

Turn-Key Hunting Farm with Timber
0 Coal Valley Road
Vinton, OH 45686

\$350,000
70± Acres
Gallia County



Turn-Key Hunting Farm with Timber Vinton, OH / Gallia County

SUMMARY

Address

0 Coal Valley Road

City, State Zip

Vinton, OH 45686

County

Gallia County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

38.9734 / -82.4394

Acreage

70

Price

\$350,000

Property Website

<https://arrowheadlandcompany.com/property/turn-key-hunting-farm-with-timber-gallia-ohio/83009/>



Turn-Key Hunting Farm with Timber Vinton, OH / Gallia County

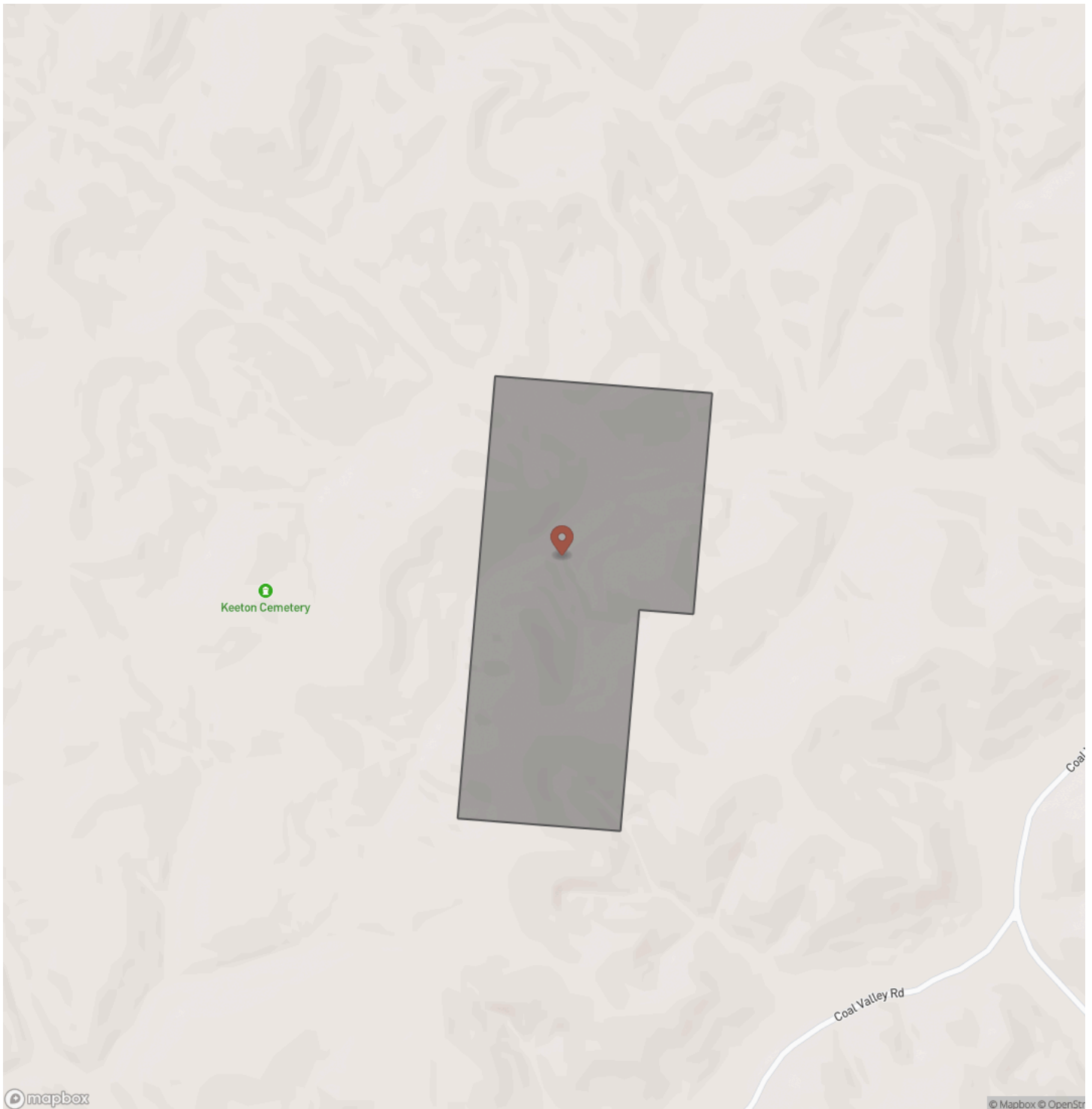
PROPERTY DESCRIPTION

Nestled in a peaceful and secluded setting, this +/- 70 acre rural retreat offers the perfect blend of mature timber and outdoor recreation. The property features a strong stand of valuable timber, including oak, black walnut, poplar, cherry, and silver maple making it a sound long-term investment. A deeded easement accessed through a locked gate on a well maintained road leads you to a rustic primitive cabin tucked away in the woods that is ideal for a hunting basecamp or a quiet weekend getaway. The cabin is set up to run on a generator if you need power. Wildlife thrives here, thanks to a well-established patch of pawpaw trees that provide an excellent food source. A decently sized creek provides a water source for wildlife as well. There have been some great