

Big Run Cabin Hunting Farm
37800 Greenup Lane / W Sr 7
Long Bottom, OH 45743

\$889,000
184± Acres
Meigs County



Big Run Cabin Hunting Farm
Long Bottom, OH / Meigs County

SUMMARY

Address

37800 Greenup Lane / W Sr 7 null

City, State Zip

Long Bottom, OH 45743

County

Meigs County

Type

Hunting Land, Recreational Land, Single Family, Residential Property

Latitude / Longitude

39.1174 / -81.8904

Dwelling Square Feet

912

Bedrooms / Bathrooms

2 / 1.5

Acreage

184

Price

\$889,000

Property Website

<https://arrowheadlandcompany.com/property/big-run-cabin-hunting-farm/meigs/ohio/108470/>



PROPERTY DESCRIPTION

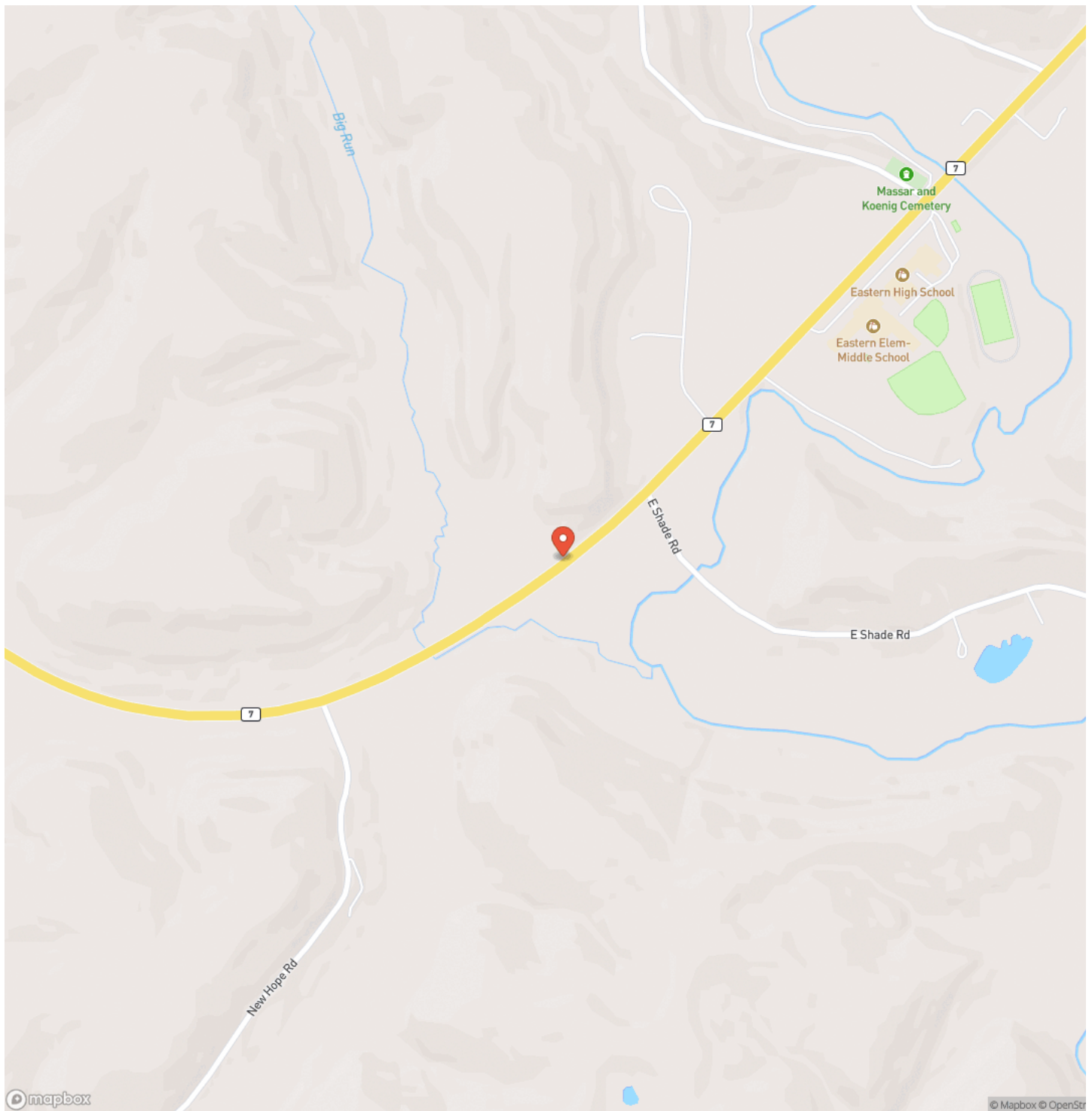
If you've been searching for a large hunting tract paired with a cozy, move-in-ready cabin in Meigs County, this 184 +/- acre property is the opportunity you've been waiting for! Tucked away at the end of an old public road, this exceptionally private property may be one of the quietest and most secluded offerings available today. The cabin 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. During our visit, deer were found bedding beneath the carport, a true testament to the abundance of wildlife that calls this area home. Beautiful timber surrounds the property, creating a peaceful setting that is ideal as a hunting camp, full-time residence, weekend getaway, or income-producing Airbnb. Opportunities to find this level of comfort and seclusion are becoming increasingly rare. What truly sets this offering apart is the opportunity to combine it with a larger hunting tract located just minutes down the road. Imagine relaxing on the porch after a successful hunt, knowing that a short drive places you in a true hunting paradise. The larger tract offers everything serious hunters seek-varied topography, benches, saddles, creek bottoms loaded with clover, thick bedding cover, open ground, and a creek. The habitat is second to none, providing the perfect combination of food, cover, water, and terrain to attract and hold mature whitetails. Serious deer hunters will immediately recognize the quality of this setup and the incredible potential it offers. Whether you're looking for a private retreat, a family getaway, an Airbnb investment, or a base camp for pursuing trophy whitetails, this property checks all the boxes! Don't hesitate-properties that offer this combination of comfort, privacy, and hunting potential rarely come available. Properties are about 40 +/- minutes to Athens and Gallipolis, as well as Parkersburg, WV. Seller "may" convey up to 25% of the seller's owned mineral, oil, and gas rights with an acceptable offer. 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](tel:937-545-7764) or Josh Grant at [\(330\) 341-0997](tel: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.

