

**Turn Key Hunting and investment Property With
NEW Pole Building, Completely Fenced!**
0 Meeksville Rd
Mcarthur, OH 45651

\$449,000
100± Acres
Vinton County



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Mcarthur, OH / Vinton County

SUMMARY

Address

0 Meeksville Rd

City, State Zip

Mcarthur, OH 45651

County

Vinton County

Type

Farms, Business Opportunity, Hunting Land

Latitude / Longitude

39.2247 / -82.4582

Taxes (Annually)

785

Acreage

100

Price

\$449,000

Property Website

<https://arrowheadlandcompany.com/property/turn-key-hunting-and-investment-property-with-new-pole-building-completely-fenced-vinton-ohio/36912/>



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PROPERTY DESCRIPTION

Have you been looking for a turn key property that is set up and ready to hunt? Well, check this one out! This farm has gentle to flat terrain, making it awesome for the hunter who prefers easy-to-navigate ground. There is a habitat plan in place that was designed by a habitat consultant with wind, access, holding, growing, and harvesting big, mature bucks in mind! The consultant took full advantage of the existing bedding and feeding areas, terrain, pinch points, drainages, and internal fences, creating a property that feels like 200 acres! For starters, this property has food, cover, water, plus it's large and diverse enough to hold deer year around! Everyone knows that southern Ohio has fantastic genetics, and this farm ranks up there high! When you tour this awesome property you will notice lots of deer sign, access trails, food plots, elevated blinds, staging cover, gentle topography, diverse cover, drainages, manicured fields, fence rows, and a few water sources to name a few key features. The food plots are awesome and you will see hundreds of deer tracks, major trails, all leading to and from the plots to other parts of the property. The plots are strategically placed for wind direction, deer travel, and hunter access. This property has 6 elevated blinds, two Banks, and four Maverick 6 shooters! Imagine sitting in one of these bad boys and hunting your own trophy managed farm! Another key part to this property is that it has a perimeter fence around the entire farm, and internal fences too! There are a few gates that are strategically left open and the deer have become accustomed to using these openings. Deer are jumping the fence also, but there are major trails in these openings of the fencing. Lets face it, deer like to take the safest and easiest path to get from Point A to Point B, and deer are using these funnels bigtime!!! Now, on to the water sources on this property! We all know how important water is for whitetail deer and this property not only has a couple of low lying drainages, but also has a creek and a pond. There is thick cover all around the water sources also! Let's talk a little more about the cover on this farm... There are awesome fence rows, and we mean beautiful thick fence rows and when you see the cover and deer trails in this thick cover, you will be dreaming of opening day. The little patches of grasses, young timber, bushes, and the cover crops are really holding a lot of deer on this farm, you need to see to believe! There are many different kinds of cover here, giving the deer options! The more you can offer deer in terms of food, cover, water, security, the more likely they will spend more time on your farm, and this will give you awesome opportunities for giant mature whitetails. There are sections of Isolated timber, early succession growth and even some mature timber on the west side, and yes there is an elevated blind there to take advantage of acorns and deer returning from fields to rest up for the day. There are also subtle transition areas, and you will find lots of rubs, scrapes, and tracks in these areas. There are nice trails throughout the property and getting around the farm is quite easy and enjoyable. You will really appreciate the trails, when working on your farm and hunting. Do you incorporate supplemental feeding for deer? In the middle of the property, in a secluded, out of the way section of the farm is a 2000 lb. All seasons feeder, located next to a creek, and in thick cover to help deer feel secure. The trails leading to and from this feeder are incredible. We are not done yet!! There's more opportunity here, starting with the investment potential of this farm. With some investment, you could easily board horses, have some cattle, or even lease some ground to a farmer, and still hunt the entire property. This property has great options. There's more. Have you witnessed the barndominium boom? This farm has a brand new pole barn, it's beautiful and could easily be turned into your dream barndominium. The pole barn is 24' x 40' with a lean-to for storage. Seller says there is an electrical easement in place, and the property is in the CAUV program. There's plenty of parking, a graveled drive, gated for security and the entire perimeter is fenced? Go out and price 100 acres of post and galvanized fencing, it was a substantial investment! This farm has gentle to flat terrain, making it awesome for the hunter or land enthusiast who prefers easy to navigate ground. Are you looking for some AirBNB opportunities, this would be a great farm for this. You are only 30 minutes from the Hocking Hills, and there are thousands of acres of public land in the area, offering additional hunting opportunities. If you are looking for a turn key trophy whitetail hunting farm, looking to finish and customize the awesome pole barn, looking to start a farming operation, build a home, or a combination of all the above, you really need to check this property out! This property will not last! Please call Brian Whitt, [937.545.7764](tel:937.545.7764), or Josh Grant, [330.341.0997](tel:330.341.0997) for complete details of this property and showing.

