

Beautiful Home with Tillable Acreage
1275 Sailor Road
Vinton, OH 45686

\$645,000
39± Acres
Gallia County



Beautiful Home with Tillable Acreage Vinton, OH / Gallia County

SUMMARY

Address

1275 Sailor Road

City, State Zip

Vinton, OH 45686

County

Gallia County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Single Family, Timberland

Latitude / Longitude

38.9452 / -82.3805

Dwelling Square Feet

2040

Bedrooms / Bathrooms

3 / 3

Acreage

39

Price

\$645,000

Property Website

<https://arrowheadlandcompany.com/property/beautiful-home-with-tillable-acreage-gallia-ohio/86403/>



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PROPERTY DESCRIPTION

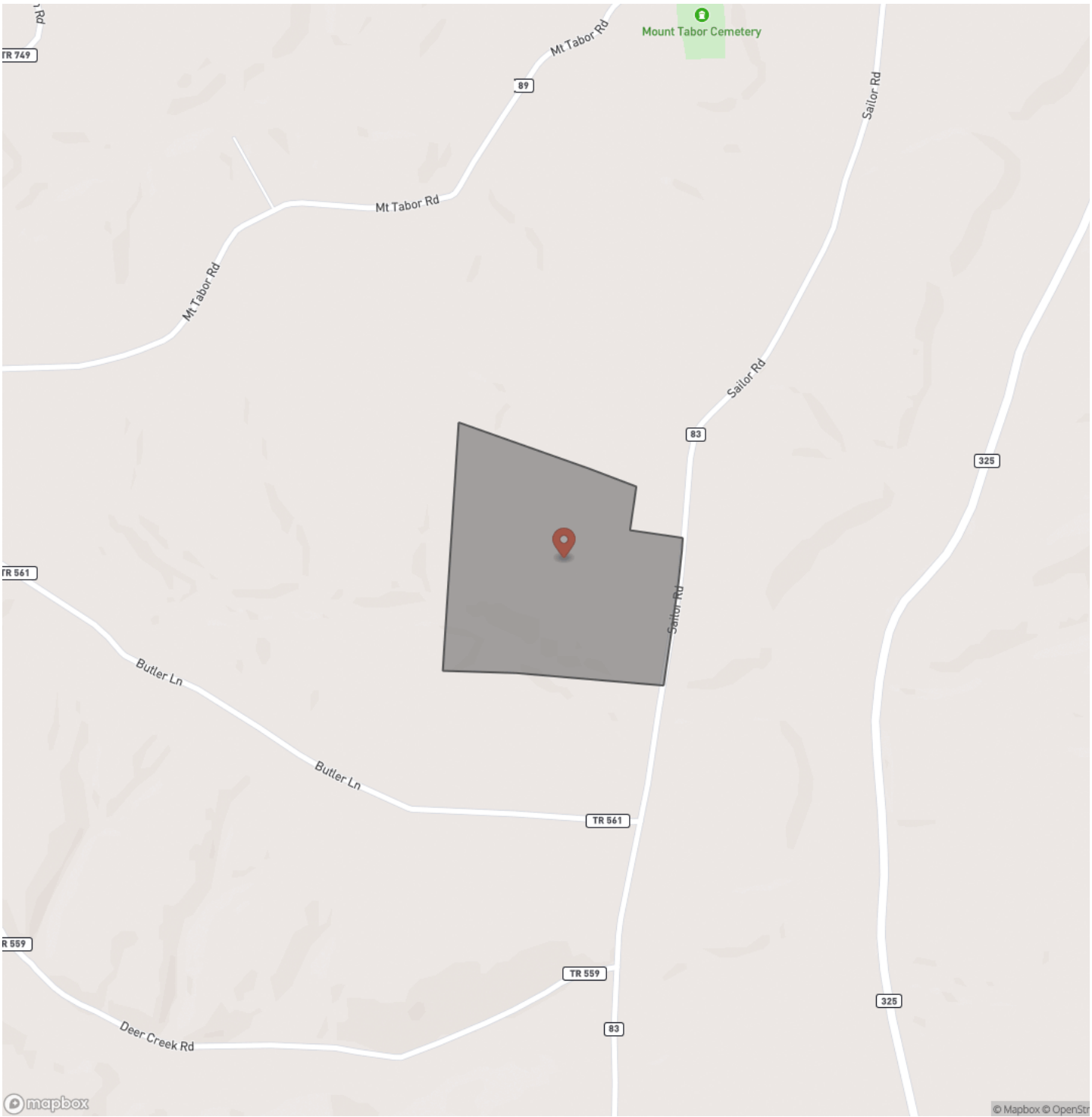
Welcome to your dream country estate in Gallia County, Ohio! Situated just outside of Vinton, Ohio, this beautiful property features a spacious home, a charming guest cabin, and +/- 39 acres of versatile land with a perfect blend of open space, woods, and road frontage. The main home offers three bedrooms and three full bathrooms, designed with an open-concept kitchen and living area that creates a warm and inviting atmosphere. The kitchen is a standout, featuring stunning custom hickory cabinets, a massive island/bar area, and plenty of space for cooking, dining, and entertaining. The master suite includes a private bath and generous walk-in closets. Additional features include a large fenced-in backyard, a relaxing hot tub, and an attached two-car garage. A separate outbuilding offers flexible storage space and could easily be converted into a she-shed, workshop, or hobby space. Also on the property is a 32x48 metal building equipped with a bathroom, and garage doors on both ends allowing you to drive through the building, that is perfect