

Wells Rd - 20 acres  
20 acres Wells Rd  
Middleport, OH 45760

**\$99,900**  
20± Acres  
Meigs County



### **Josh Shreve** OHIO AGENT

Josh's passion for the great outdoors began at a young age, hunting and fishing on public land with his late father in Eastern Ohio. As a boy, Josh grew up dreaming of one day owning his very own piece of "heaven on earth". After fulfilling his childhood dream, Josh now enjoys spending his free time hunting and fishing with his kids in Central Ohio. Josh joined the Mossy Oak Properties team to help his clients achieve the same dreams that he once had. Josh specializes in selling hunting and recreational properties, farms, investment properties, and rural homes in Southern Ohio. Call Josh today so that he can help you find the property of your dreams!



jshreve@mossyoakproperties.com | 740-407-7380



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**Middleport, OH / Meigs County**

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**SUMMARY**

**Address**

20 acres Wells Rd

**City, State Zip**

Middleport, OH 45760

**County**

Meigs County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

39.0093 / -82.1206

**Acreage**

20

**Price**

\$99,900

**Property Website**

<https://www.mossyoakproperties.com/property/wells-rd-20-acres-meigs-ohio/96698/>



**PROPERTY DESCRIPTION**

Escape to your own 20-acre retreat in Meigs County, perfectly suited for the family, for the family outdoorsman looking to unplug and spend quality time in nature. This mostly flat meadow offers an excellent setting for a future cabin, weekend getaway, or recreational basecamp. The property is already set up for deer hunting with a box blind in place, and the sellers have documented many successful hunts, making it a proven and enjoyable hunting property. Bordering Leading Creek, the land provides outstanding fishing opportunities and a peaceful natural backdrop that the whole family can enjoy. Whether you are teaching the kids to fish, watching wildlife from the blind, or gathering around a campfire after a day outdoors, this property offers the space and privacy to create lasting family memories. A rare opportunity to own a versatile tract that blends recreation, relaxation, and future cabin potential in a beautiful rural setting. You will not want to miss out on this one. Annual taxes are \$330.52.

