

Burton Hill Rd - 30 acres
12141 Burton Hill Rd
Glouster, OH 45732

\$374,900
30± Acres
Hocking County



Rodney Shutts

OHIO AGENT

Rodney is a dedicated real estate professional focused on rural land, whose life is guided by unwavering faith and family values. As a loving husband and father of two, he brings a sense of integrity, honesty, and selfless service to every client interaction. His genuine care for people and steadfast principles guide him in providing transparent, reliable, and thoughtful real estate solutions. Embracing new technologies, Rodney seamlessly integrates modern tools and strategies into his practice, ensuring his clients benefit from the latest advancements in the market. Rodney's approach is not just about closing deals but about building lasting relationships and contributing positively to the community he serves, all while balancing his cherished role as a loving husband and father.



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Burton Hill Rd - 30 acres
Glouster, OH / Hocking County

SUMMARY

Address

12141 Burton Hill Rd

City, State Zip

Glouster, OH 45732

County

Hocking County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

39.539559 / -82.219754

Acreage

30

Price

\$374,900

Property Website

<https://www.mossyoakproperties.com/property/burton-hill-rd-30-acres-hocking-ohio/87667/>



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Glouster, OH / Hocking County

PROPERTY DESCRIPTION

Escape to your private 30-acre retreat in Northeast Hocking County. This stunning property offers a rare combination of serene privacy, exceptional natural beauty, and convenient access to some of Ohio's best outdoor destinations.

Perched atop a hill, a rustic Saltbox cabin (built 2019) offers breathtaking, panoramic views of the surrounding landscape. The cabin serves as the perfect basecamp for all your adventures or a peaceful sanctuary to unwind. The land itself is a natural wonderland, meticulously cared for with well-maintained trails that wind through the acreage. You'll find a seasonal creek, dramatic rock outcroppings, and abundant signs of wildlife, including excellent white-tailed deer and turkey sign, perfect for hunters. For those who love the outdoors, the location is unbeatable. You'll be surrounded by the Sunday Creek Coal Wildlife Area, providing thousands of acres of public land to explore and hunt. Enjoy a short drive to popular spots like Tinkers Cave, the Shawnee Lookout Tower, and multiple Wayne National Forest Trailheads. Annual taxes are approximately \$995. Don't miss out on this one-of-a-kind property; call now to schedule a showing!

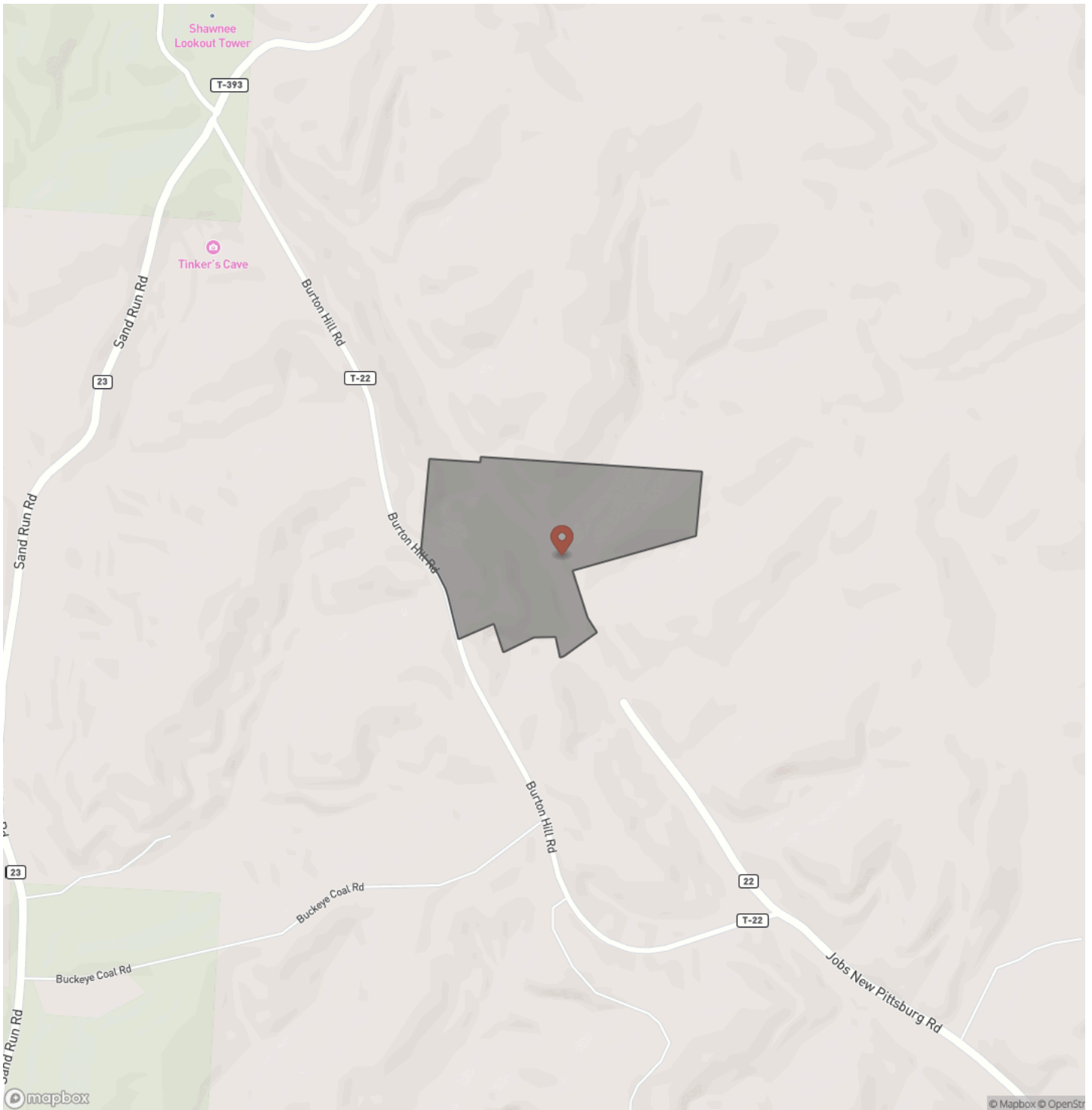
Additional Property Features:

