

Stevens Branch Rd - 18 acres  
30129 Stevens Branch Road  
Londonderry, OH 45647

**\$159,900**  
18.4± Acres  
Vinton County



**Matt Whiteman**  
OHIO AGENT

Matt, an avid hunter from Ohio, has managed his whitetail grounds for 18 years and harvested many record-book trophies. He has hunted across the Midwest, pursued elk in the West, and hunted moose in Alaska. With his expertise, Matt can identify trophy properties and assist clients in purchasing their dream land. His clients value his knowledge of land values, timber, and mineral rights. Join Matt to experience the expertise of a true Land Specialist!



**MOSSY OAK PROPERTIES**  
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**Londonderry, OH / Vinton County**

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**SUMMARY**

**Address**

30129 Stevens Branch Road

**City, State Zip**

Londonderry, OH 45647

**County**

Vinton County

**Type**

Residential Property, Recreational Land, Hunting Land

**Latitude / Longitude**

39.304688 / -82.685437

**Dwelling Square Feet**

1,552

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

18.4

**Price**

\$159,900



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**PROPERTY DESCRIPTION**

18 acres of land for sale with a 3-bedroom, 1-bath home in Vinton County, Ohio. Located West of McArthur, this property would make a great starter home or weekend getaway.

Property Features include:

- 3-bedroom 1 bath home that needs some TLC
- The house is all electric
- The house was built in 1970
- Nice pole barn
- Second building lot with water tap and septic
- County water and drilled well
- Gently rolling with some steep topography
- Located off a gravel road
- All wooded
- Very well-managed area for whitetail hunting
- 2 box blinds already in place
- 7 Miles from Tar Hollow State Park
- Mature timber
- Nice hiking trails
- Surrounded by large landowners

Whether it is a new home site or weekend recreational property, this tract may fit all your needs. The current annual taxes are \$1,095.50, and any mineral interest owned by the seller will be transferred.

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## Locator Map

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## Locator Map

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## Satellite Map

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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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