

Burton Hill Rd - 31 acres
12141 Burton Hill Road
Nelsonville, OH 45764

\$325,000
31.68± 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.



MOSSY OAK PROPERTIES
Bauer Realty & Auctions

rshutts@mossyoakproperties.com | 740-683-0104

Burton Hill Rd - 31 acres
Nelsonville, OH / Hocking County

SUMMARY

Address

12141 Burton Hill Road

City, State Zip

Nelsonville, OH 45764

County

Hocking County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.53915 / -82.22074

Acreage

31.68

Price

\$325,000



Burton Hill Rd - 31 acres
Nelsonville, OH / Hocking County

PROPERTY DESCRIPTION

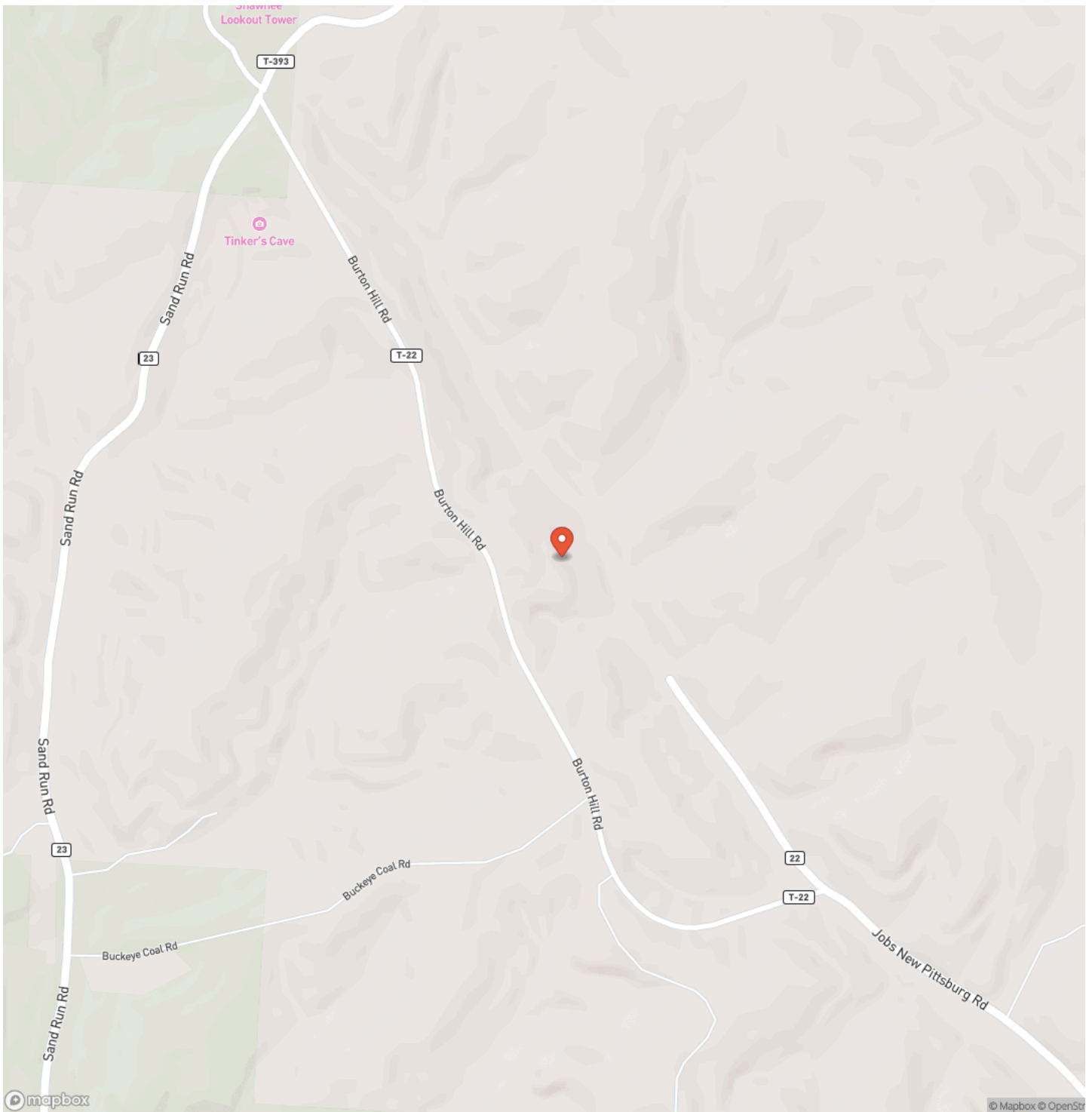
Escape to your own private 31-acre retreat in Northeast Hocking County. This stunning property offers a rare combination of serene privacy, exceptional natural beauty, and convenient access to some of Ohio's best outdoor destinations. Perched atop a hill, a rustic Saltbox cabin (built 2019) offers breathtaking, 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 \$1404. Don't miss out on this one-of-a-kind property; call now to schedule a showing!