- AEP power to cabin
- Private, gated driveway
- Well-maintained trails
- Seasonal creek
- Rock outcroppings
- Excellent white-tailed deer and turkey hunting sign
- Direct access to Sunday Creek Coal Hunting Area (Public Land)
- 15 minutes to Nelsonville
- 20 minutes to Logan
- 1 hour and 10 minutes to Columbus
- Seller has septic approval from the county

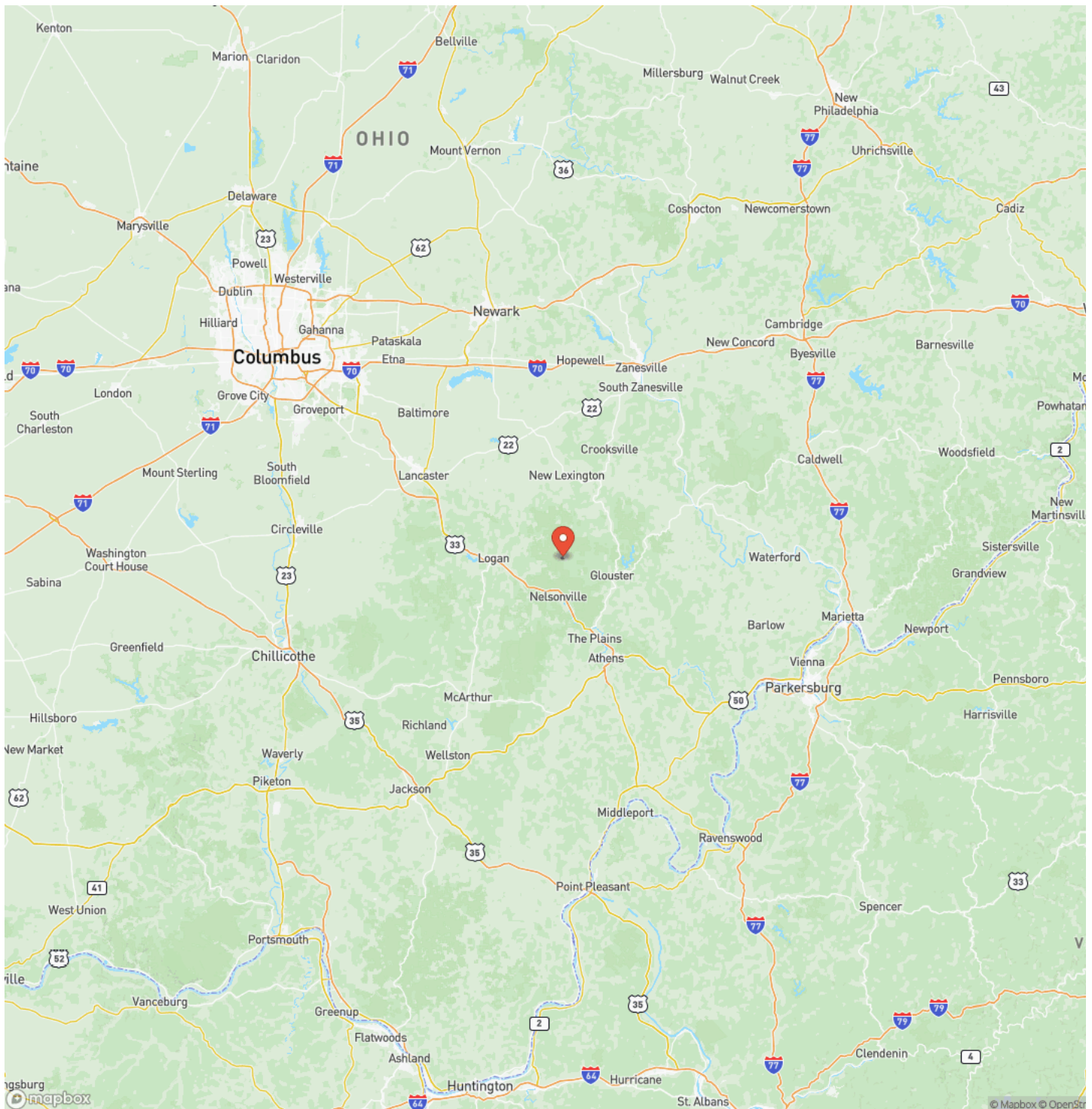
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Locator Map



Locator Map



Satellite Map



Burton Hill Rd - 30 acres
Glouster, OH / Hocking County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

This image shows a blank sheet 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.

MORE INFO ONLINE:

www.mossyoakproperties.com/land-for-sale/ohio/

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www.mossoakproperties.com/land-for-sale/ohio/

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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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