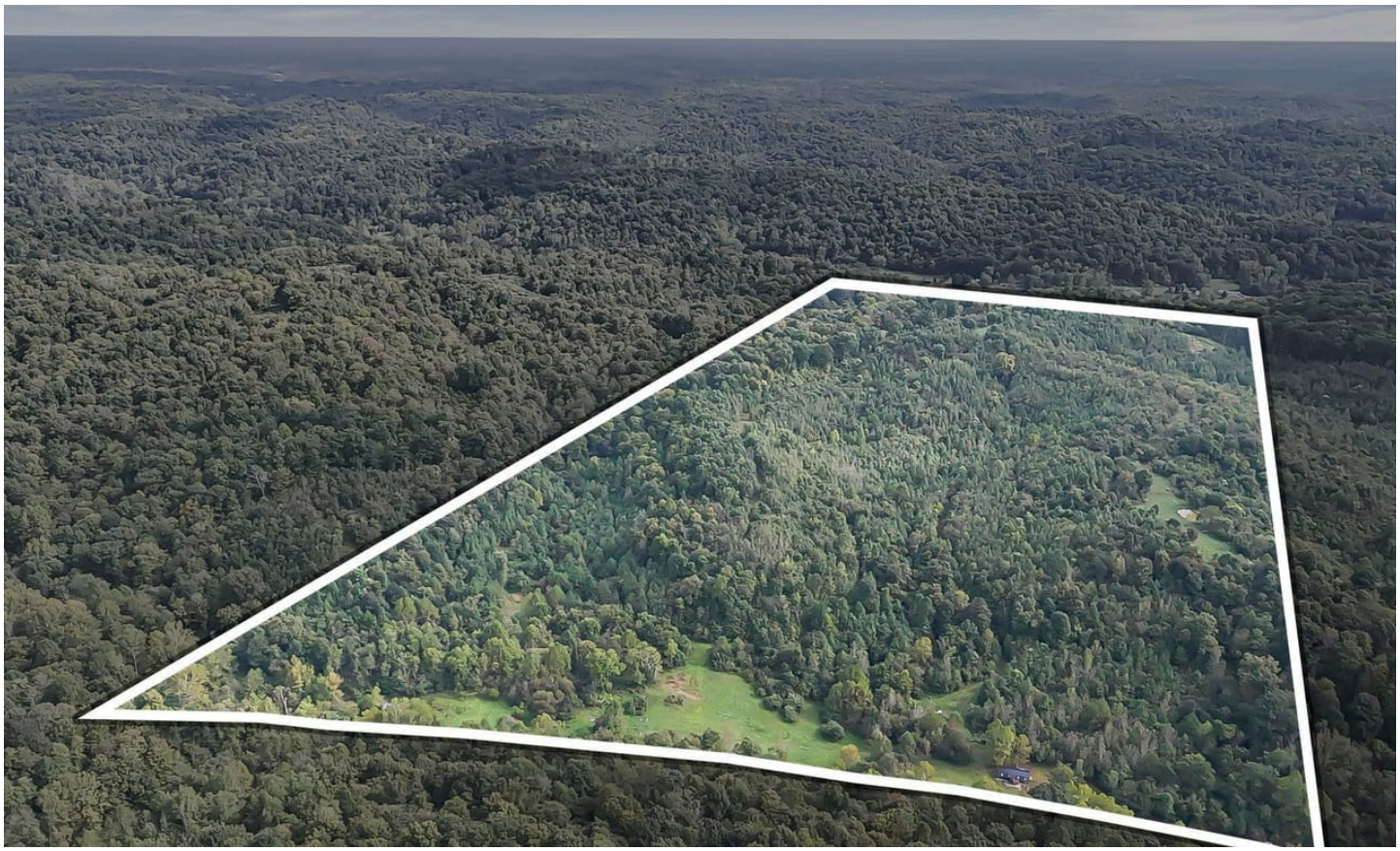
Hysel Run Rd - 72 acres
0 Hysel Run Road
Pomeroy, OH 45763

$320,000
72.5± Acres
Meigs County







SUMMARY

Address
0 Hysel Run Road

City, State Zip
Pomeroy, OH 45763

County
Meigs County

Type
Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude
39.07398 / -82.094622

Dwelling Square Feet
400

Bedrooms / Bathrooms
1 / 1

Acreage
72.5

Price
$320,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

72.5 Acres with Cabin, Trails, Trophy Whitetail & Multiple Building Sites, Meigs County, Ohio

Discover the perfect blend of privacy, recreation, hunting, and future development potential on this exceptional 72.5-acre property on Hysel Run Rd in Rutland Township, Meigs County, Ohio. Offering the rare opportunity to own a large, mostly wooded tract with a finished cabin, established food plots, extensive trail system, multiple building sites, and outstanding wildlife habitat, this property is ready to enjoy from day one.

The property consists of two parcels and features over 1,700 feet of road frontage, providing excellent access and flexibility. An established gravel turnaround at the end of the property makes it easy to access the interior. There are no deed restrictions or easements, and any mineral rights owned by the seller will convey with the sale.

A major highlight is the 14' x 40' finished cabin, offering approximately 560 square feet of comfortable living space with one bedroom, one full bathroom, electricity, and water. The cabin also features an 8' x 8' deck, providing a great spot to relax after a day spent exploring the property. A metal storage container is also included, offering additional space for equipment, tools, and hunting supplies.

