

SOUTHERN OHIO INCLUDING PORTSMOUTH AND NORTHERN KENTUCKY

HOMES

Volume 10, Number 4

FREE



1749 Lawson Street, Wheelersburg

Spacious home offering 3 bedrooms. Newer shingles and some replacement windows. Woodburning fireplace in the basement family room. Also has a gas logs fireplace in master BR. Fenced rear yard. Call Nancy Hawk @ 740-821-7344 for an appointment. **Reduced to** \$165,000 S141094

**We wish you all a Merry Christmas and
a Happy New Year!**



**REAL ESTATE
GALLERY, INC.**

www.realestategallery.com

Nancy Hawk

Broker/Owner

(740) 821-7344



Scan with Smart Phone

www.homeswvohky.com

304-736-0561

Add to your Mobile Phone



Merry Christmas and Happy New Year
From Exsell Realty Group!



Stay Tuned...

We Are Looking to the Future, Re-Vamping & Introducing New Things! Watch Our Website in 2016 for Exciting Changes!!

www.exsellrealtygroup.com

EXSELL REALTY GROUP
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Terrie Zempter
981-7390



Marsha Justice
352-6286



Kayla Rozell
614-961-0020

Team of Agents Who Have "Exselled" at
Breaking The Sales Record For 2015!

EXSELL REALTY GROUP

Broker/Owner, Nakia TJ Steward



Exsell Realty's Circle of Benefits Program...
More than Just a Home Warranty



NEW & REDUCED LISTINGS

REDUCED



2840 Turkey Foot - South Webster

Private, Clean & Comfortable anyone? Well-kept 3 BR home offers a huge LR for entertaining & remodeled kitchen w/plenty of cabinet & counter space & SS appliances. Newer metal roof. 30 ft above-ground pool w/deck & 2.25 acres of level land. \$122,000 Call Kayla Rozell 614-961-0020

NEW



828 Simon Miller - Wheelersburg

Room to grow in this 4 BR home on 1 completely level acre! 2 story foyer leads to the cozy LR w/gas frpl, eat-in kitchen opens to the back deck. 1st floor MBR w/modern bath! 2nd floor offers another MBR featuring private BA w/whirlpool tub & balcony! \$249,500 Call Nakia TJ Steward 740-821-2917

NEW



1117 Tipton Lane - Stout

Top-of-the-line features & attention to detail found at this newer, spacious home! Cherry/Oak/Walnut HW flooring in LR & eat-in kitchen. Your private oasis in the MBR w/built-in aquarium, 2 person shower & whirlpool tub. Kitchen w/Ash cabinetry, double ovens, pantry. 2nd floor offers a lg home theater, rec room, office & bonus room! \$269,500 Call Nakia TJ Steward 740-821-2917

NEW



144 Evelyn Ave. - Valley

If you are looking for an affordable home near Valley Elm, then this is the one for you! 3 BR, 1 BA ranch w/2 car dot garage. Kitchen has been recently updated & owner states new entry doors along w/newer roof & electric box. \$86,900 Call Donna Rayburn 740-821-1161

NEW



16 Corey Dr. - South Webster

Beautiful & Spacious front & back yard w/inic round pool & your very own apple tree! New lg front porch & new central AC unit. 2 options for heat - electric & WB stove. Cute kitchen w/island & custom backsplash. Lg hidden pantry in DR. 3 BR, 1.5 BA, laundry. \$91,900 Call Rayla Rozell 614-961-0020

NEW



89 Reese Rd. - Minford

This charming 1 story, single family home is in Rigrish Subd & was remodeled in 2002. It offers 3-4 BR, 2 full BA, LR, kitchen & partial bsmt. 1 car att. garage. \$68,900 Call Marsha Justice 740-352-6286

NEW



76 Chandler Dr. - Minford

Don't miss out on this affordable & adorable 3 BR, 1 BA home on dead end street. Lg covered front porch to enjoy your morning coffee or evening sunsets. 1 car att garage. Lg LR w/gas logs & cozy eat-in kitchen. \$92,900 Call Donna Rayburn 740-821-1161

NEW



2720A Dogwood Ridge - Wheelersburg

This cute & super affordable 3 BR home on 1.5 acres has a lot of potential! Conveniently located close to W'burg, Sciotoville & S. Webster schools. New heating unit recently installed. Nice covered porch on back of house. \$75,000 Call Kayla Rozell 614-961-0020

NEW



1972 SR 158 - Clay

This pretty 1 floor home has been updated w/newer appliances. The floor plan is open concept & well done. The bsmt is the perfect area for a game room, media room or kids playroom, with plenty of storage. All remodeling has been tastefully done & is more-in ready! \$93,000 Call Exsell Realty 740-353-2525

NEW



467 Walburn Ave - Franklin Furnace

Great 3 BR home close to schools. Completely updated. Newer roof, windows, siding, heating & air, carpet & much more!! Ready to move-into & priced right. \$75,000 Call Terrie Zempter 740-981-7390

REDUCED



4532 Garden Ave. - Clay

Completely renovated home in the Clay School District! Includes NEW SS appliances, HW flooring, ceramic tile, carpeting, doors, Trane furnace & MUCH, MUCH MORE!! \$149,000 Call Charlie Canter 740-357-3660

REDUCED



2006 A Thompson Hill - Northwest

A Hunter's Paradise! Beautiful log home on appx. 38 Acres. 3 BR, 2.5 BA & peaceful wrap-around porch to enjoy evening sunsets. This property has 3 heat sources including an outside wood boiler. Full walkout bsmt. Tranquility at its best! \$219,900 Call Donna Rayburn 740-821-1161

REDUCED



2394 Orizaba - Portsmouth

Brick ranch w/3 BR & 2 BA, 2 car att garage. All electric home except for frpl (gas logs) in LR. Enclosed patio & fenced back yard. Above-ground pool. 3 parcels. \$89,900 Call Cheryl Bowman 740-285-4755

REDUCED



489 Oakwood Ridge - West

This magnificent home offers a sunken LR w/ cathedral ceiling, extremely lg bonus room, bay window in eating area, full fin bsmt w/bar, beautiful stone frpl w/gas logs, backup generator for entire home, 4-5 BR, 4 BA, seo system, 2 car garage, multi-level decking on rear. \$395,000 Call Marsha Justice 740-352-6286

REDUCED



616 Turkey Foot - South Webster

4 BR brick ranch. Great country setting w/level lot, nice landscaping & lg concrete drive. All new kitchen w/whicky cabinets. Newly installed 1-piece tub/shower enclosure. Front covered porch & back patio. Att 1 car garage & newer roof. 10x12 outbuilding. \$134,000 Call Cheryl Bowman 740-285-4755

Feature

28 Coburn Drive, McDermott



Delightful move-in ready ranch featuring a living room w/gas logs fireplace, newly remodeled kitchen w/newer appliances, formal dining room, den, master bedroom suite, 2 additional bedrooms & 1 additional bath. Bathrooms are updated with tile flooring. The rear yard is fenced. Nice landscaping and 2 car garage leading into the home. \$¹⁵⁹,⁵⁰⁰ Call Ruthann today for your tour.



