

Cabin with Acreage Bordering Crown City Wildlife Area
O County Road 213
Scotttown, OH 45678

\$269,000
107± Acres
Lawrence County



Cabin with Acreage Bordering Crown City Wildlife Area Scotttown, OH / Lawrence County

SUMMARY

Address

0 County Road 213 null

City, State Zip

Scotttown, OH 45678

County

Lawrence County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

38.6294 / -82.3932

Taxes (Annually)

\$306

Acreage

107

Price

\$269,000

Property Website

<https://arrowheadlandcompany.com/property/cabin-with-acreage-bordering-crown-city-wildlife-area-/lawrence/ohio/104714/>



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PROPERTY DESCRIPTION

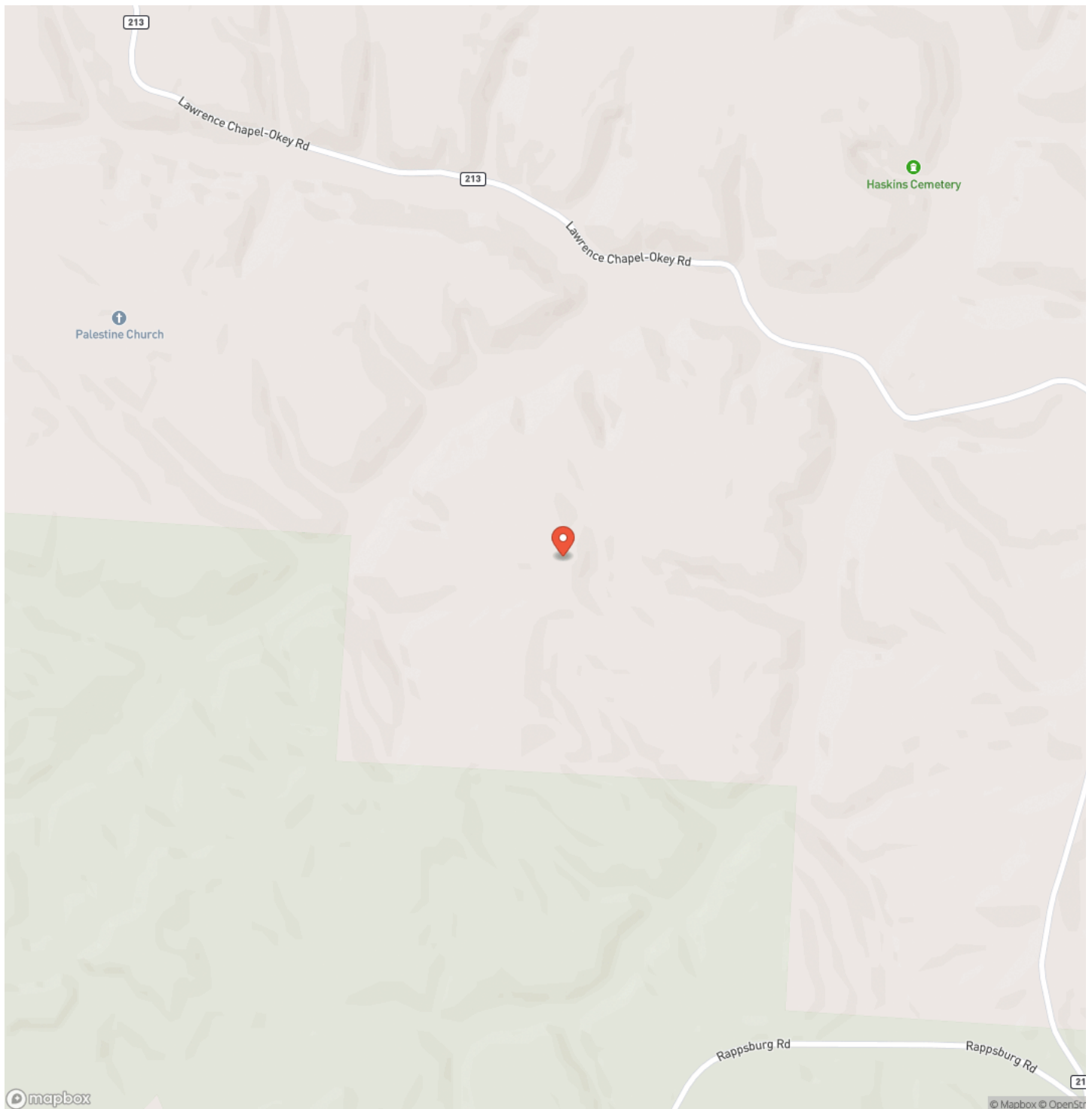
Tucked away in the heart of Lawrence County, Ohio, this 107 +/- acre hunting and recreational property offers the kind of seclusion and opportunity that serious outdoorsmen look for but rarely find! A primitive cabin sits on the property, currently powered by a solar battery generator that runs lights and small appliances, giving you a functional off-grid setup for extended stays. A rainwater catch system provides water for washing up, making this a true turn-key basecamp for weekend hunts or longer getaways. The land itself is what sets this property apart! Located in a proven big buck area, it features thick bedding cover, diverse topography, and natural pinch points that create ideal conditions for holding and harvesting mature whitetails. Tree stands and feeders are in place on the property currently but will be removed before closing. A pond adds another layer of value, offering fishing opportunities while also serving as a year-round water source for wildlife. The property is laid out with a network of roads and trails that make access easy, and there are multiple locations where food plots could be established with minimal effort to further enhance the habitat. What truly makes this tract unique is its direct access to thousands of acres of public hunting ground. Bordering public hunting on two sides, this property effectively expands your usable footprint and provides entry into hard-to-reach sections of public land that most hunters can't access. The seller states there is a deeded easement in place, along with some road frontage on the far east side, giving you multiple options for access and future planning if you choose to build a permanent residence on the property. If you're looking for a private hunting retreat that hunts bigger than it lays, with built-in access to vast public land and the habitat to hold quality deer, this is a rare opportunity in Southern Ohio. This property is conveniently located just +/- 19 miles to Proctorville, +/- 25 miles to Gallipolis and +/- 29 miles to South Point offering you plenty of places for any amenities you may need. Seller's 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 Whitt at [\(937\) 545-7764](tel:(937)545-7764), Brian Salmons at [\(740\) 646-9378](tel:(740)646-9378), 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.

