

**Big Whitetails, Bench Tops, Shooting Houses, Trails, and  
Awesome Habitat**  
743 Colegrove Rd  
Lucasville, OH 45648

**\$149,000**  
42± Acres  
Scioto County





**Big Whitetails, Bench Tops, Shooting Houses, Trails, and Awesome Habitat**  
**Lucasville, OH / Scioto County**

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**SUMMARY**

**Address**

743 Colegrove Rd

**City, State Zip**

Lucasville, OH 45648

**County**

Scioto County

**Type**

Hunting Land

**Latitude / Longitude**

38.8885 / -82.9164

**Taxes (Annually)**

400

**Acreage**

42

**Price**

\$149,000

**Property Website**

<https://arrowheadlandcompany.com/property/big-whitetails-bench-tops-shooting-houses-trails-and-awesome-habitat-scioto-ohio/37429/>



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**PROPERTY DESCRIPTION**

Are you looking for a hunting property that's set up and ready to hunt? The hills of deep southern Ohio have been giving up some awesome bucks. There is sanctuary in the hills, and less pressure, combine this with diverse habitat, and great genetics/age class, and you have a recipe for big mature whitetails. This property has good trails, awesome benches, with 3 shooting houses, and lots of sign! The woods are thick and there are rubs and scrapes throughout. There is a small creek on the border of the property that gives the deer plenty of water. There's good browse, a couple oaks on the perimeter and the trails really make this property easy to navigate. There are some isolated patches of pine, which make this property really unique. Based on topography, there are a few fantastic areas for food plots. The drainages on this property are incredible, offering great stand locations where they connect with other key features of the property. There is a field bordering one side of the property offering even more incentive for deer to use this property for travel. If you are looking for a property where you can target mature whitetails, you will want to check this one out. There is a gate, electric at the road, and with some bulldozing, one could build a cabin here. Please call Brian Whitt, [937.545.7764](tel:937.545.7764) , or Josh Grant, [330.341.0997](tel:330.341.0997) for complete details of this property and showing.