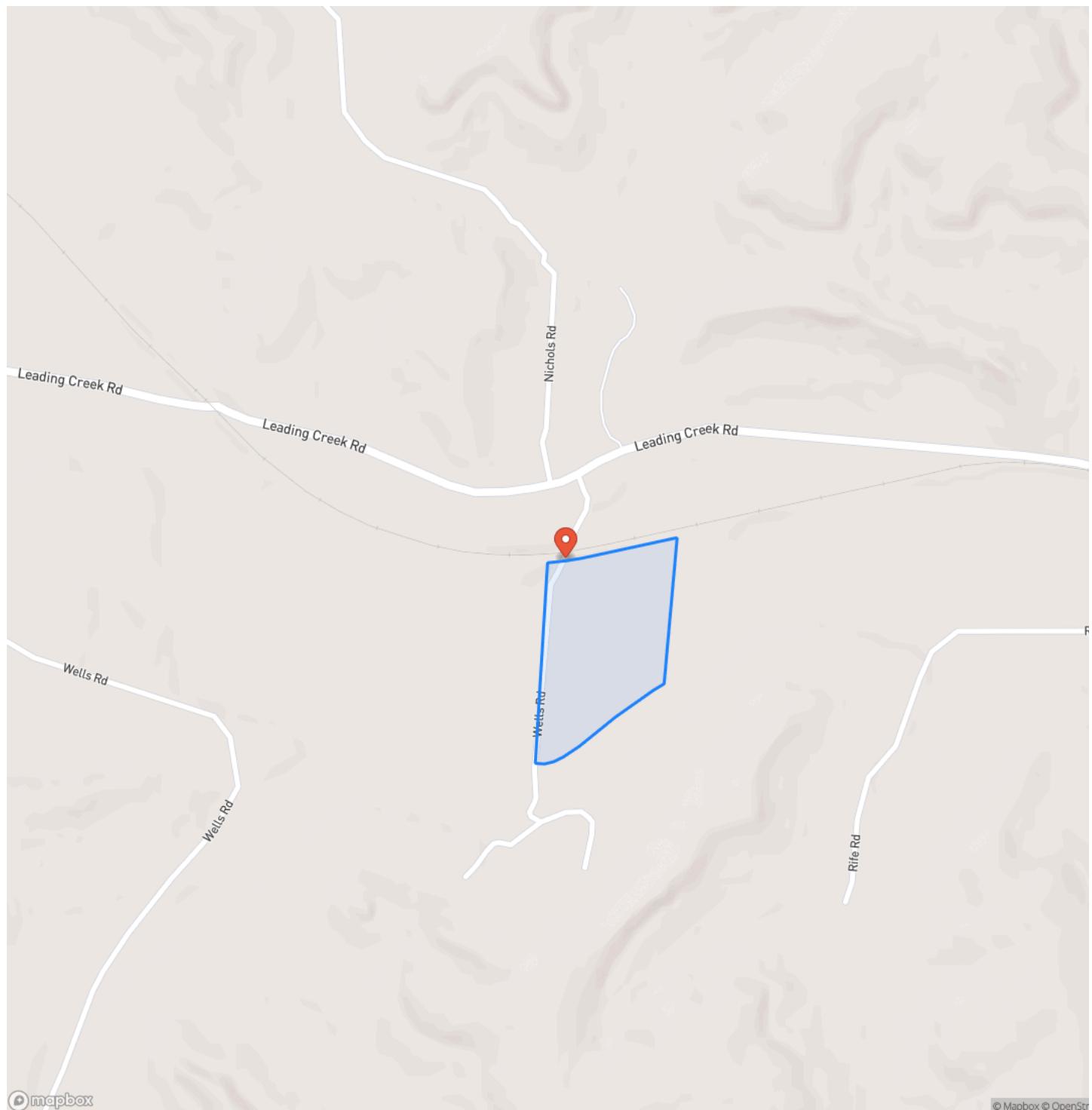
**Wells Rd - 20 acres**  
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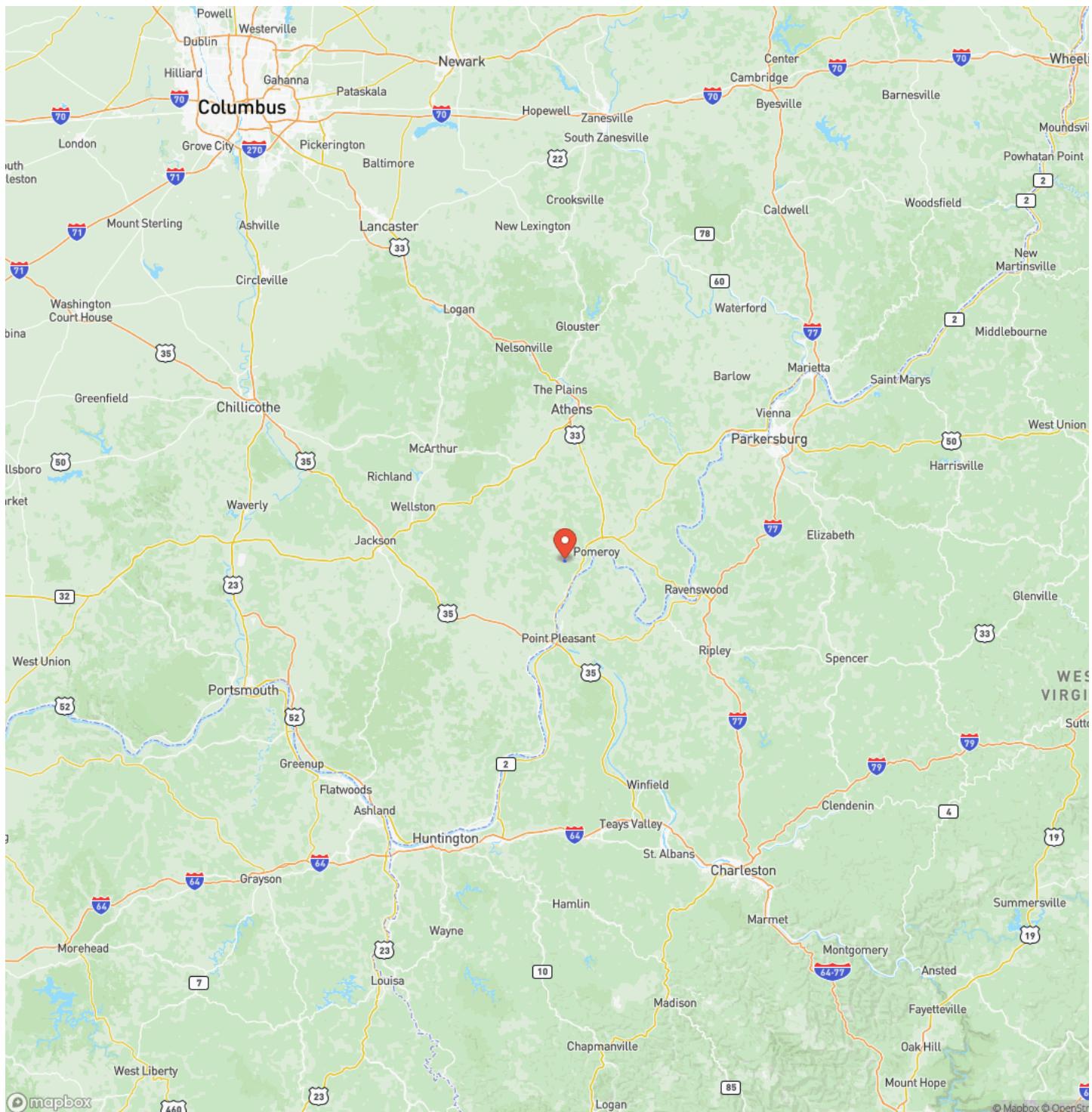