for storing equipment or using as a recreational building or business space. The home sits on a good level yard that's ideal for outdoor enjoyment and ease of maintenance. In addition to the main residence, the property includes a well-appointed two-bedroom, one-and-a-half-bath cabin. The cabin features an open-concept living room and kitchen, along with both front and back porches that make it a perfect guest home, short-term rental, or multi-generational living space. The land itself offers approximately +/- 12 acres of tillable ground, with the rest consisting of a beautiful mix of open fields and woods. The majority of the timber is made up of white oak, poplar, hickory, maple, and even some persimmon trees. A scenic creek runs through the property, adding to its natural beauty and recreational appeal. Well-maintained trails are already in place, perfect for ATV or side-by-side riding, hiking, or hunting. Wildlife is abundant, making this a great spot for outdoorsmen and nature lovers alike. This property is conveniently located just +/- 5 miles to Rio Grande, OH, +/- 3 miles to Vinton, OH, and +/- 23 miles to Jackson, OH, offering plenty of places for any amenities you may need. Whether you're looking for a peaceful homestead, a multi-use investment property, or a weekend getaway with room to roam, this one-of-a-kind property in Vinton has it all. Take advantage of this great opportunity and come see the best of rural Ohio living! Sellers mineral rights convey. 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:937-545-7764) or Brian Salmons at [\(740\) 646-9378](tel:740-646-9378).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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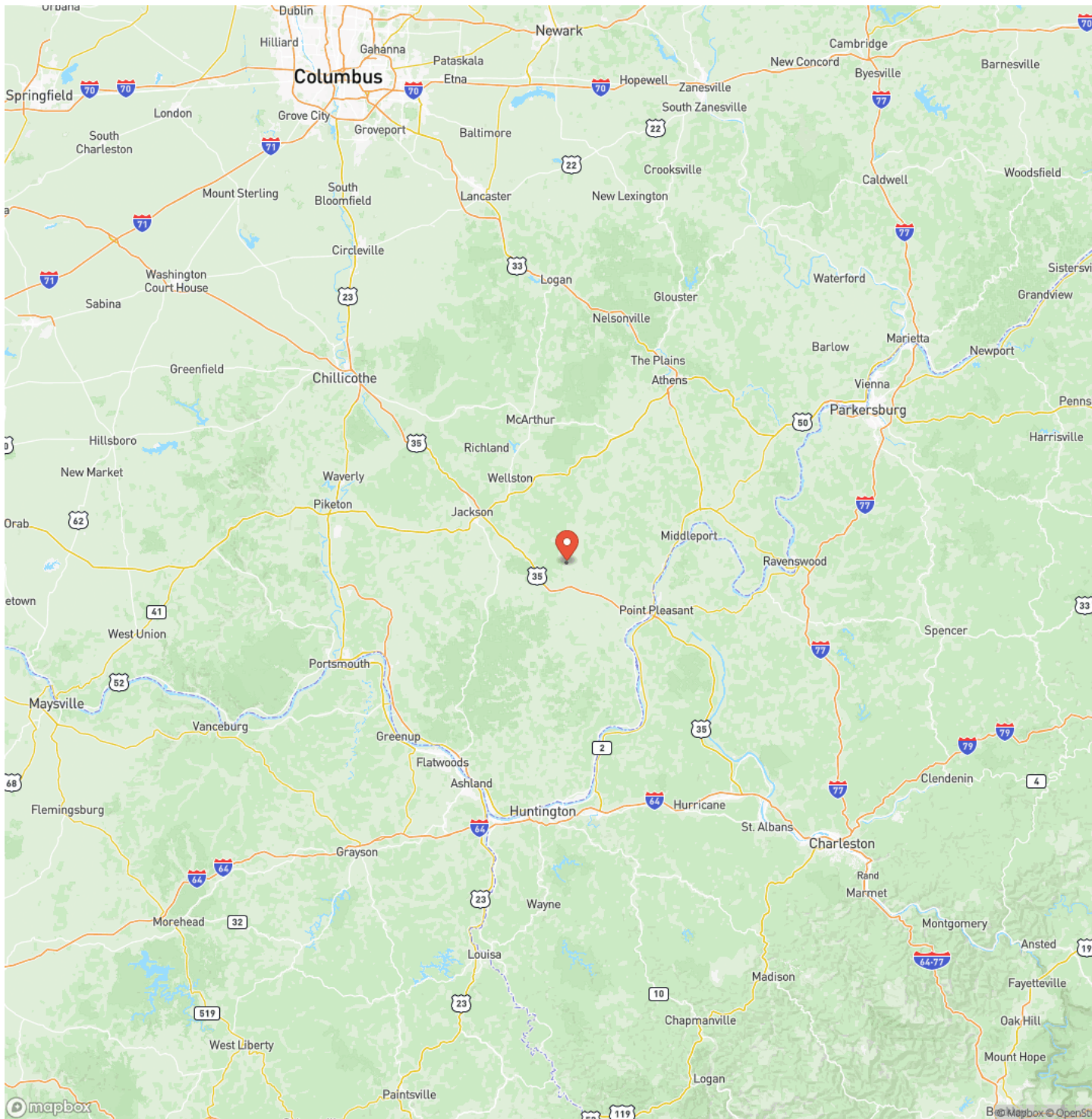