bucks taken here over the years. This property is on the Gallia County and Jackson County line. The land is thoughtfully set up with multiple ATV trails and a strategically placed food plot, making it easy to access and enjoy the entire property. For the serious hunter, there are four wooden box blinds already in place, offering great vantage points for deer and turkey season. Whether you're looking for a recreational retreat, a timber investment, or a private escape, this tract delivers a rare combination of accessibility, habitat, and potential. This property is conveniently located just +/- 10 miles to Rio Grande, OH, +/- 15 miles to Jackson, OH, and +/- 22 miles to Gallipolis, OH, offering plenty of places for any amenities you may need. Sellers mineral rights convey. The cabin and property sold AS IS. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt at [\(937\) 545-7764](tel:9375457764) or Brian Salmons at [\(740\) 646-9378](tel:7406469378).

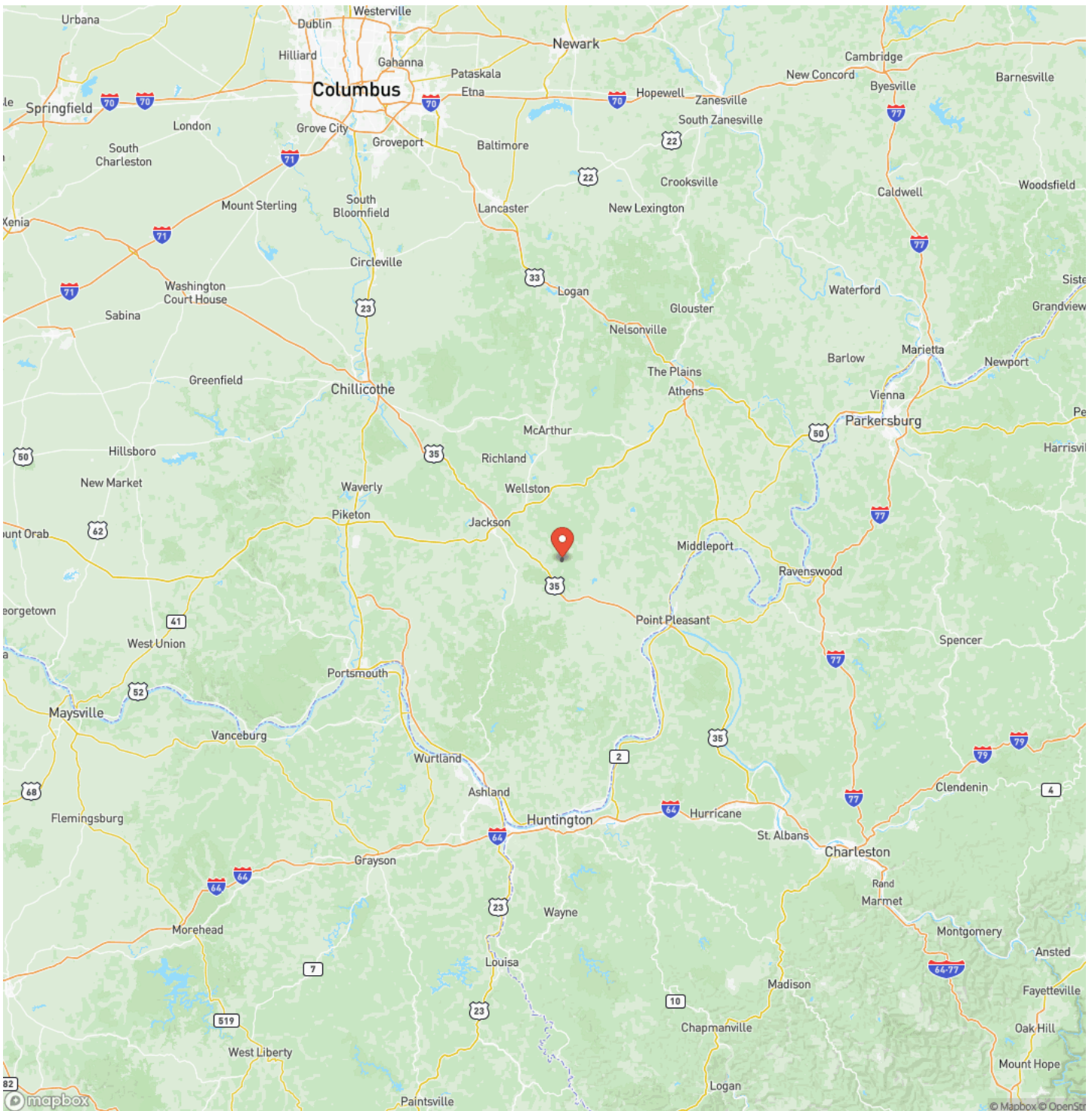
Turn-Key Hunting Farm with Timber
Vinton, OH / Gallia County



Locator Map



Locator Map



Satellite Map



Turn-Key Hunting Farm with Timber
Vinton, OH / Gallia County

LISTING REPRESENTATIVE
For more information contact:



Representative
Brian Whitt
Mobile
(423) 494-7793
Email
brian.whitt@arrowheadlandcompany.com
Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

