area is very convenient to the property also offering additional recreational and outdoor activities. All Showings require an appointment and will require 48 hours notice. All showings will require agents to be with buyers at all times throughout the property. "Sellers" Oil and Gas rights do not convey. All other "Sellers" mineral rights convey. If you have any questions or are interested in a private showing, please call Brian Whitt at [\(937\) 545-7764](tel:937-545-7764) , or Josh Grant at [\(330\) 341-0997](tel:330-341-0997) .

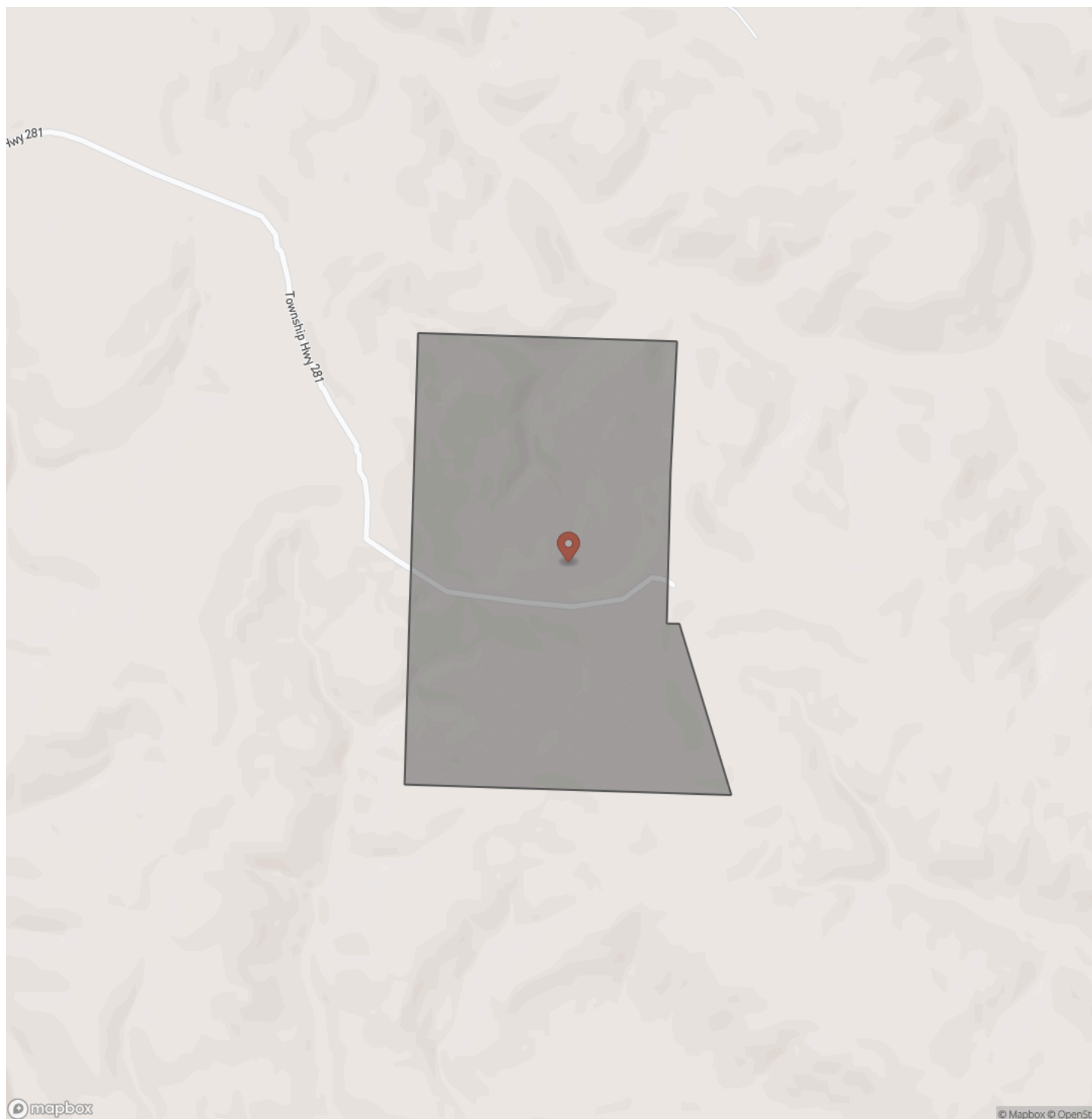


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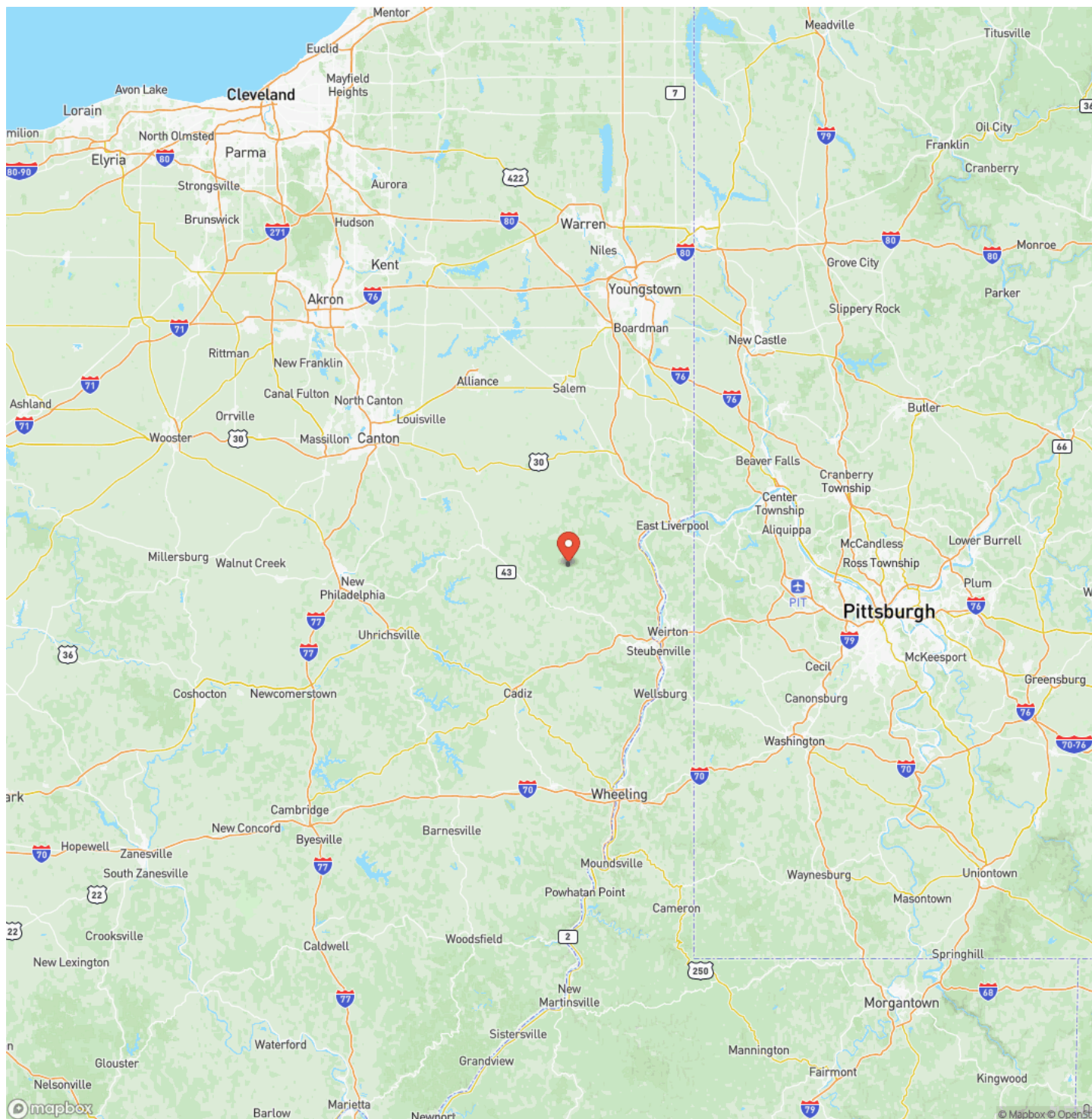
## Locator Map





## Mature Timber Hunting Farm With Cabin Bergholz, OH / Jefferson County

## Locator Map





## Satellite Map



## Mature Timber Hunting Farm With Cabin Bergholz, OH / Jefferson County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Whitt

## Mobile

(423) 494-7793

## Email

brian.whitt@arrowheadlandcompany.com

**Address**

City / State / Zip

## NOTES

This image shows a blank 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.



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



## **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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