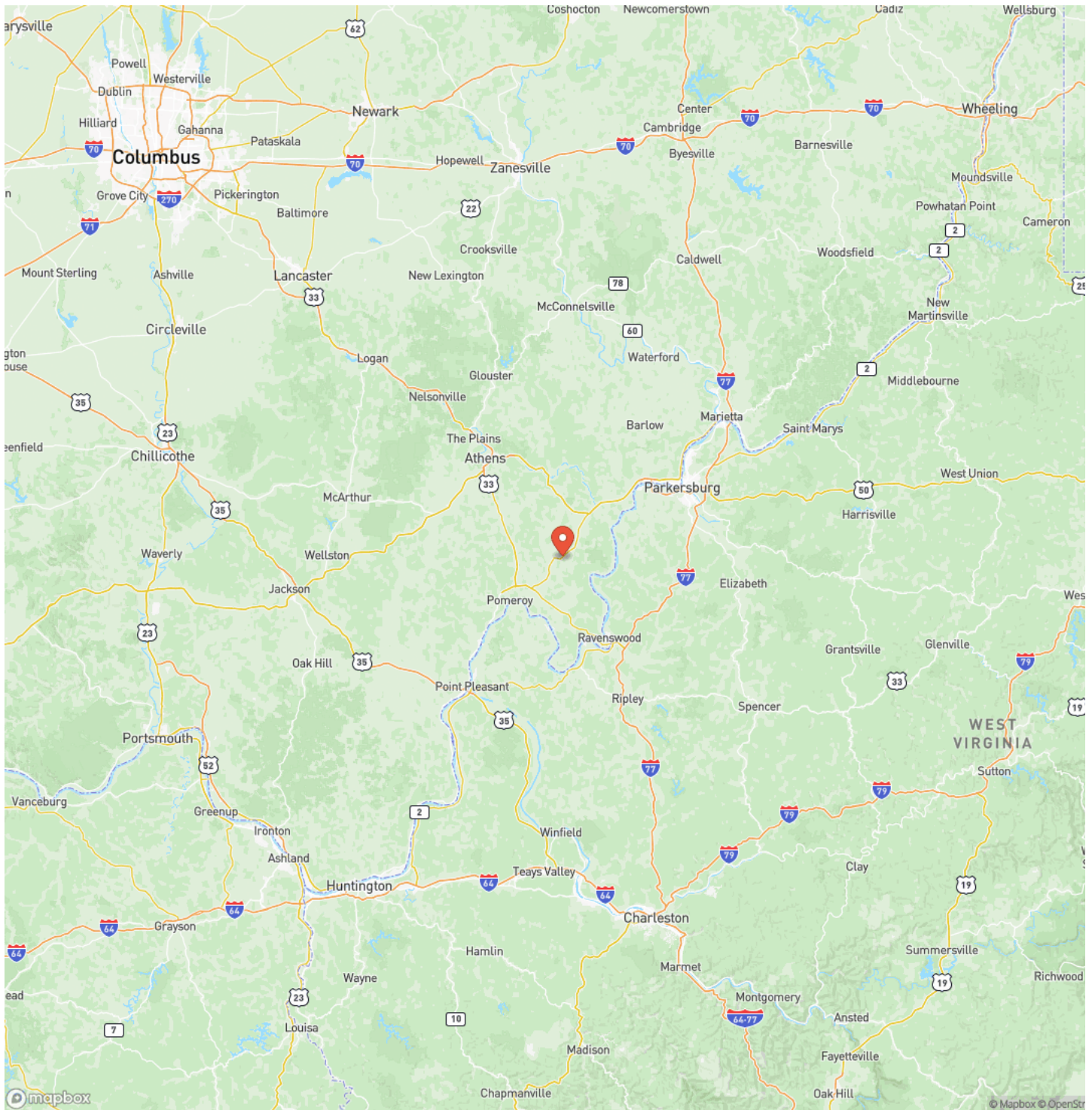
Big Run Cabin Hunting Farm
Long Bottom, OH / Meigs County