Ruthann Brush
Principal Broker

740 353-8764

740 354-3171

Email: ruthannbrush@gmail.com

www.ruthannbrushrealty.com



Feature

4702 St. Rt. 772, Piketon



With over 2 miles of St. Rt. 772 Road Frontage, this 115+/- Acre Farm offers many possibilities.



50-60 Acres for crops, livestock, produce and 40+ acres of woods for hunting. Also offers 2 ponds, nice barn w/new roof, new electric fences, granary, outbuildings &



The 1-1/2 story circa 1900's main farm house has 11 rooms w/4 BR and nice kitchen. Very livable and comfortable with 2 heat sources.



A 2nd smaller 5 room home behind the main house could be guest house or rental. \$390,000



Let's Look. Call Today.

Patti Bevins REALTOR®

1-888-820-8843
Toll Free

pattib@falcon1.net

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*It's worth your time
to see Misty Brown and
cash in on low rates.*



NCUA



Charles Euton

740-352-7059

740-353-4330 Office

Email: eutonrealty@yahoo.com



 Charles Euton, Broker 

Visit our website: www.sciotohomes.com

124 Nile Court, Stout



Do you like boating, fishing, golfing? This is the home for you! This quality home features HW floors, eat-in kitchen w/granite counter tops, lg formal DR & lg LR, lg deck overlooking the inground pool. \$259,000 Call Charles 352-7059

2830 Ridgeway Dr., Portsmouth



Lots of room & lots of character. Very lg LR w/frpl, Sun room w/red tile floor. DR w/2 corner hutches. Beautiful woodwork, HW floors, Built-in cabinets, 3 BR, 2.5 BA. \$119,000 Call Charles 352-7059

88 Nile Lane, Stout



The view from this gorgeous home is amazing. 100% quality w/ HW floors & beautiful woodwork. 2,900 sq.ft. w/2.5 BA, 2 frpl & much more. Lg pool & outdoor kitchen w/wet bar for your next get-together. \$349,000 Call Charles 352-7059

71 Nile Court, Stout

REDUCED



LOCATION, LOCATION! Near golf course, marina and River. Lg pond w/dock. 2,500 sq.ft. w/3 BR, 3 BA. Open concept with LR, DR, kitchen & breakfast nook. 2 car garage w/bonus room above. Motivated Sellers \$219,000 Call Charles 352-7059

ACREAGE

59 Acres - level to rolling. Apx. 1,500 ft of Brush Creek frontage

90 Acres on Grayson Spur - Some Timber

Lots on Tipton Lane - No Flood Insurance required.

52 Acres on SR 52 - 1,500 ft of road frontage & over 300 ft of river frontage

Call Charles @ 740-352-7059

284 Nile Court, Stout



Brick ranch w/3 BR & 2 BA near the golf course and marina. Have your own boat dock & fish from your own back yard in the beautiful Ohio River. This quality home boasts a beautiful kitchen w/SS appliances & granite countertops. \$339,000 Call Charles 352-7059

2221 Timlin Hill, Portsmouth



Charming Tudor in country-like setting. Over 1/2 acre. Home offers 3-4 BR, 2.5 BA, 1 car att garage & many frpls. Gorgeous woodwork, updated AC & gas furnace. Lots of charm & character. Priced to sell. \$289,900 Call Charles 352-7059

1023 Tipton Lane, Stout

New Listing



7 rooms, 3 or 4 BR, 2.5 BA. Beautiful living space with a view of the lake from the massive rear windows from your lakeside home. Only \$259,500 Call Charles 352-7059

147 Dusty Dr., McDermott



Beautiful brick 2 story overlooking the Ohio Valley. 4 BR w/ possibility of 2 more in attic. 3.5 BA. Full bsmt partially finished. Fantastic deck area. Lg KOI pond & fire pit on the hill above the home. Close to the country club. 8 adjoining acres are also available. \$325,000 Call Charles 352-7059

COMMERCIAL PROPERTY

1539 St. Rt. 8, South Portsmouth

Price Reduced!



Very nice retail bldg w/1,800 sq.ft. Lg open area w/generous counter area & covered drive-thru. Rest room & plenty of parking. Immediate Possession. \$59,900 Call Charles @ 740-352-7059



Charles Euton, Broker
 8059 Ohio River Rd.,
 Wheelersburg, OH



Bob Marsh



Robyn Marsh



Shannon McCormick



Bryan Marsh

740-574-2519

740**357-3365** 740**776-8402**

Visit our website: www.sciotohomes.com Email: eutonburgoffice@roadrunner.com

8011 Gallia Pike, F. Furnace
New Listing



Move-in Ready. LR, DR, FR, 2 BR, 2 BA, 2 car Garage. 1.11 Acres
 Call Bob or Robyn 574-2519

2533 Scioto Trail, Portsmouth
New Listing



Commercial Lot. High Traffic Area Corner. Lots of Potential. \$39,900
 Call Bob or Robyn 574-2519

3574 Big Pete Rd., F. Furnace
New Listing



Charming Cape Cod. \$99,900
Immaculate 4 BR, 2 BA. Det. Gar.
 Call Bob or Robyn 574-2519

105 Cedar St., Wheelersburg
New Listing



Move-in Ready Cottage. \$59,000
LR, DR, 2 BR, BA. Upgrades!
 Call Bob or Robyn 574-2519

9107 Ohio River Rd., Wheelersburg
New Listing



Many Possibilities
Commercial Bldg! 1.3+/- Acres
Great Location! 7,260 Sq.Ft.
 Call Bob or Robyn 574-2519

389 Cook St., Wheelersburg
New Listing



Spacious LR, DR, Kit w/Island. 4 BR, 2 BA, Deck & Storage Barn. \$109,900
 Agent Owned. Call Bob or Robyn 574-2519

1445 Lick Run Lyra Rd.



Affordable & Adorable. \$79,900
4 BR, Apx. 1.2 Acres. Workshop
 Call Bob or Robyn 574-2519

WANTED!

