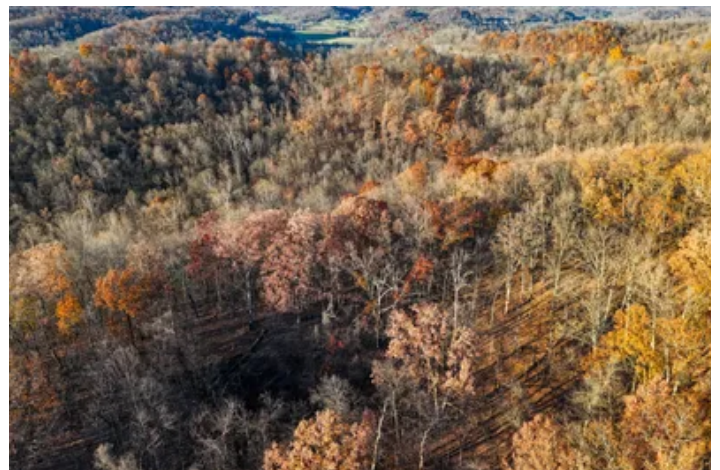


Williams Creek Hunting Property
0 Williams Hollow Road
Crown City, OH 45623

\$80,000
22± Acres
Gallia County



Williams Creek Hunting Property
Crown City, OH / Gallia County

SUMMARY

Address

0 Williams Hollow Road

City, State Zip

Crown City, OH 45623

County

Gallia County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

38.7178 / -82.242

Taxes (Annually)

227

Acreage

22

Price

\$80,000

Property Website

<https://arrowheadlandcompany.com/property/williams-creek-hunting-property-gallia-ohio/94145/>



Williams Creek Hunting Property Crown City, OH / Gallia County

PROPERTY DESCRIPTION

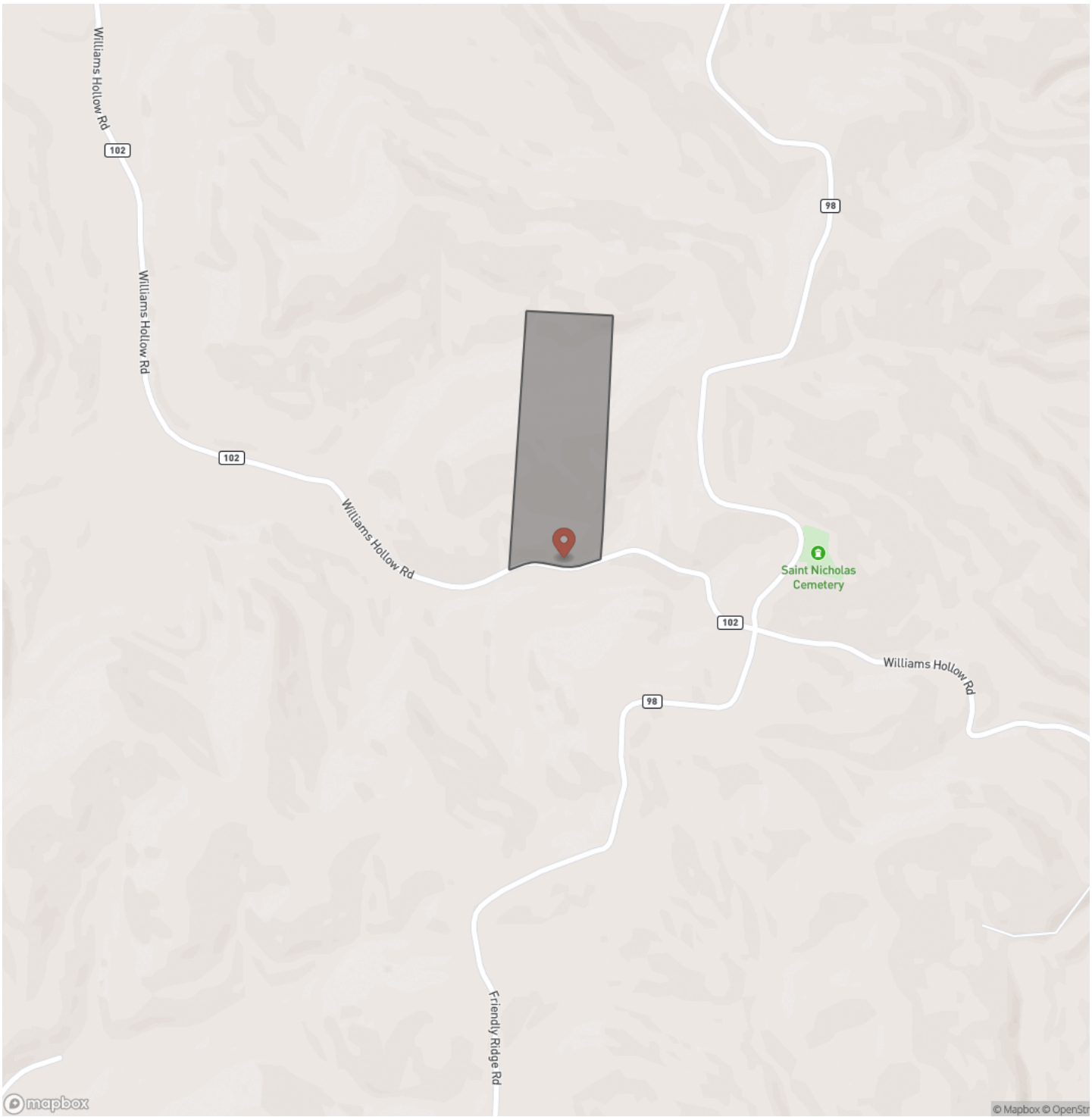
Take a look at this beautiful +/- 22 acre property in Gallia County, Ohio, a true outdoor paradise offering incredible hunting and long-term value! The land features rolling terrain, scenic boulders, and two creeks winding through the property. Big bucks and turkey are frequently caught on camera, along with small game. This is the ultimate sportsman's retreat! The property includes two hand cut food plots, three deer stands, and a feeder, all ready for the current and upcoming hunting season. A timber consultant has confirmed there's marketable mature timber throughout, including white oak, red oak, walnut, and poplar, offering both beauty and income potential. For convenience, a fifth-wheel camper stays with the land, perfect for overnight trips or weekend getaways. Utilities are available at the road, and a local dozer operator has confirmed a trail can be cut and graveled to improve access throughout the property. Plus, the Ohio River is just minutes away for excellent fishing and recreational opportunities! Sellers' mineral rights convey. This property is just +/- 8 miles from the city of Gallipolis, OH, and +/- 13 miles from Crown City, OH, offering plenty of places for any amenities you may need. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Salmons at [\(740\) 646-9378](tel:(740)646-9378) or Brian Whitt at [\(937\) 545-7764](tel:(937)545-7764).