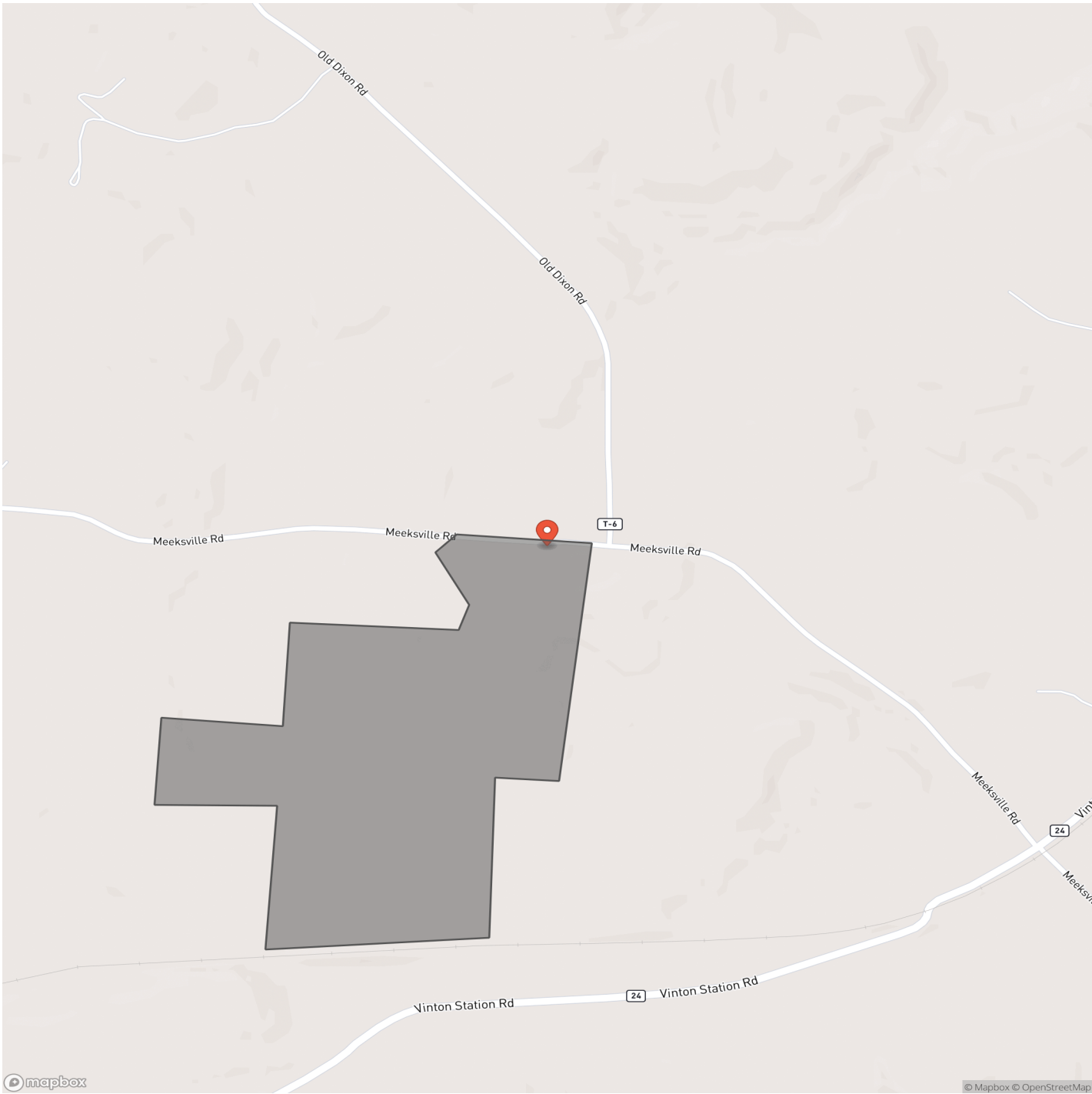


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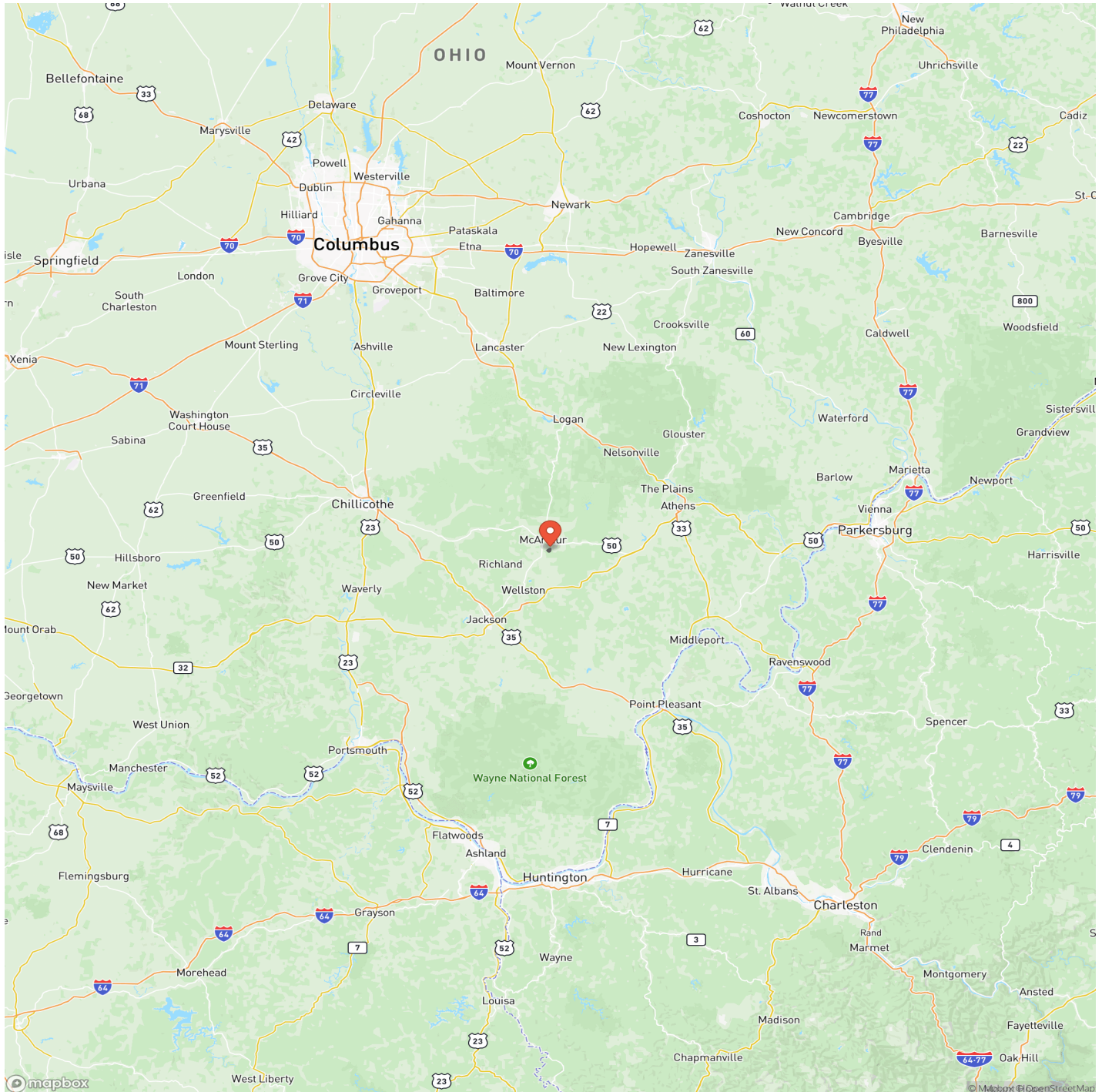
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Locator Map



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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Rarden, OH 45671

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DISCLAIMERS

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