Listings in all areas!

Put the

**“Wheelersburg
 Winning Team”
 to work for you!**

1735 CR 1A, Haverhill



Island Kitchen. Master Suite.
3 BR, 2BA \$179,000
 Call Bob or Robyn 574-2519

190 Lambro Ln, Franklin Furnace



Totally Remodeled Duplex. \$80,000
1 BR & 2 BR + 1 Car Garage Each
 Call Bob or Robyn 574-2519

1612 Germany Hollow Rd, W'burg
Reduced \$10,000



Extra Mobile Hookup 2.3+/- Acres

Country Setting! Eat-in Kitchen.
4 BR, 1 BA, 2.5 Car Gar. \$59,500
 Call Bob or Robyn 574-2519

1714 Clairmont Ave, W'burg
New Price



Charming! Lg Lot. LR, Eat-in Kit.
3 BR, BA, Att Garage. \$99,900
 Call Bob or Robyn 574-2519

12991 Gallia Pike, Wheelersburg



Colonial 3 BR, 2 BA, Some Newer
Upgrades. \$47,000
 Call Bob or Robyn 574-2519

12 Dold Rd., Wheelersburg



Sale Pending

“Pristine” Condition! 3 BR, FR.
1.33 Acre. Decks. Storage Barn.
 Call Bob or Robyn 574-2519

125 Vernon St., Wheelersburg



1 Story w/2 BR, 1 BA. 40'x50'
Com. Pole Barn w/Office. \$119,000
 Call Bob or Robyn 574-2519

6314 E. Front St., Wheelersburg



Wonderful Views. 2 Level Decking
3 BR, 3 BA. 2 Car Gar. \$149,900
Call Bob or Robyn 574-2519

77 Valley St., Rubyville Area



Euton Emerald Home

Split level. Move-in Ready!
3 BR, 3 BA \$134,900
Call Bob or Robyn 574-2519

1620 Franklin Ave., Portsmouth



Euton Emerald Home

Move-in Condition!
3 BR, 2.5 BA \$135,000
Call Bob or Robyn 574-2519

5604 Kentland Ave, Sciotoville



Euton Emerald Home

Corner Lot, 1st floor MBR
HW Floors. 3 BR, 2 BA \$89,900
Call Bob or Robyn 574-2519

1902 Dogwood Ridge, W'burg



Euton Emerald Home

Pristine Ranch!
3 BR, 1.5 BA \$119,900
Call Bob or Robyn 574-2519

Evelyn Ave. - 150'x150' Bldg Lots \$52,500
St. Rt. 139 - 3.667 Acres. Water & Electric.
\$15,000
Gallia Pike, W'burg, Great Com. Po-
tential for apts or storage units or office
bldg. \$50,000

Evelyn Ave., Lucasville - 100x150 Bldg
Lots. \$35,000

Private Dr. - 150'x124' Lot. Util's avail.
\$29,900

Vine St., Sciotoville - 100x190 Lot
\$6,000

Call Bob or Robyn at 574-2519

Riverfront!



1619 Lawson St., Wheelersburg



Charming & Spacious! Pool
4 BR, 2.5 BA, 2 Garages \$185,900
Call Bob or Robyn 574-2519

83 SR 522, Franklin Furnace



Euton Emerald Home

Country Setting! Lg MBR Suite, 2
add'l BR, 2 BA, bsmt, 2 car garage
\$199,000 Bob or Robyn 574-2519

245 Miller Dr., Wheelersburg



Euton Emerald Home

Gorgeous! Cook's Kitchen!
4 BR, 4 BA \$335,000
Call Bob or Robyn 574-2519

656 Jo Ell Lane, Wheelersburg



Cul-de-sac. Close to Schools.
5 BR, 3.5 BA, 2 Car Gar. \$225,000
Call Bob or Robyn 574-2519

28 Josephine Rd., Wheelersburg



Ranch w/AG Pool 2.5 Car Garage
4 BR, 2 BA \$129,900
Call Bob or Robyn 574-2519

6623 SR 522, Franklin Furnace



Euton Emerald Home

2.9+/- Acres

Charming! Acreage! Pond!
3 BR, 1.5 BA \$195,900
Call Bob or Robyn 574-2519

123 Eubank St., Wheelersburg



Euton Emerald Home

Spacious 1-1/2 Story
3 BR, 2 BA \$112,900
Call Bob or Robyn 574-2519

221 Miller Dr., Wheelersburg



Euton Emerald Home

Country Setting!
3 BR, 1.5 BA \$112,500
Call Bob or Robyn 574-2519

973 Hammerstein Rd, W'burg



Euton Emerald Home

1 Acre Corner Lot
3 BR, 2.5 BA \$269,900
Call Bob or Robyn 574-2519

Attention Home Buyers!

Euton Emerald Home

Purchase one of our
"Euton Emerald Homes" and
receive at no cost to you...

- Home Inspection
- Termite Inspection
- One Yr Home Warranty

571-B Whitley Ln, Minford



Euton Emerald Home

Hunter's Paradise! 20 Acres!
Private 3 BR, 2 BA \$134,900
Call Bob or Robyn 574-2519

Sale Pending

Sale Pending

5909 Kentland Ave., Sciotoville



Colonial Charm. \$89,900 Formal LR & DR, 3 BR, 1.5 BA.
Call Bob or Robyn 574-2519

5624 Kentland Ave, Sciotoville



Must See Colonial. 3 BR, 2 BA \$79,900
Call Bob or Robyn 574-2519

1027 Stedman Ave., Sciotoville



New Price **New Updates!**

Excellent Starter! AG Pool 3 BR, Full BA \$69,900
Call Bob or Robyn 574-2519

220 Northwood Ave., F. Furnace



Views Of Ohio River. Handyman Special! 2 BR, 1 BA \$69,900
Call Bob or Robyn 574-2519