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.

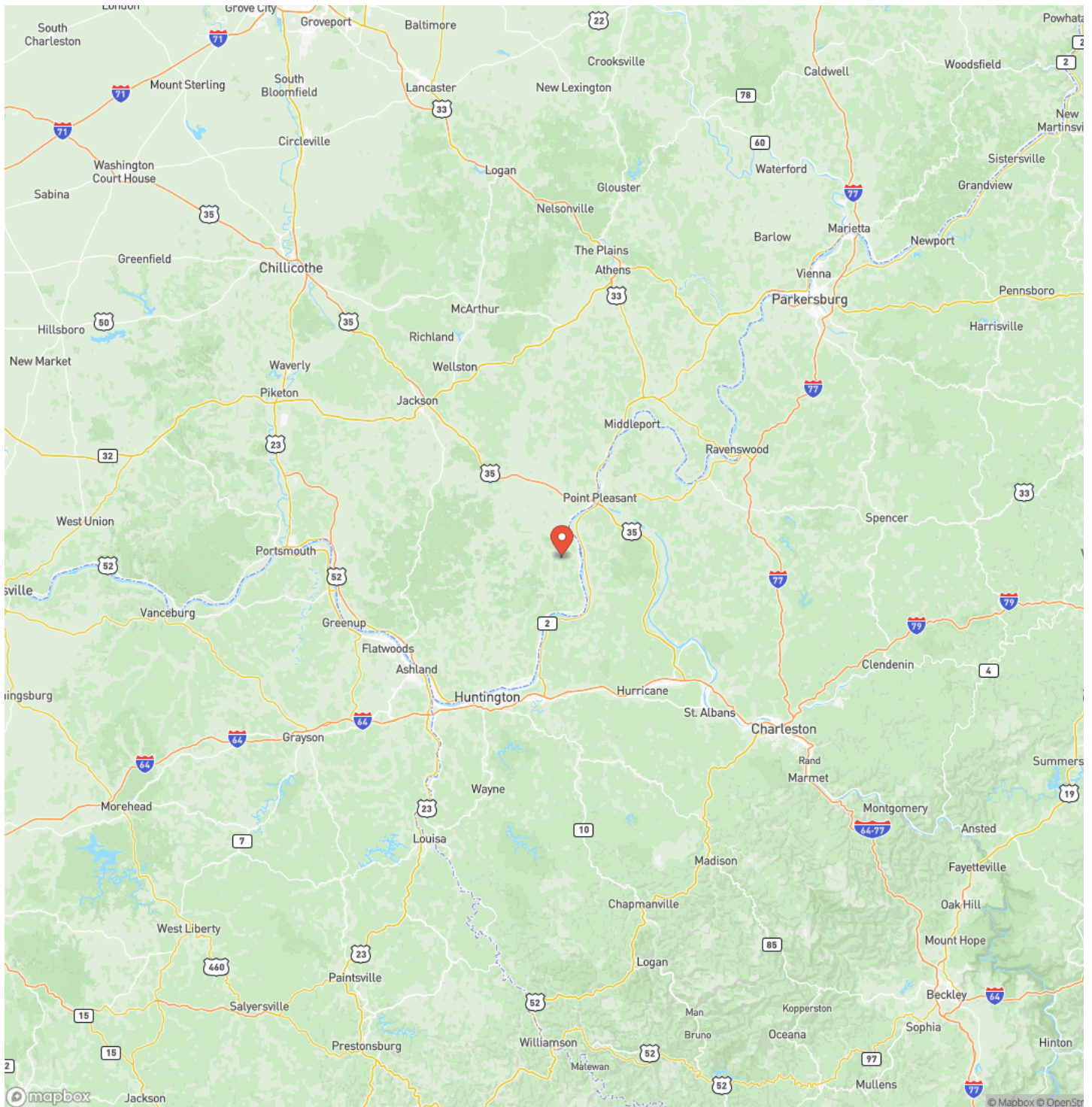
Williams Creek Hunting Property
Crown City, OH / Gallia County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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



www.arrowheadlandcompany.com

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

