

McKinney Creek Home & Hunting Paradise
4754 County Road 36
Chesapeake, OH 45619

\$1,750,000
357± Acres
Lawrence County



McKinney Creek Home & Hunting Paradise Chesapeake, OH / Lawrence County

SUMMARY

Address

4754 County Road 36

City, State Zip

Chesapeake, OH 45619

County

Lawrence County

Type

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

Latitude / Longitude

38.54319 / -82.4382

Dwelling Square Feet

2016

Bedrooms / Bathrooms

3 / 2

Acreage

357

Price

\$1,750,000

Property Website

<https://arrowheadlandcompany.com/property/mckinney-creek-home-hunting-paradise-lawrence-ohio/111483/>



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PROPERTY DESCRIPTION

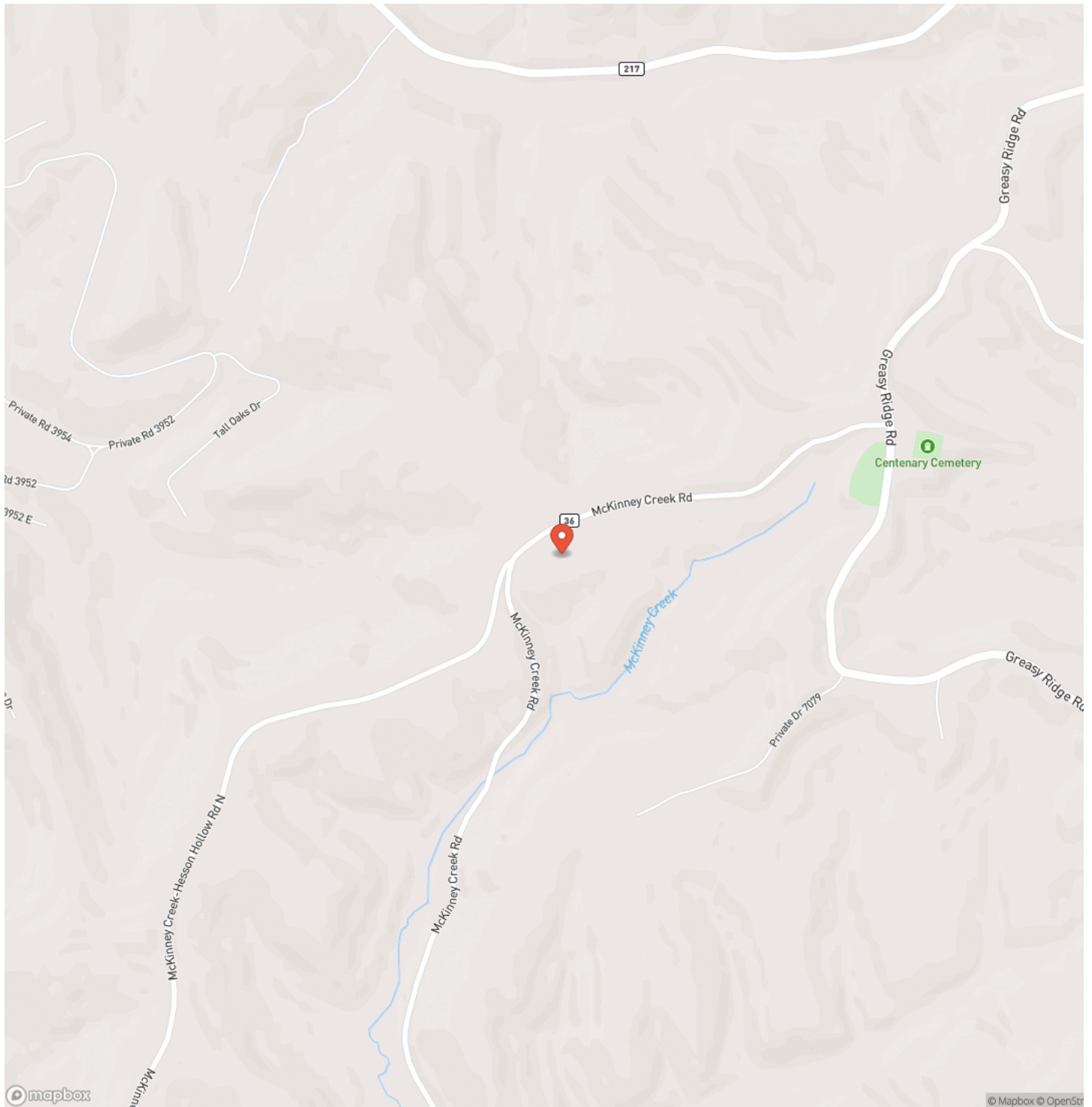
Welcome to your ultimate outdoor retreat, home, farm, and additional bonus homestead in Lawrence County, Ohio! Located on +/- 357 contiguous acres of pure Southern Ohio paradise, offering an unbeatable combination of hunting, farming, and privacy. This exceptional property features a beautiful three-bedroom, two-bath home with an attached garage and a large barn, all set among rolling hills, meadows, and timbered ridges that create an ideal setting for both recreation and rural living. The home is thoughtfully positioned on a scenic bench top, offering breathtaking panoramic views as far as the eye can see. You'll enjoy complete privacy with no neighbors in sight, yet remain conveniently close to town. The residence provides comfortable, modern living with space to relax after a day outdoors. The home is +/- 2016 sq. ft. with a spacious kitchen, enclosed back porch, three bedrooms, and two full bathrooms. The seller says the house has free gas (please verify through buyer due diligence/mineral title search) while it lasts. The barn is +/- 35x80 and beautifully wood sided with a metal roof and a partial concrete floor. The house is scheduled to be resided and to have a new roof installed (hail damage). To the south is an older homestead, complete with pastures, many outbuildings, and a barn. This homestead has its own entrance from the hard road and has utilities also. This buildsite has a ton of potential and is very private, quiet, and scenic. The land is truly a hunter's dream with varied topography, brushy draws, isolated food plot locations, and a mix of pines and oaks providing excellent cover and habitat for trophy whitetails and turkey. Multiple entrances allow for easy access and strategic hunting setups across the expansive property. If you are deer habitat enthusiast, you will really appreciate this land. It has not been managed for deer but its natural potential is huge! Beyond its hunting appeal, this farm offers fertile fields, fencing, and ample pastureland, making it ideal for a working farm, horse operation, or outfitting business. Several additional build sites with stunning views provide opportunities for future cabins or secondary homes. The property also holds timber value with mature, marketable trees and a diverse habitat supporting abundant wildlife. Established trails and multiple access points make exploring and managing this large tract simple and efficient. This is a rare opportunity to own one of Southern Ohio's most diverse, scenic, and functional hunting and farming tracts - a true gem offering privacy, recreation, and income potential all in one. Property is +/- 20 minutes to Huntington, WV, +/- 30 minutes to Ashland, KY, and +/- 60 minutes to Jackson, OH. Seller's oil, gas, and other mineral rights convey. Agents must be present for all showings. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:937-545-7764), Josh Grant at [\(330\) 341-0997](tel:330-341-0997), 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.