Riverview Lane, F. Furnace



Views of Ohio River. Park-like setting. Lot close to Marina. \$26,500
Call Bob or Robyn 574-2519

328 Camp St., Franklin Furnace



RIVER FRONT. 2 Decks Lg BR, 1.5 BA \$162,500
Call Bob or Robyn 574-2519

1426 Carey's Run Rd., Portsmouth



Country Setting! 2 or 3 BR, 1 BA Eat-in Kitchen. 2 Car Gar \$55,000
Call Bob or Robyn 574-2519

1918 Valley St., Portsmouth



Handyman Special! 4 Rooms. 2 BR & BA Cottage. \$19,000
Call Bob or Robyn 574-2519

1635 Rosemount Rd., Portsmouth



Spacious. LR w/frpl & HW Floors 3 BR, 1.5 BA, Lg. Lot. \$119,900
Call Bob or Robyn 574-2519

17 Pearl St., Portsmouth



Charming & Remodeled 4 BR, 3BA \$149,900
Call Bob or Robyn 574-2519

1309 Grandview Ave., Portsmouth



Adorable 3 BR, 2 BA. \$59,900 LR & DR, 1st level BR, BA . Garage
Call Bob or Robyn 574-2519

1701 5th St., Portsmouth



Spacious Colonial. Garage. Deck. 3 BR, 3 BA \$52,000
Call Bob or Robyn 574-2519

1445 15th St., W. Portsmouth



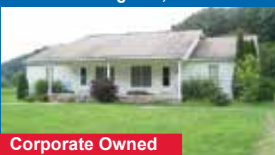
Charming & Affordable! 2 BR, 1 BA \$32,000
Call Bob or Robyn 574-2519

1121 Wilson St., Portsmouth



Updated 3 BR, 1.5 BA. \$79,000 2 Car Det Garage, Fenced Yard
Call Bob or Robyn 574-2519

10247 High St., Rarden



Corporate Owned
Duplex. Investment Opportunity 2 BR, 1 BA \$79,900
Call Bob or Robyn 574-2519

3432 Rhodes Ave, New Boston



BE YOUR OWN BOSS. Multiple possibilities. 30,000+/-sq.ft. w/100 parking spaces & several rest rooms. "City Limits" & pizza equipment stay. \$950,000 Call Bob or Robyn 574-2519

1515 Dogwood Ridge Rd, W'burg

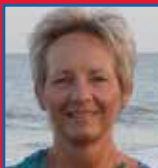


Attention Investors! Commercial bldg that would be great for a beauty shop, office space, mechanics garage, etc. Check out this affordable bldg today. \$49,000 Call Bob or Robyn 574-2519

1622 8th St., Portsmouth



Business Opportunity!
Business & All Equipment Stays! Beauty Shop! Don't Miss! \$48,000
Call Bob or Robyn 574-2519



Debbie Gilpin

740-352-3385

dsgilpin54@frontier.com

740-353-4330 Office



Charles Euton, Broker

502 Court St., Portsmouth, OH



1154 Tick Ridge Koenig Rd, Otway



Nice manufactured home offering 3 BR, 2 BA on apx. 1.13 acres. Private country setting. Updates: roof, HVAC, ductwork, carpet, counter tops & floor coverings. Also includes a 2 BR, 1 BA singlewide trailer used as a rental. Priced to sell! \$74,900 Call Debbie 740-352-3385

148 Crawford St., McDermott



Quality built home w/beautiful view. Dedicated heat & air for each floor. Lg det. garage w/12 ft ceiling, furnace & central air. Lg L-shaped deck covered in the front. 4 BR, 2 BA. \$179,900 Call Debbie 740-352-3385

2221 Timlin, Portsmouth



Charming Tudor style home in the city w/a country-like setting. Lot is over half acre. Home offers apx. 2,770 sq.ft., 3-4 BR, 2.5 BA, 2 family rooms, many fireplaces-some gas & some woodburning, & 1 car att garage. Gorgeous woodwork throughout. Updated AC & gas furnace for both floors. Priced to sell. \$289,900 Please call Charles 740-352-7059 or Debbie 740-352-3385

800 Lakeview



Nice 2 story home offering 3 BR, 1 BA. Woodburning insert in LR. Fenced front yard. Lg det garage. \$52,900 Call Debbie 740-352-3385

3629 Careys Run Pd Ck, W. Portsmouth

REDUCED



Well maintained 2 BR, 2 BA on 1.6+/- acres. Brick wall in LR w/wood insert. Fenced. 2 nice outbdgs. Covered porches. \$59,900 Call Debbie 740-352-3385

2611 Galena Pike, W. Portsmouth



Vinyl sided 3 BR, 2 BA home w/breeze-way & att 1 car garage. Freshly painted. New surround tub in one BA. Very nice. Full bsmt w/outside access. \$119,000 Call Debbie 740-352-3385

2350 Rose, W. Portsmouth



3 BR cottage on nice lot. Private setting. Partial bsmt w/garage under house. Shingles repaired in 2009. \$69,000 Call Debbie 740-352-3385

Kentucky Properties

143 Morton St., S. Shore, Ky



Charming 3 BR home on large lot. w/main floor BR & BA. Handicap ramp in rear! Close to conveniences. \$59,900 Call Debbie 740-352-3385

20 Quillen Cemetery, Greenup, Ky



2.6+/- acres w/4 BR, 2.5 BA home. Custom kitchen cabinets, lg covered front porch, sec. system. Apt. in one wing. Metal barn w/8 stalls w/water, electric & feed room. Fenced w/ horse ring & pasture. \$199,000 Call Debbie 740-352-3385

266 Bellevue, Quincy, Ky



Cute vinyl sided cottage on the river. Large deck area. 1 car carport. Covered front porch. Free-standing wood burner. \$46,900 Call Debbie 740-352-3385

47 Madeline, S Portsmouth, Ky



3 BR, 1.5 BA vinyl sided 1.5 story home on a fenced corner lot. Inground pool. Lg LR & BR. Att. garage. Call Debbie 740-352-3385



Michelle Euton

606-694-7925

meutonrealtor@yahoo.com

To get your
Ohio & Kentucky listings SOLD,
Call Michelle today! God Bless!