Locator Map

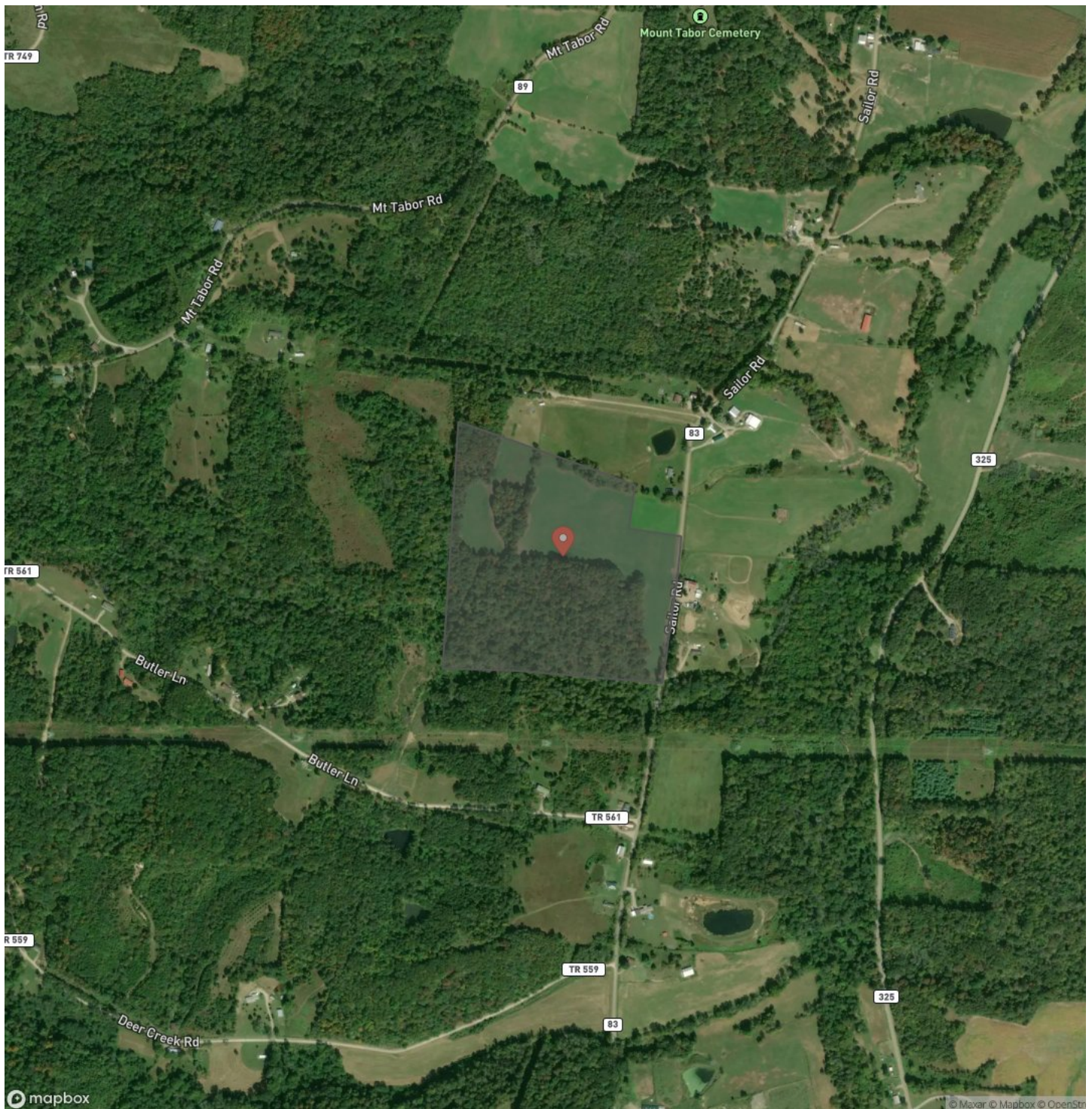


Vinton, OH / Gallia County

Locator Map



Satellite Map



Beautiful Home with Tillable Acreage

Vinton, OH / Gallia County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

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(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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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

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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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