- Additional Property Features:
- AEP power to the 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

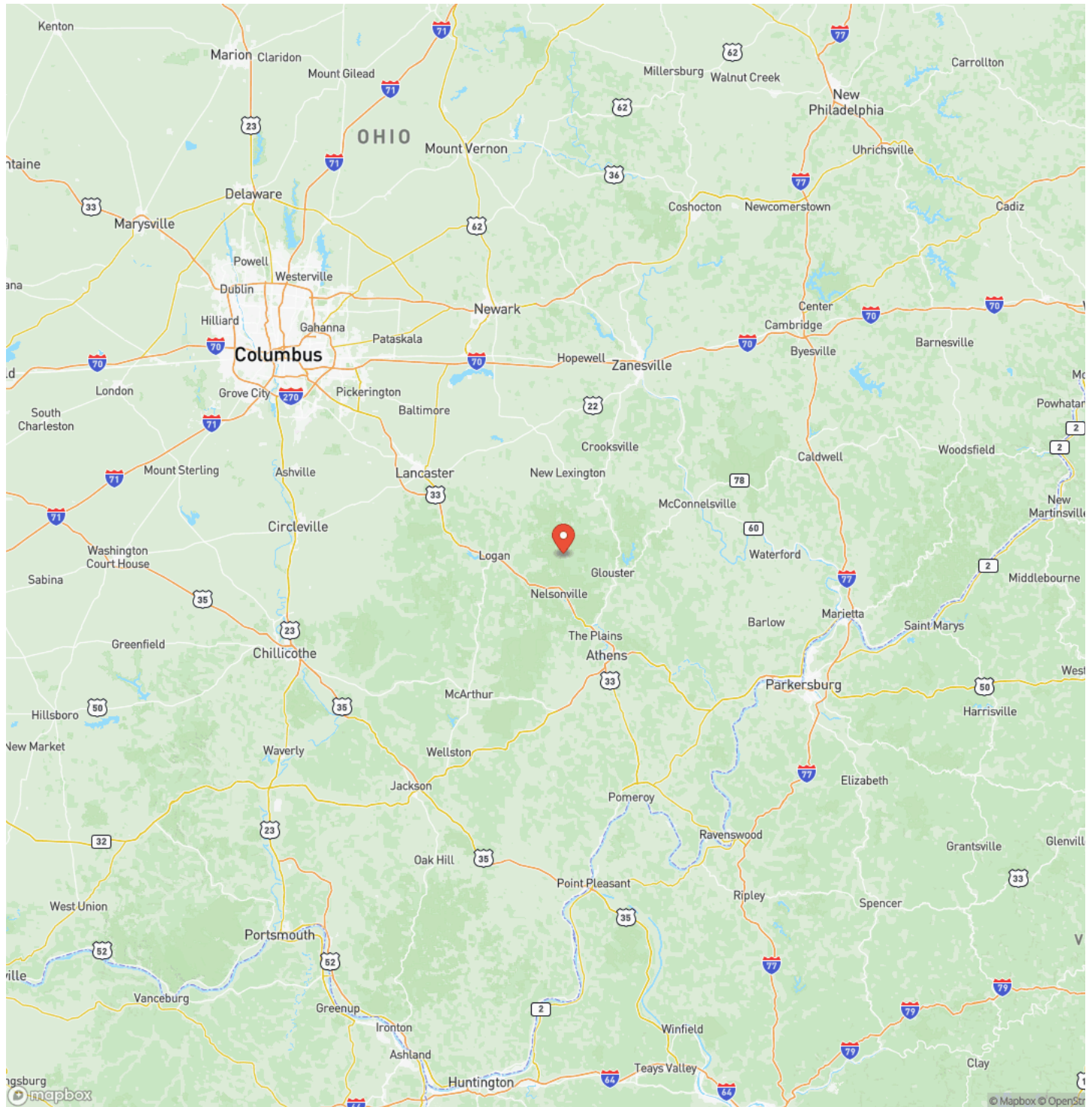
Burton Hill Rd - 31 acres
Nelsonville, OH / Hocking County