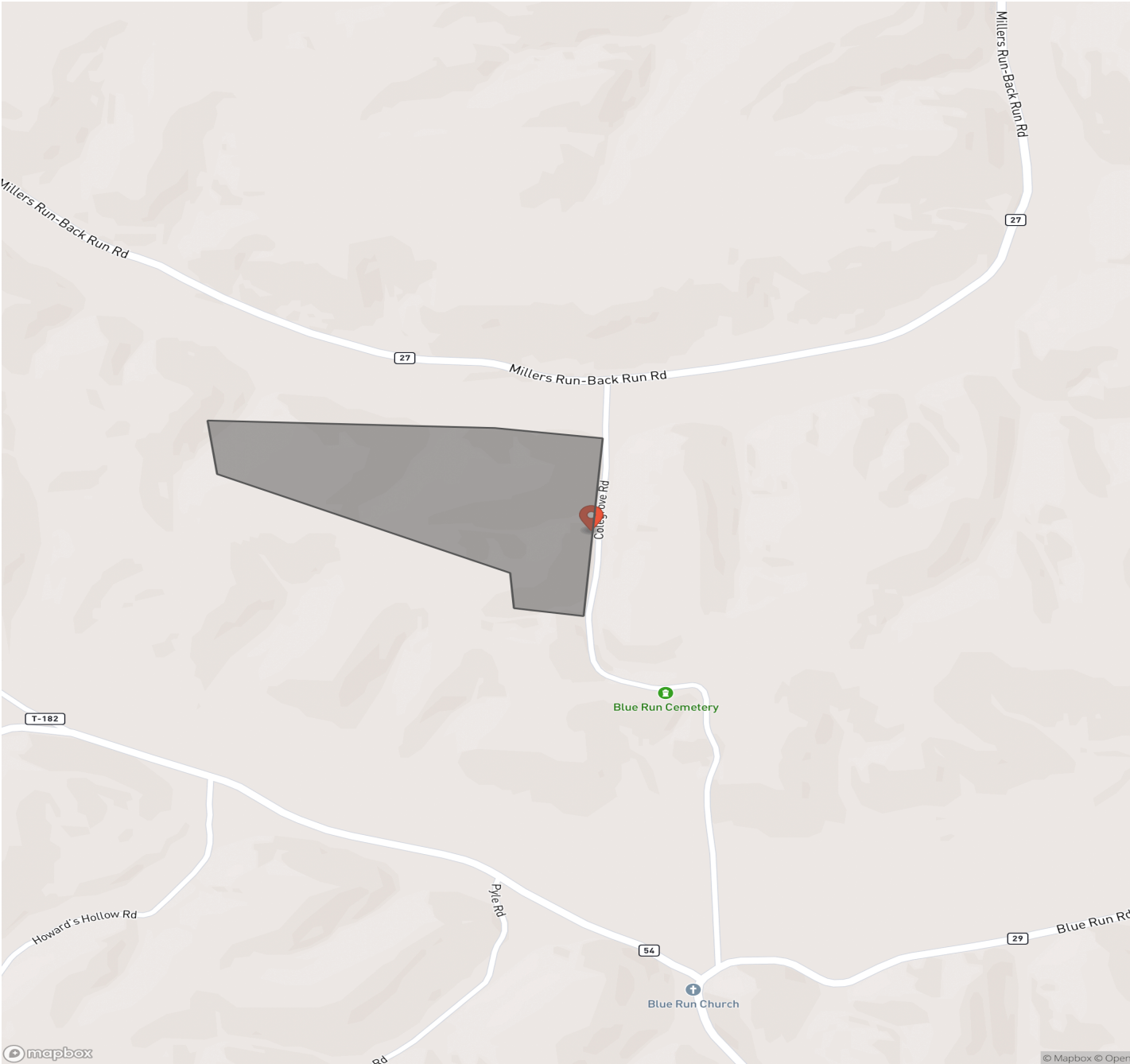
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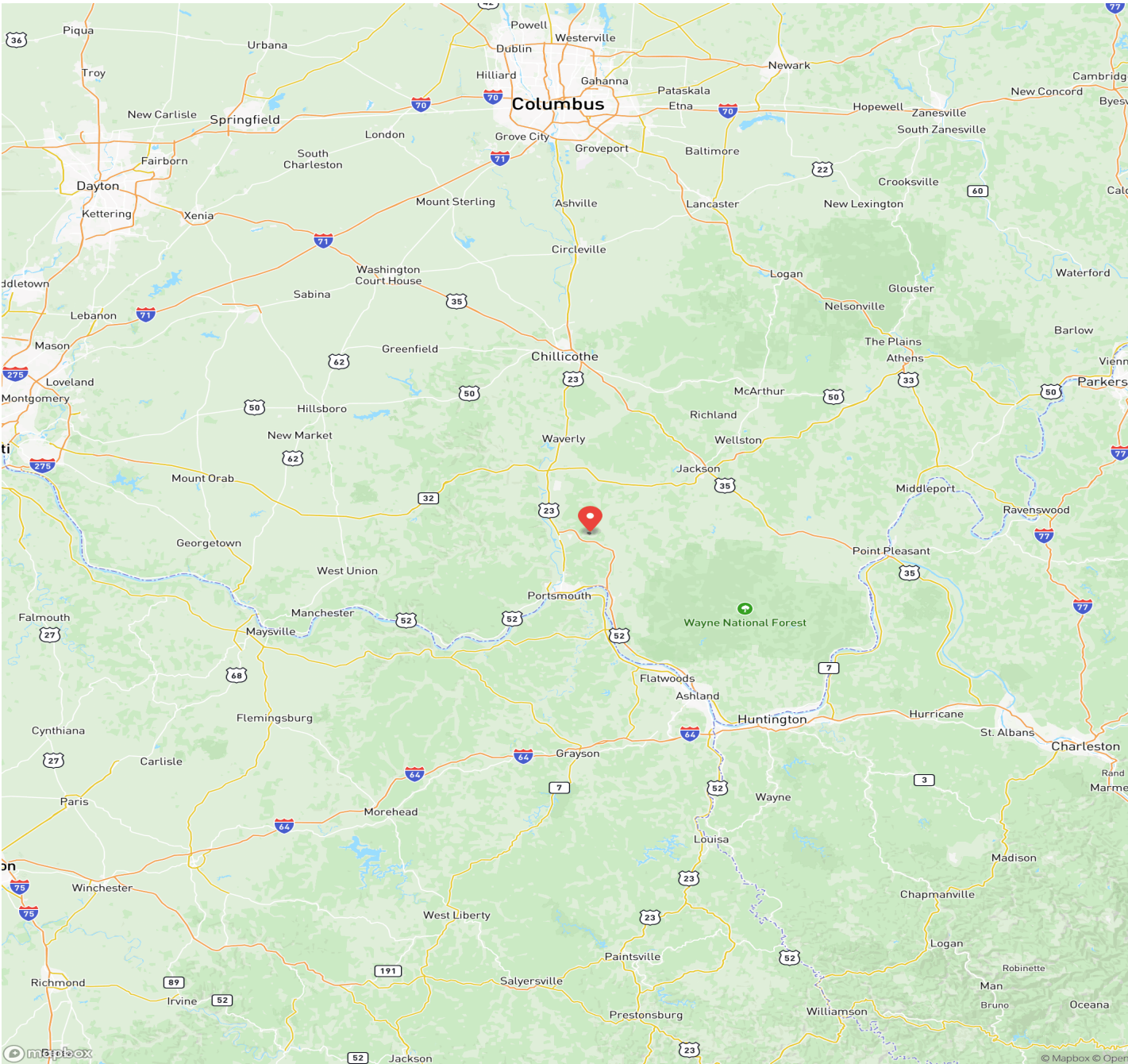




# Locator Map



# Locator Map





## Satellite Map



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**  
Brian Whitt

**Mobile**  
(937) 545-7764

**Email**  
brian.whitt@arrowheadlandcompany.com

**Address**  
**City / State / Zip**  
Rarden, OH 45671

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**NOTES**

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## NOTES

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## **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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