291 Comer Rd., S. Webster



30 Acres!! \$199,900. 4 BR, 2.5 BA
Awesome Cedar Home. 2 LR, 3 car
garage Extra house seat w/septic &
electric. Call Michelle 606-694-7925

1114 Flatwoods Fallen Timber Rd

New Listing



5 Acres

Open floor plan, lg FR, 5 BR, man
cave, hot tub, metal barn. \$199,000
Call Michelle at 606-694-7925

245 East 4th Ave., S. Shore, Ky

REDUCED



Great Investment Property!
\$32,000
Call Michelle at 606-694-7925

710191 SR 104, Lucasville, Oh



DRASTICALLY REDUCED To \$599,000

17 Acres, Lodge w/Restaurant, 3 BR
Home, 2.5 Car Pole Barn \$599,000
Call Michelle at 606-694-7925

11134 Center St., Wheelersburg

REDUCED



2.5 Acres at the end of the Street!
4 BR, 1.5 BA, Florida room, HW
floors & tile. \$119,000 Call Michelle

Hickory Lake



5 Houses
with Lake
On 14
Acres
\$218,000

Call Michelle at 606-694-7925

4957A SR 522, Franklin Furnace



5 Acres! Magnificent 4,400 sq.ft.
\$359,000 5 BR, 3.5 BA
Call Michelle at 606-694-7925
368 Diane St., Minford



3-4 BR, Remodeled Kitchen
Fin. Bsmt, Pool, Hot Tub.
\$159,900 Michelle 606-694-7925
176 Sand Branch Lane



3.6 Acres. 2 Det. Garages
4 BR, 2 BA \$94,500
Call Michelle at 606-694-7925
4011 SR 348, Otway, OH



Priced Below Appraisal
4 BR On Acre. \$74,500
Call Michelle at 606-694-7925
139 Red Hollow Rd., Beaver

REDUCED



Gorgeous Country Acre
3 BR, 2 BA \$104,500
Call Michelle at 606-694-7925

1930 Hutchins, Portsmouth

New Listing



Priced Below Appraisal

Near Hospital. 3 BR, 2 BA, Gor-
geous HWs, Classic Trim. \$79,000
Call Michelle at 606-694-7925
144 Meadow Dr., Franklin Furnace



Move-in Ready! 3-4 BR, 2 BA.
Completely Updated. \$159,900
Call Michelle at 606-694-7925

Old Post Rd., Portsmouth

Significant Reduction!



Gorgeous Landscapint
3 BR, 2 BA, Great Area \$170,000
Call Michelle at 606-694-7925

27 Mound St.

REDUCED



Good Area. Lots of Updates.
3 BR Priced to Sell. \$94,000
Call Michelle at 606-694-7925

626 Lakeview Ave.,
New Boston



Call Michelle at 606-694-7925

New
Kitchen,
HW Floors,
3 BR,
Double
Lot
\$89,000



Michelle Euton

606-694-7925

meutonrealtor@yahoo.com

71 KB Acres, S Portsmouth, Ky



41+/- ACRES!

**3 Levels! Open Cherry Kitchen
Gorgeous 6 BR \$269,000
Call Michelle at 606-694-7925
127 Hitchcock Dr., S. Shore, Ky**



**Newly Remodeled
4 BR, 2 BA \$170,000
Call Michelle at 606-694-7925
97 Tram Ln, South Shore, Ky**



**Spacious 4 BR, 2.5 BA on 3 country
acres. Full fin. bsmt, wood floors,
great kitchen. Only \$139,900
Call Michelle 606-694-7925
Blankenship Ln, Greenup, Ky**



**3 Acres w/Creek, HW Floors
3 BR (1 on main) \$139,000
Call Michelle at 606-694-7925
3554 SR 827, Greenup, Ky**

DRASTICALLY REDUCED



MOTIVATED

**Country Living. Coal Branch
5-6 BR, 2 full BA, \$159,000
Call Michelle at 606-694-7925**

428 Greenup Ave., Raceland, Ky



**Great School District
4 BR, 2 BA \$92,500
Call Michelle at 606-694-7925**

352 Riverside Dr., Vanceburg, Ky
REDUCED



**RIVERFRONT! Sun room. Decks
3 BR, 2 BA, Cherry Kit. \$172,000
Call Michelle at 606-694-7925
192 SR 3308, S. Shore, Ky**



**2.31 Acres, Spa-like MBA
4 BR, 3 BA, Fin. Bsmt. \$199,000
Call Michelle at 606-694-7925
53 Bluebird St., Greenup, Ky**



**LAND CONTRACT! w/\$5,000
Down. 3 BR, 2 BA \$91,000
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Shady Creek, Greenup, Ky**



**276+/- Acres. Pool w/Hot Tub
4 BR, 2 Barns \$350,000
Call Michelle at 606-694-7925
42 Madden St., Greenup, Ky**



**Awesome Neighborhood
3 or 4 BR, 2 BA
Call Michelle at 606-694-7925**

121 Lost Canyon Dr., Raceland, Ky



**2 Private Acres. Awesome
neighborhood. Lg open kitchen,
pool, 3 BR, 2 BA \$189,900
Call Michelle at 606-694-7925**

41 KC Lane, Vanceburg, Ky



**Private 1.5 Acres. Det. Garage
4 BR, 3 BA \$279,000
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11 Fourth St., S. Shore, Ky**



**5 BR, 2 BA, Huge Family Room
2 Lots. Sandhill \$149,900
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95 Tipton Dr., Greenup, Ky**



**5 BR, 2.5 BA, FR, LR, Fin. Bsmt.
\$125,000. No Flood Insurance.
Call Michelle at 606-694-7925
160 High Hope Hill, Greenup, Ky**



**3 Acres w/Gorgeous Log Home.
Covered riding ring, 5 stall barn,
4 BR, 2 BA, full Bsmt. \$219,900
Call Michelle at 606-694-7925**

COMMERCIAL - US 23



**Commercial Acreage on US 23
Two 2.3+/- Acre Lots
Call Michelle at 606-694-7925**



Cathy J. Scott

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Riverstone Lots, Minford



One of the newest subd in Minford. 9 lots available in various sizes, 1+ acre. Make Offer! Cathy Scott 935-5892

0 Wheelers Mill Rd., W'burg

Absolutely Beautiful 1.34 acre building site, just mins from SR 52 & Minford schools. Motivated Seller. Restrictions apply. \$25,000 Cathy Scott 935-5892

232 Oliver Rd. \$40,000

4369 Bradford St., Portsmouth

New Listing



Darling Rosemount cottage w/charm & character. Lg LR, updated BA & spacious eat-in kitchen. 2 BR, Attic bonus rm. 1 car garage w/multi-purpose room. \$63,900 Call Cathy 935-5892

4393 Rose Valley Rd.

New Listing



Lovely 1.5 story home w/3 BR, 1.5 BA, DR, LR, multi-purpose back room, laundry room. Lg covered front porch & spacious back yard w/vinyl fencing. \$109,900 Call Cathy 935-5892

33 H Ruth St., Portsmouth

REDUCED



Make Offer!