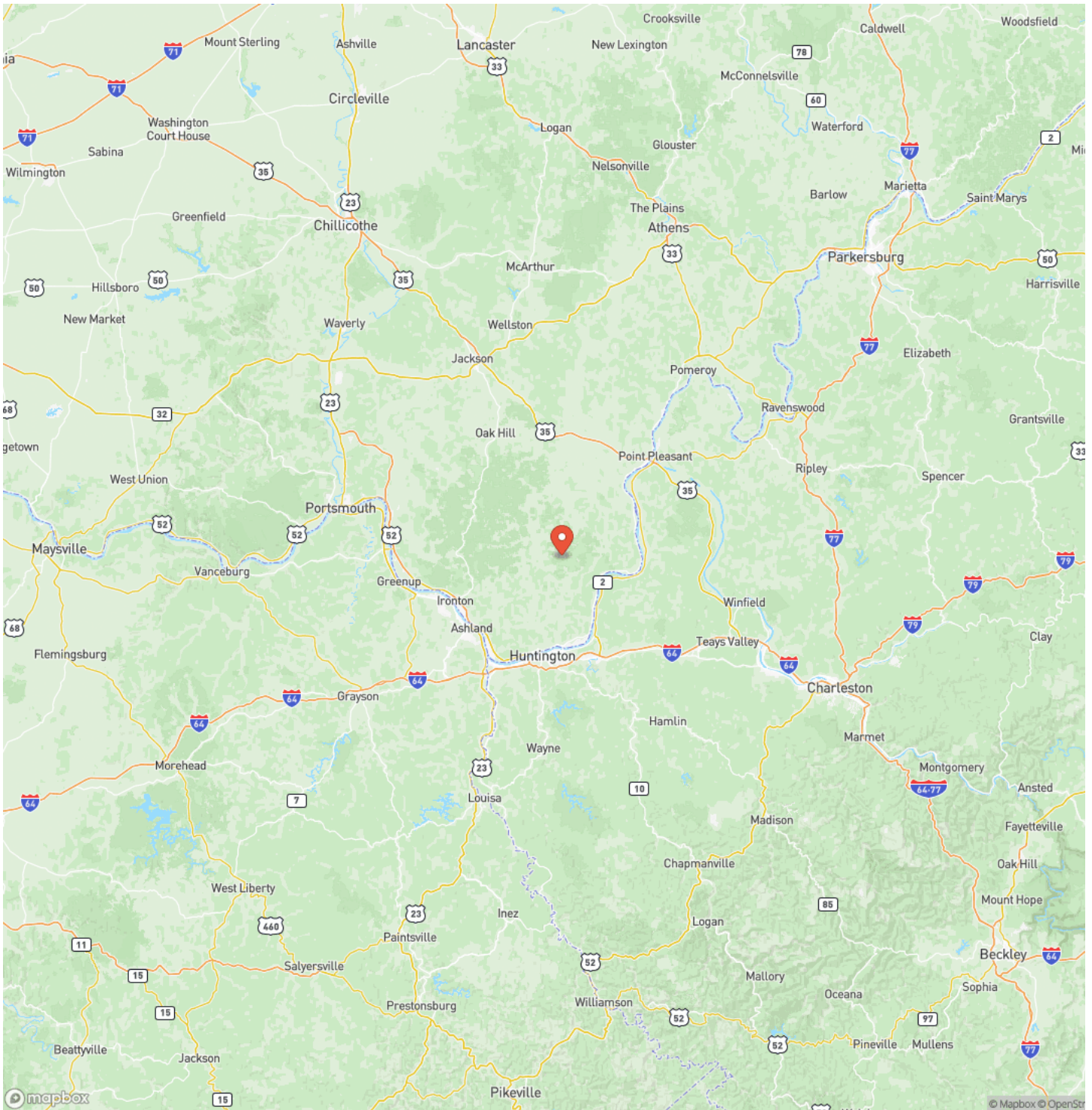
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Scotttown, OH / Lawrence County**