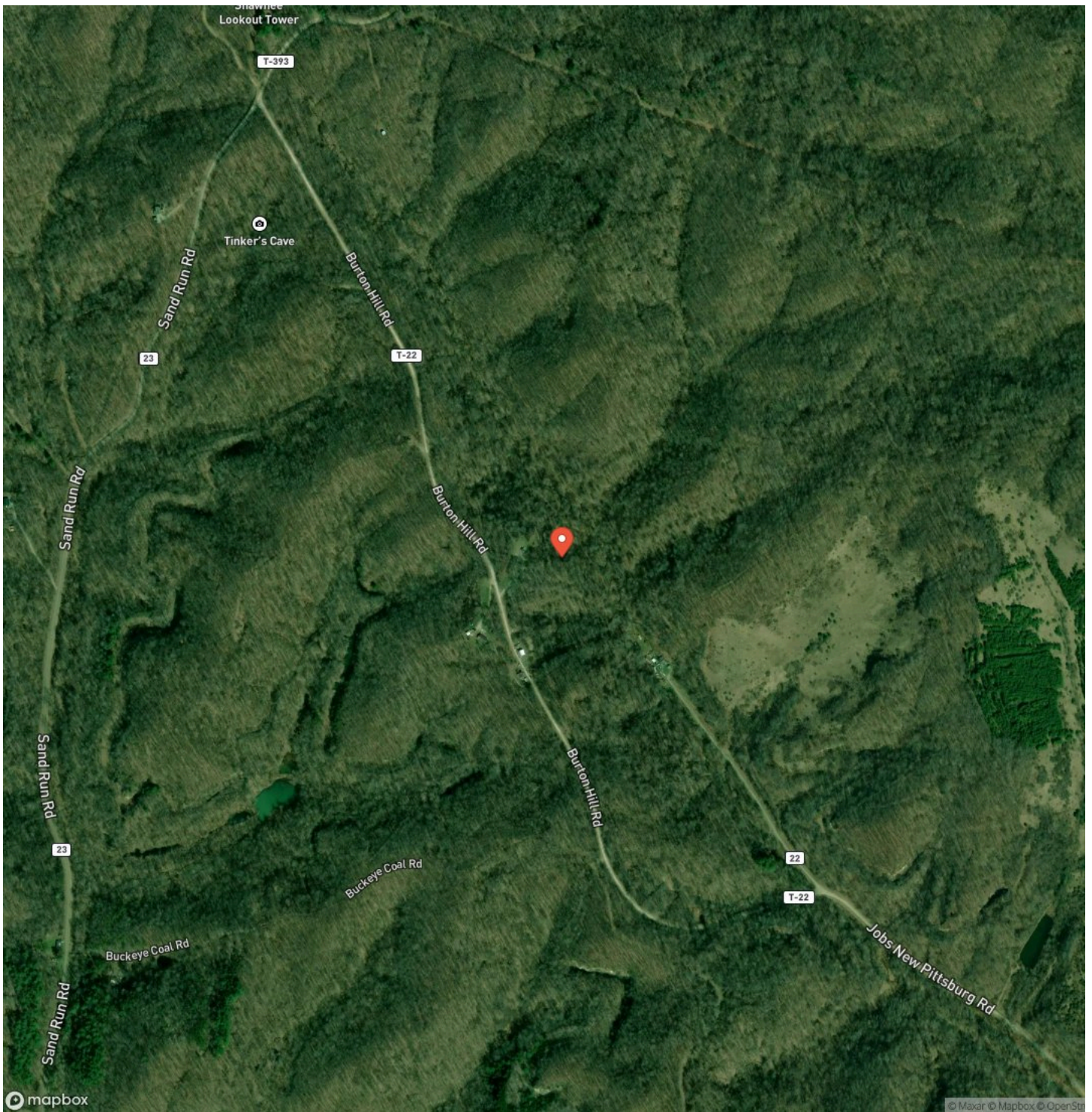
Locator Map



Locator Map



Satellite Map



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.

Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 829-7070
<https://www.mossoakproperties.com/>