Adorable 1998 Palm Harbor manf. home w/3 BR, 2 BA on 2.47 Acres. Move-in condition. Open LR/DR & nice white kitchen. Rear deck, 2 car det garage. MOTIVATED SELLER! WILL CONSIDER REASONABLE OFFER! \$79,900 Call Cathy 935-5892

2313 Meadow Ridge Ct., W'burg

New Listing



Contemporary style home w/unique floor plan. Lg entry, appliances kitchen w/adjacent FR. 3 BR, 2 BA, bsmt w/ game room, kitchenette & den. AG Pool. \$220,000 Call Cathy 935-5892

840 SR 776, Minford

New Listing



Gentlemen's Farm w/newer home on 14 beautiful level acres. Lovely 2 story, 4 BR, 2 BA, full bsmt, sun room, 2 car att garage. Just 7 minutes from Minford schools. \$225,000 Call Cathy 935-5892

2049 S. Jackson St., S. Webster

New Listing



Turn-Key Home On 1 Acre! This updated quad-level offers 3 BR, lg BA, new W/D, Oversized FR, bonus room in bsmt, 1 car att garage & huge rear deck. \$112,900 Call Cathy 935-5892

2136 High St., Portsmouth



Darling 1-1/2 story Bungalow in quiet neighborhood within walking distance of SOMC & Hillview. Newly remodeled kitchen w/whiskery cabinets, countertops, DW & ceramic tile floor. New BA w/ceramic floors, soaking tub, vanity & plumbing. 3 BR, 1 car att carport. \$64,900 Call Cathy 935-5892

28 Maple St., Wheelersburg



Wonderful country home featuring 3 BR, 1 BA, updated kitchen, triple-pane windows, 1 car att garage. Includes 2 rentals w/ long term tenants. \$700/mo income. New metal roof 2014. Lg fenced yard, covered back deck, outbdg. \$105,900 Call Cathy 935-5892

204 Webb Rd, Beaver



Lovely Cedar home on 2.34 Acres. 4 BR, 1 BA, sunny FR, eat-in kitchen w/maple cabinets. AG pool, lg barn, mechanic's garage w/paint room. \$250,000 Call Cathy 935-5892

1095 Brame Rd., Minford



Beautiful 40 ACRES! Darling 2 BR, 1 BA home, newer kitchen appliances, whole house generator, 2 metal outbdgs, 24x24 bldg & shed. \$150,000 Call Cathy 935-5892

0 SR 776, Beaver



2 Beautiful Building Lots. Wide open spaces. No Restrictions. 2.94+/- Acres - \$32,000 3+/- Acres - \$32,000 Call Cathy 740-935-5892

4229 Pine St., New Boston



4 BR, 2 full BA, wood floors throughout except in kitchen/ baths) replacement windows, fenced yard,

garage w/concrete drive. Nice neighborhood near conveniences & SR 54. \$55,000 Call Cathy 935-5892

1914 Oakland Crescent Ave



Adorable 2 BR cottage, move-in ready. Beautiful refin. HW floors, ceramic tile mantle in LR w/gas logs frpl, floored attic & bsmt. Eat-in kit. Fenced yard. 1.5 car det garage. \$65,000 Call Cathy 935-5892

1116 9th St., W. Portsmouth



MOTIVATED

PRICED TO SELL! 3 BR, 3 full BA, eat-in kitchen w/French doors to deck. Lg back yard. Semi-finished walkout bsmt. Outbdg. \$105,000 Call Cathy 935-5892

283 Swauger Valley Rd, Portsmouth



Darling cottage on .72 Acre lot. Minford school district. Only \$45,000. Call Cathy 935-5892



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Lust**

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Charles Euton, Broker
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2111 Grant St., Portsmouth
New Listing



Nice 2 BR starter home w/handicapped ramp in rear. Det. 1 car garage & carport in rear. Fenced yard. Needs some TLC. \$31,500 Call Dona 740-821-6767

2730 Hillview Ave., Portsmouth

New Listing



Hilltop raised ranch w/3 lg BR, 1.5 BA, lg FR w/ frpl, HW flooring. Oversized kitchen w/nook & lots of natural light. Lg back yard w/chain link fence. Lower level w/lg FR, kitchen & 1/2 BA. Screened porch. Lg 2 car garage. \$119,000 Call Dona 740-821-6767

1219 Findlay St., Portsmouth



Commercial Building. First floor Lobby, 2 exam rooms, bath, break room, utility and office. Upstairs apartment w/private entrance, 3 BR, LR, kitchen, BA & sun room. Oven, refrigerator & cook top stay. \$77,500 Call Dona 740-821-6767

8308 Ohio River Rd., Wheelersburg

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Great **RENTAL** for office, bank, dental, restaurant or medical. Was doctor's office and cash advance. Adjoins China Wok. 1,100/month. Call Dona 740-821-6767



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3988 Gallia Pike, F. Furnace



Move-in ready 3 BR, 1 BA home w/oak HW floors in LR, Hall & 2 BR. Oversized MBR. Handy den/office area. Covered & uncovered patio. Great location. \$90,000 Call Cathy 740-935-5892

198 Bennett Rd., Minford

**\$10,000
REDUCTION**



Adorable home on mature .61 acre lot. Offers 3 BR, 2 BA, unfin dry bsmt, new rear deck, 2.5 car det garage w/upstairs & downstairs storage. Second det. 4 car garage w/half BA, office, pit, add'l space. \$79,900 Call Cathy 740-935-5892

3730 Rhodes Ave., New Boston

Commercial Make Offer!