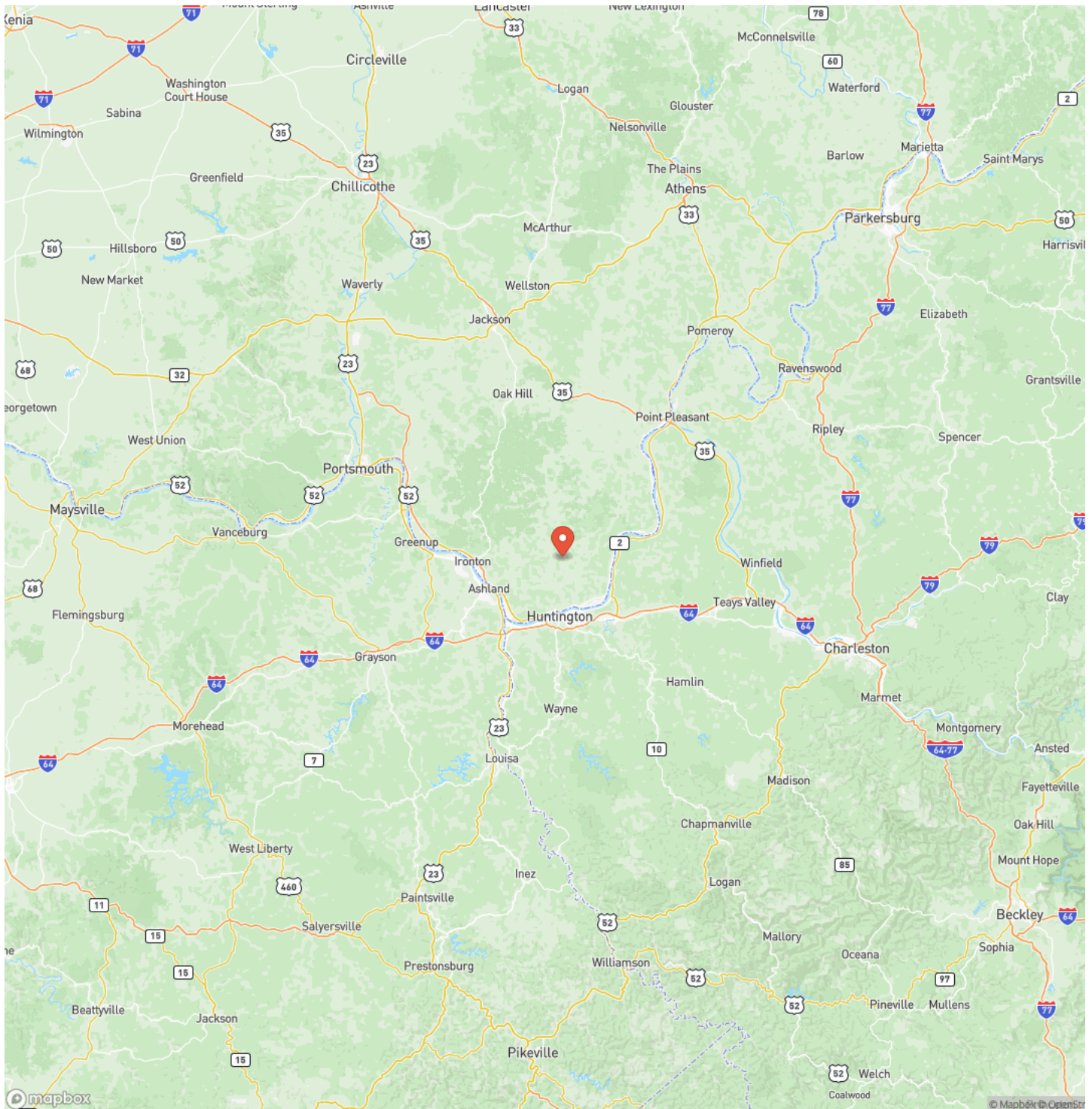
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Chesapeake, OH / Lawrence County



Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



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City / State / Zip

NOTES

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<https://arrowheadlandcompany.com/>

DISCLAIMERS

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