



56 Roscoe Rd. Oak Hill, OH, Jackson County, Ohio, 11.4 Acres

\$125,000

Tucked away in the rolling hills of southern Ohio, this 11.4+/- acre property on Roscoe Road offers a rare combination of privacy, usability, and natural beauty in a highly desirable area of Jackson County.

Accessed by a gated entrance and newly installed gravel driveway, the property leads you to a cleared landing area near the top of the hill, where a 16x40 amish-built out-building is already in place--making it an ideal setup for a cabin conversion, hunting camp, storing your outdoor vehicles, or a shop to support your future build site.

For those considering building, a portion of the property has already been cleared for a potential home site, and a soil test has been completed, confirming suitability for a septic system. Electric is available at the road, giving you a strong head start toward future development.

Further, this property offers over 1,600 feet of road frontage, the property offers multiple options for access points, future build sites, or parcel division.

One of the standout features of the property is the wetland area located just beyond the cabin, creating a unique habitat that consistently attracts wildlife. Whether you're a hunter or simply enjoy watching nature, this feature adds both recreational value and diversity to the land.

The property also offers additional open ground toward the back, providing opportunities for hunting setups, habitat improvements, or establishing trails for exploring the property.

This land offers both a quiet and secluded feel and location convenience --less than a mile off State Route 93, under 8 miles from State Route 32 and US Route 35, and ideally positioned between Jackson and Oak Hill. Outdoor enthusiasts will also appreciate being just minutes from Jackson Lake State Park, Cooper Hollow Wildlife Area, and the Wayne National Forest.

Whether you're looking for a private retreat, future home site, or hunting property this property offers a strong foundation with improvements already in place and plenty of room to make it your own.

Invest with confidence in a property featuring confirmed build potential, improved access, and the foundation for both recreational use and long-term value.

Main Info

- Street Address : 56 Roscoe Rd.
- Lot Size Acres : 11.4 Acres
- Postal / Zip Code : 45656
- Dwelling : No
- State / Province : Ohio
- County : Jackson
- Closest City : Oak Hill

Home Info

Broker Info



Greg Kazmierski

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For many years, Greg has been deeply committed to pursuing whitetails across both public and private land, developing a keen understanding of habitat, terrain, and how deer move through a property. This lifelong passion for the outdoors has given him a unique edge when it comes to evaluating and marketing hunting and recreational land. As a licensed real estate agent in the state of Ohio, Greg specializes in helping buyers and sellers navigate the market for whitetail and recreational properties. His ability to analyze land from both a hunter's and an investor's perspective allows him to highlight a property's true potential—whether it's for hunting, farming, or long-term value. Greg is also a licensed drone pilot, integrating aerial mapping and modern technology into his listings. By using high-resolution imagery and advanced mapping tools, he's able to provide clients with a comprehensive view of each property and showcase its best features. With a strong work ethic, deep respect for the land, and a genuine commitment to helping others achieve their goals, Greg continues to bring honesty, expertise, and enthusiasm to every transaction.

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