THE WHOLE PACKAGE! Restaurant/bar w/drive-thru w/2 BR apt. above, 3 BR, 2 BA rental home & vacant lot. All inventory, equipment & alcohol license stay. Excellent opportunity. \$135,000 NEG Call Cathy 935-5892

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14380 St. Rt. 104, Lucasville	\$25,000
1388 Hiles Rd., Lucasville	\$35,000
3404-A Big Run Rd., Lucasville	\$44,900
12735-C St. Rt. 104, Lucasville	\$85,000
268-B Nauvoo Pond Creek, W. Portsmouth	\$115,000

Portsmouth Schools

1651 Logan, Portsmouth	\$27,000
1046 24 th St., Portsmouth	\$37,500
1733 Offnere St., Portsmouth	\$42,000
5916 Farney Ave., Portsmouth	\$45,000
1916 Grandview Ave., Portsmouth	\$50,900
1945 Hutchins, Portsmouth	\$69,900
1231 23 rd St., Portsmouth	\$89,900
2130 Dorman Dr., Portsmouth	\$94,500
2136 Dorman Dr., Portsmouth	\$111,900
2420 Grandview, Portsmouth	\$144,900
3101 Fields Ct., Portsmouth	\$299,900

East Schools

5995 Woodland Ave., Portsmouth	\$19,900
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New Boston Schools

4231 Oak St., Portsmouth	\$48,000
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West Schools

113 Hardscrabble, W. Portsmouth	\$28,500
177 Crain Rd., W. Portsmouth	\$29,900
2305 Mackletree, Blue Creek	\$179,900

Valley Schools

258 Barker Rd., Lucasville	\$39,900
1484 Nelson Rd., Lucasville	\$39,900
881 Thomas Hollow, Lucasville	\$159,900

Minford Schools

527 High St., Minford	\$79,900
9595 St. Rt. 139, Minford	\$159,900

Clay Schools

155 Hinkley Hollow, Portsmouth	\$90,000
3058 Melody Lane, Portsmouth	\$139,900

Wheelersburg Schools

82 Harrison Ave., Wheelersburg	\$84,900
257 Riverside Dr., Wheelersburg	\$122,500
412 Irving, Wheelersburg	\$139,900
644 Havenwood, Wheelersburg	\$268,500

South Webster Schools

134 Webb St., South Webster	\$142,900
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AGENT SPOTLIGHT

Ryan Erwin

Ryan Erwin, a lifelong resident of Scioto County, joined Century 21 Empire Realty as a licensed Realtor in 2007. After graduating from Northwest High School, Ryan received his Bachelors and Masters in Music Education from Morehead State University and his Real Estate Education from Hondros College. With his background in teaching, Ryan understands the value of a good education and will strive to educate his clients about the real estate process. Striving to stay on the forefront of real estate trends, Ryan has had great success in Staging Homes For Sale ,



with his first home selling in just 5 days.

Ryan is also the Director of Bands for the Washington-Nile Local School District. Prior to his start at Washington-Nile, Ryan spent time performing as a professional musician and musical director for Royal Caribbean Cruises and was on the 2014-2015 National Tour of Disney's Beauty and the Beast. Ryan presently resides in West Portsmouth with his fianc e, Song.

Ryan specializes in First-Time Homebuyers, Sellers, Residential, & Commercial.

Ryan can be reached by calling or texting 740.357.0317

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15 Hartford Dr. Lucasville

Immaculate condition on this brick ranch style home. Spacious 2 BR w/2 BA. Formal LR, dining, family room w/brick fireplace w/insert off the Oak kitchen. Storage room & laundry. Finished double car garage. Lg corner lot. Lovely landscaping. Call for your private viewing today. \$159,900



448 Candy Run Road Lucasville

& newer cabinets & counter tops in kitchen. Offering an open design between the kitchen & LR, this home is in immaculate condition. Front & rear decks & awnings. Can be moved or lot rent is \$275 w/approval by property owners. \$21,900

This 2 BR, 2 BA mobile home has been updated with new floors in LR, BR, kitchen & hallway. New sheet rock & wainscoting in LR & hall,



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3210 Brookwood Dr., Portsmouth
\$359,000



New Listing

1357 Buena Vista, Portsmouth
\$129,900 Call Ruthann.



REDUCED

1090 Noel Dr., Portsmouth
\$119,000 Ruthann.



REDUCED

2757 Gilbert Ave., Portsmouth
\$129,000 Call Ruthann.



REDUCED

1117 Noel Dr., Portsmouth
\$140,000 Will Consider Lease



2340 Shawnee, Portsmouth
\$159,900 Ruthann



1216 Bierly Rd., Portsmouth
\$209,000 Ruthann.



3260 Chateau Dr., Portsmouth
\$429,000 Ruthann.



REDUCED

1020 24th St., Portsmouth
\$109,000 Call Ruthann.



REDUCED

8659 Hillcrest, Wheelersburg
\$199,000 Call Ruthann.



REDUCED

3706 McDermott Pond Creek,
McDermott \$84,900



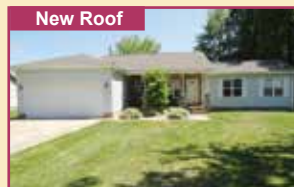
River Front

194 S. Ziegler Lane, Stout
\$194,900 Call Ruthann.



REDUCED

133 Crystal Dr., Lucasville
\$172,000 Call Anna



New Roof

79 Fifth St., South Shore, Ky
\$143,900 Call Ruthann.



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398 Glover Ln, South Shore, Ky
\$119,000



187 3rd St., South Shore, Ky
\$123,900



REDUCED

4632 SR 1043, South Shore, Ky
\$89,000

Portsmouth

- | | | |
|--------------------|-----------------------------|-----------|
| 2554 Argonne | 2 BR, 1 BA | \$29,900 |
| 2446 Dorman Dr. | 1 BR, 1 BA | \$32,000 |
| 1644 4th St. | 3 BR, 1 BA | \$87,900 |
| 2741 Grandview | 3 BR, 1 BA | \$87,000 |
| 1110 21st St. | 3 BR, 1.5 BA | \$89,900 |
| 1902 Baird | 3 BR, 1 + 2 Half BA | \$99,000 |
| 1020 24th St. | 3 BR, 2 BA | \$109,000 |
| 1090 Noel Dr. | 3 BR, 1.5 BA | \$119,000 |
| 2115 25th St. | 3 BR, 2 BA | \$129,000 |
| 2319 Micklethwaite | 3 BR, 2 BA | \$129,000 |
| 1357 Buena Vista | 4 BR, 3 BA | \$129,900 |
| 2303 Waller St. | 3 BR, 2 BA | \$129,900 |
| 2757 Gilbert Ave. | 4 BR, 2 BA | \$129,000 |
| 1117 Noel Dr. | 3 BR, 2.5 BA <i>Reduced</i> | \$140,000 |
| 2909 North Hill Rd | 3 BR, 4 BA | \$154,900 |
| 2340 Shawnee Rd. | 3 BR, 2 BA | \$159,900 |
| 3507 Orchard Dr. | 5 BR, 2.5 BA | \$229,000 |
| 3210 Brookwood | 4 BR, 4 BA | \$359,900 |
| 3260 Chateau Dr. | 4 BR, 3 BA | \$429,000 |