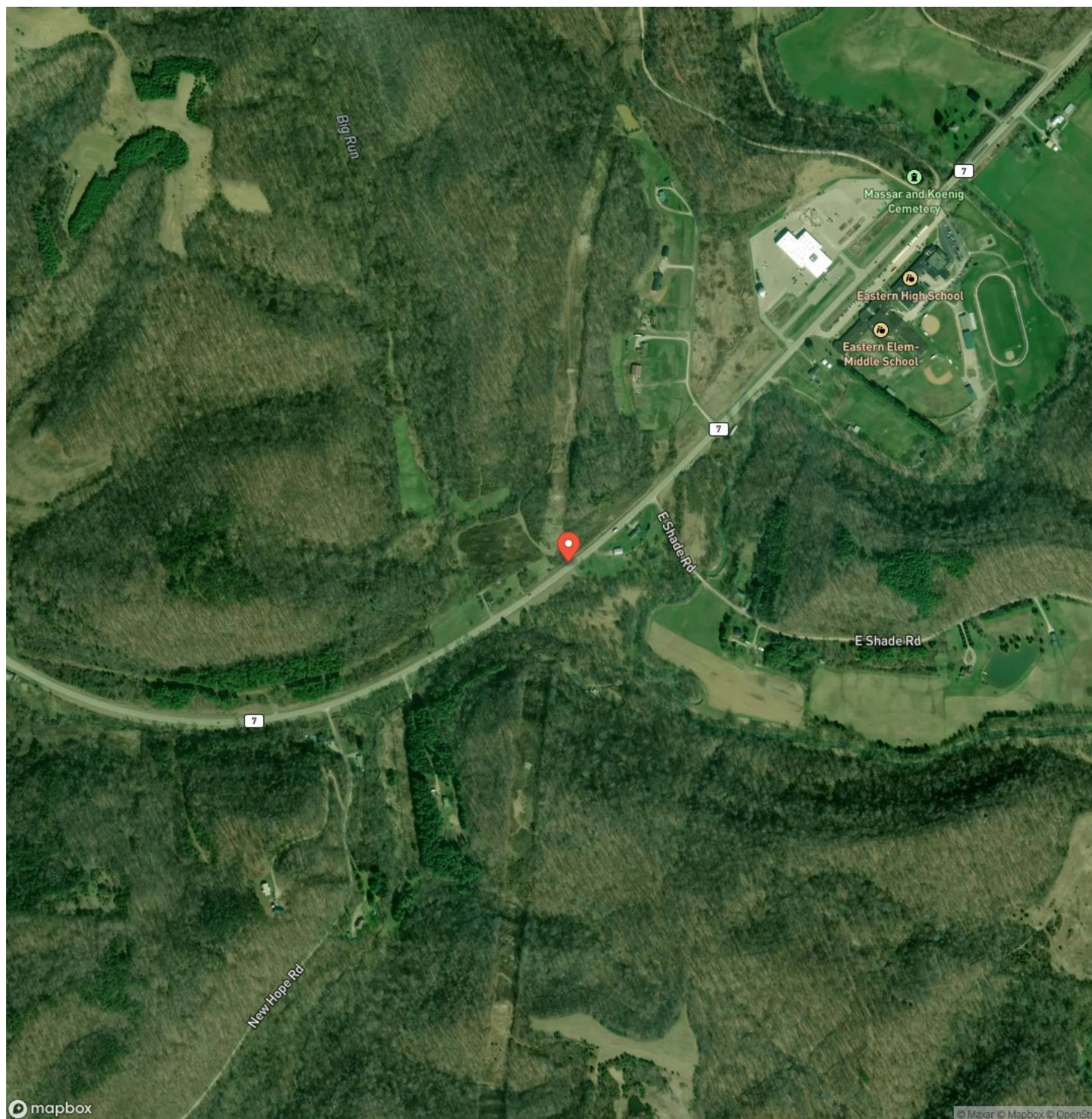
Locator Map



Locator Map



Satellite Map



Big Run Cabin Hunting Farm
Long Bottom, OH / Meigs County

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

Notes section with multiple horizontal lines for text entry.

[illegible]

<https://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
<https://arrowheadlandcompany.com/>