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## Locator Map

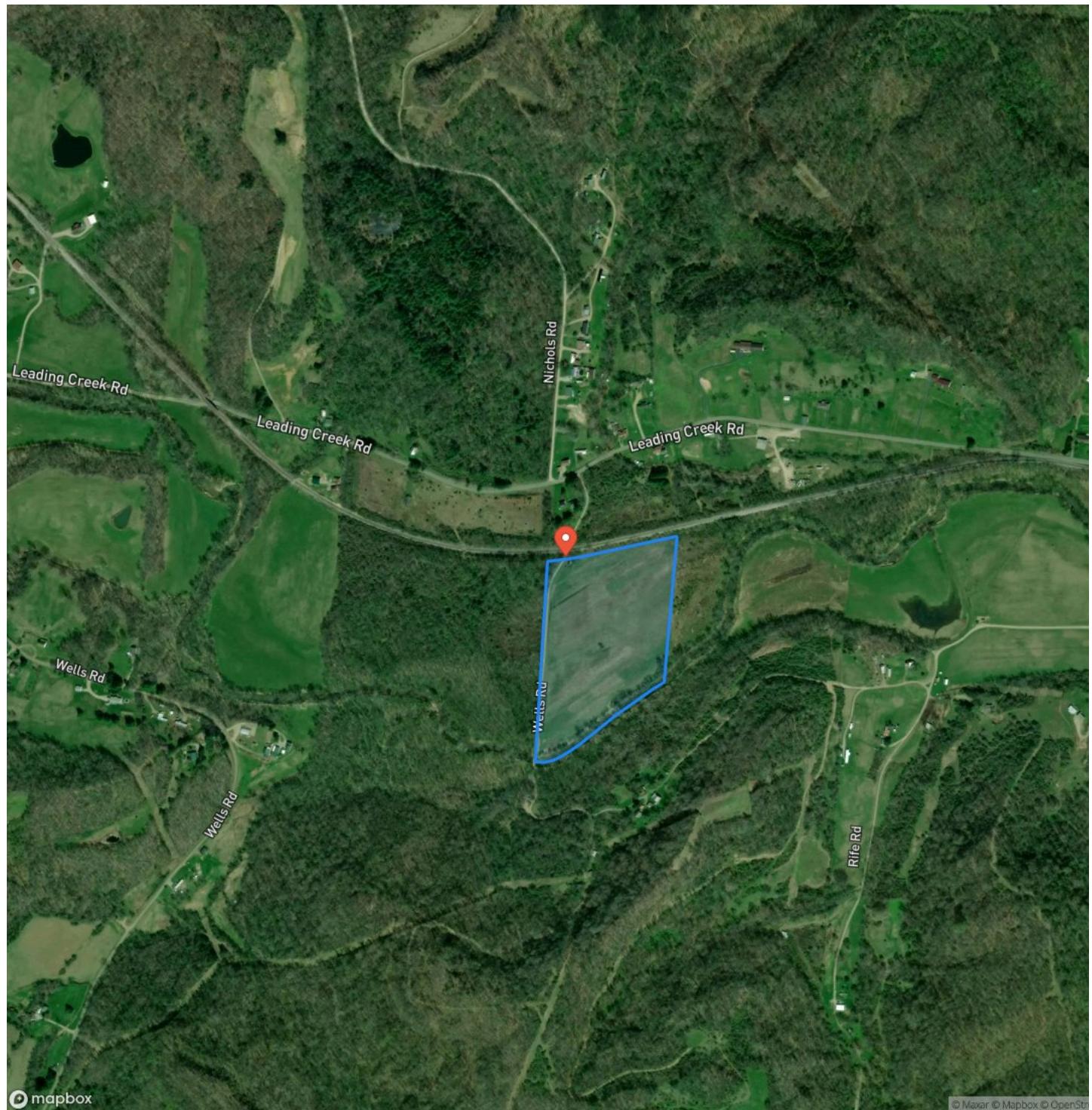


## Locator Map



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## Satellite Map



© mapbox

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**Wells Rd - 20 acres  
Middleport, OH / Meigs County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Josh Shreve

## Mobile

(740) 407-7380

## Email

jshreve@mossyoakproperties.com

## Address

3210 Sportsman Club Rd

**City / State / Zip**

## NOTES

## NOTES

## **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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