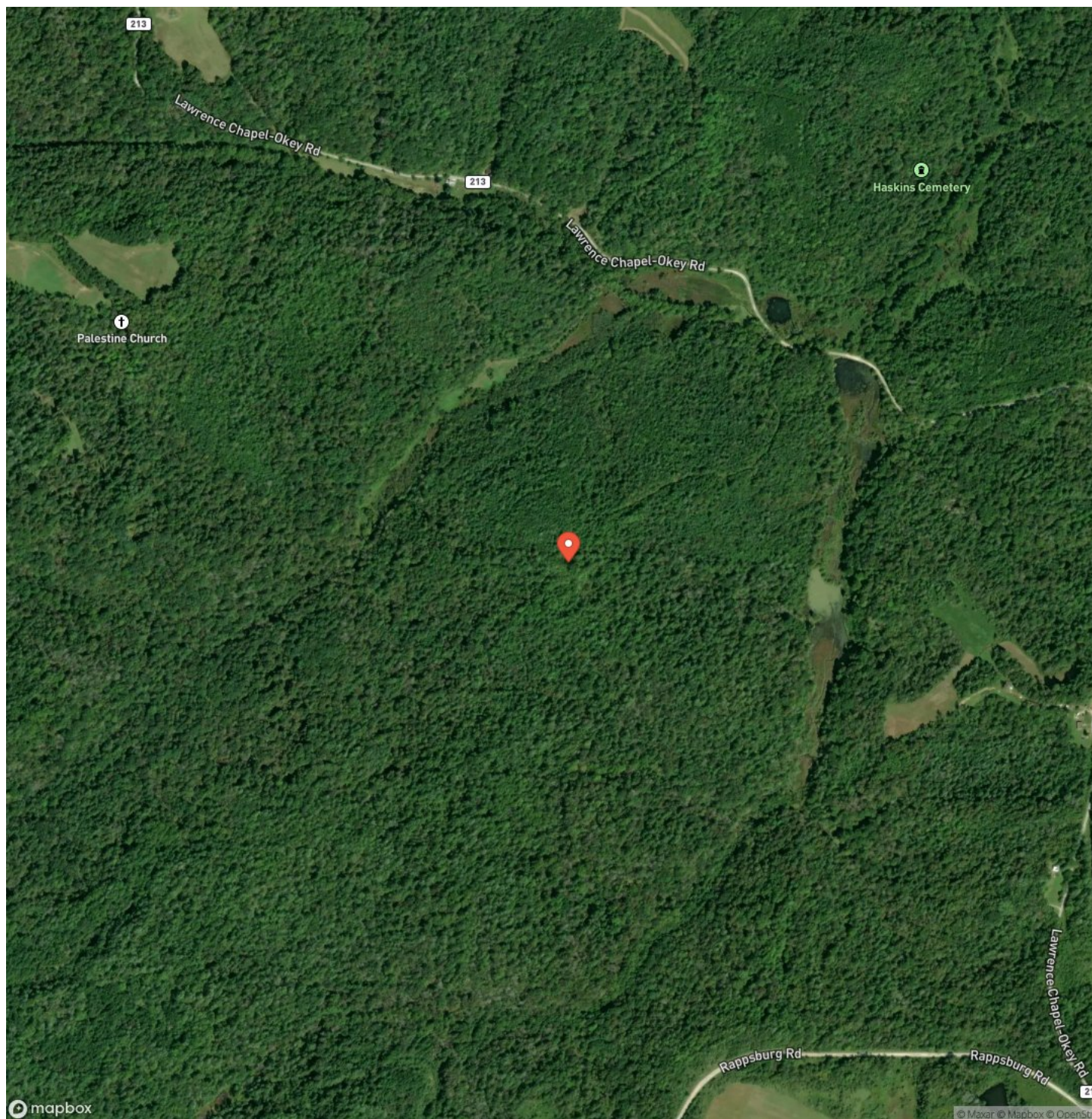
Locator Map



Locator Map



Satellite Map



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Scotttown, OH / Lawrence County

LISTING REPRESENTATIVE
For more information contact:



Representative
Brian Whitt

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City / State / Zip
Loudon, TN 37774

NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://arrowheadlandcompany.com/>

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.

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