The land itself offers the ideal Southeast Ohio landscape, with rolling hills, mature timber, scattered open pastures, and beautiful ridgetop views. Multiple established trails wind throughout the property, providing access to virtually every section by ATV, UTV, or on foot. There are also multiple potential building sites, giving the next owner plenty of options for expanding the existing improvements or creating a permanent residence.

For the outdoor enthusiast, this property is exceptionally well set up for hunting and wildlife management. Established food plots and wildlife watering holes are strategically located throughout the property, while deer blinds and feeders convey with the sale. The property has a proven history of producing trophy whitetail bucks and wild turkey, and deer and turkey sign can be found throughout the acreage. The combination of mature timber, open areas, food plots, water sources, and secluded terrain creates an excellent environment for wildlife.

Perhaps what sets this property apart is its combination of seclusion and convenience. You can enjoy the privacy and peacefulness of a remote Southeast Ohio property while still being only 8.5 miles from the City of Pomeroy and the Ohio River. The property also offers convenient access to US Route 33, making trips to town and surrounding areas much easier.

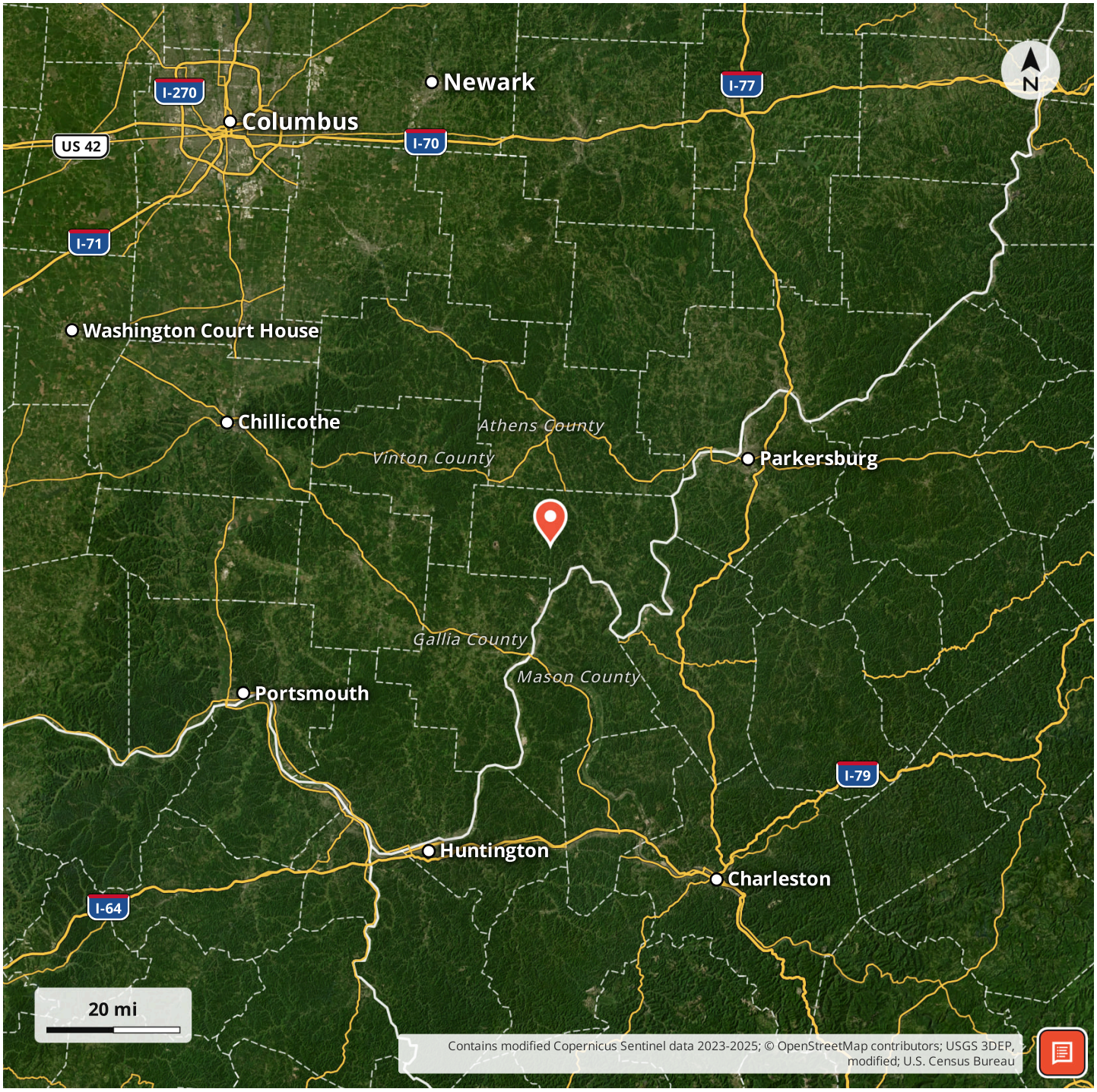
Located within the Meigs Local School District, this property offers tremendous flexibility for a variety of uses. Whether you're looking for a private hunting retreat, weekend getaway, recreational property, homestead, investment, or a place to build your dream home, this 72.5-acre tract deserves a close look








Regional Map



Locator Map


N
Twp Rd 366
1000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
500 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified

LISTING REPRESENTATIVE

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City / State / Zip
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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.

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