Clay

- | | | |
|-----------------------------|---------------------------|-----------|
| 4370 Flo Morgan | 2 BR, 1 BA <i>Reduced</i> | \$69,500 |
| 1210 Rainbow Dr. | 3 BR, 2 BA | \$139,900 |
| 1226 Bierly Rd. SOLD | 3 BR, 3 BA | \$204,900 |
| 1216 Bierly Rd. | 3 BR, 2.5 BA | \$209,000 |

Minford

- | | | |
|----------------------------|------------------------|-----------|
| 3591 White Gravel McDaniel | 3 BR, 2 BA
19 Acres | \$219,000 |
|----------------------------|------------------------|-----------|

Northwest

- | | | |
|---------------------------|---------------------------|-----------|
| 3706 McDermott Pond Creek | 3 BR, 1 BA <i>Reduced</i> | \$84,900 |
| 259 Tayloron Rd. | 2 BR, 1 BA | \$92,000 |
| 28 Coburn Dr. | 3 BR, 2 BA | \$159,500 |
| 235 Crystal Dr. | 3 BR, 1.5 BA | \$169,000 |
| 133 Crystal Dr. | 3 BR, 2 BA | \$180,000 |

Valley

- | | | |
|-------------------------------|------------|-----------|
| 6480 SR 139 SOLD | 2 BR, 2 BA | \$79,900 |
| 1038 Morris Ln. | 3 BR, 2 BA | \$129,000 |
| 98 East Marca Dr. SOLD | 5 BR, 3 BA | \$229,000 |

West

- | | | |
|--------------------------------|--------------|-----------|
| 305 Custus | 3 BR, 2.5 BA | \$92,500 |
| 147 Vaughters Run | 3 BR, 2 BA | \$144,900 |
| 194 S. Ziegler Lane Riverfront | 4 BR, 2 BA | \$194,900 |

Wheelersburg

- | | | |
|------------------|---------------------------|-----------|
| 2619 Clover Lane | 3 BR, 1.5 BA | \$134,900 |
| 8659 Hillcrest | 5 BR, 3 BA <i>Reduced</i> | \$199,000 |

Kentucky

- | | | |
|---------------------------------|------------------|-----------|
| 5336 Kinney Rd., Garrison | 1 BR, 1 BA | \$39,900 |
| 126 Holly Ave., S. Shore | 3 BR, 2 BA | \$48,000 |
| 398 Glover Ln., S. Shore | 3 BR, 1 BA | \$119,000 |
| 187 3rd St. | 3 BR, 1 BA | \$123,900 |
| 79 5th St., S. Shore | 3 BR, 2 BA | \$143,900 |
| 4632 SR 1043, S. Shore 34 Acres | 5 BR, 6 + 2 half | \$899,000 |

Pike County

- | | | |
|----------------------------|---------------------------|-----------|
| 5812 SR 772 With Pole Barn | 3 BR, 1 BA <i>Reduced</i> | \$125,000 |
|----------------------------|---------------------------|-----------|

Adams County

- | | | |
|----------------------------|-----------------------------|-----------|
| 382 Jenkins Rd. Riverfront | 2 BR, 1.5 BA <i>Reduced</i> | \$119,000 |
|----------------------------|-----------------------------|-----------|

Commercial

- | | | |
|-----------------------------------|--|-----------|
| 24 Scioto Trail | | \$69,000 |
| 7429 Ohio River Rd., Wheelersburg | | \$192,900 |
| 1521 11th St. | | \$289,000 |

Multi-Family

- | | | |
|-------------|---------|----------|
| 1530 SR 139 | 2 Units | \$62,900 |
|-------------|---------|----------|

Land

- | | | |
|--------------------------------|---------|----------|
| 108 Long Meadow Clark St | | \$7,000 |
| 481 Woods Ridge | 1.96 Ac | \$12,500 |
| 0 St. Rt. 104, McDermott | 2.14 Ac | \$20,000 |
| Jacob Cemetery Rd., Lucasville | 3.12 Ac | \$22,900 |
| 0 St. Rt. 104, McDermott | 2.26 Ac | \$30,000 |
| Tipton Lane, Stout | 1.04 Ac | \$21,900 |
| Tipton Lane, Stout | 1.04 Ac | \$21,900 |



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690 Ross Rd., Minford

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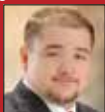
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- Do you really know what your property is worth today?
- Can you distinguish between a qualified buyer and an unqualified one?
- Can you write a binding contract that protects your interests?
- Are you familiar with the complexities and multiple sources of today's financing?
- Are you a good negotiator?
- Are you willing to make yourself available at all hours during the day to show your home?

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***We would also like to take this opportunity to
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Bob Marsh





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1334 Lincoln St., Portsmouth (Exsell Co-op)
159 Norwich Ave., Franklin Furnace
5714 Cherry St., Sciotoville
8939 Green St., Wheelersburg
1808 St. Rt. 139, Portsmouth
668 Highland Bend Rd., P'mouth (Gateway Co-op)

108 Dawson Dr., Wheelersburg
450-A Miller Dr., Wheelersburg
65 Bethany, Wheelersburg (Exsell Co-op)
2001 Timmonds Ave., Portsmouth
1014 Burns Left Fork Rd., Lucasville
5228 Oakland Blvd., Sciotoville (C-21 Co-op)

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571-B Whitley Ln, Minford
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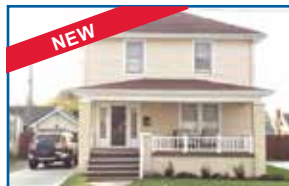
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