

Remote Hunting Property with Off-Grid Build Site  
0 Gravel Valley School Rd.  
Vinton, OH 45686

**\$79,000**  
19± Acres  
Gallia County





## Remote Hunting Property with Off-Grid Build Site Vinton, OH / Gallia County

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### SUMMARY

#### Address

0 Gravel Valley School Rd.

#### City, State Zip

Vinton, OH 45686

#### County

Gallia County

#### Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

#### Latitude / Longitude

39.000161 / -82.418048

#### Acreage

19

#### Price

\$79,000

#### Property Website

<https://arrowheadlandcompany.com/property/remote-hunting-property-with-off-grid-build-site-gallia-ohio/61472/>



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### **PROPERTY DESCRIPTION**

This remote +/- 19 acre property offers great investment potential at low cost. Accessible via Gravel Valley School Road from State Route 143, it offers potential for hunting and off-grid living. While Gravel Valley School Road is designated by the county as an unmaintained county road, it still provides access via GIS county data and using goggle maps. Most instances, unmaintained county roads can be used in cooperation with any adjacent land owners as a private road or turned into a shared access easement for all. This can be verified and accounted for as part of the closing process. For the deer hunter, this property is a paradise; featuring mature timber, wildlife openings, varied topography features, excellent water source with a pond surrounded by cover. There are larger tracts of the land to the north making this property hunt bigger than it is. An old trailer exists on the property but holds little value. The property is being sold "As Is, Where Is". This property presents an excellent opportunity for a remote build site, emphasizing the desired remoteness of the location. 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) , or Josh Grant at [\(330\) 341-0997](tel:(330)341-0997)

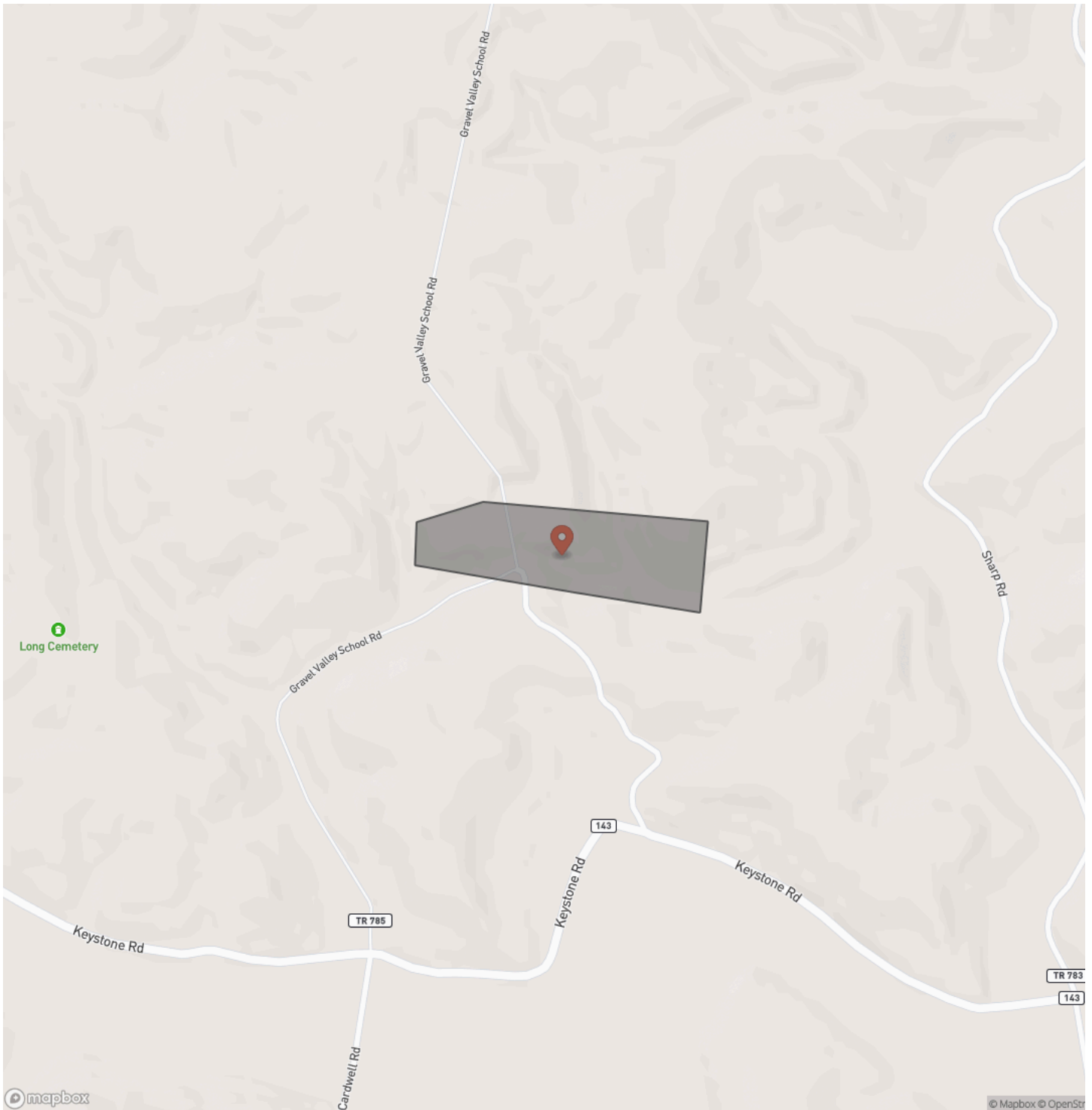


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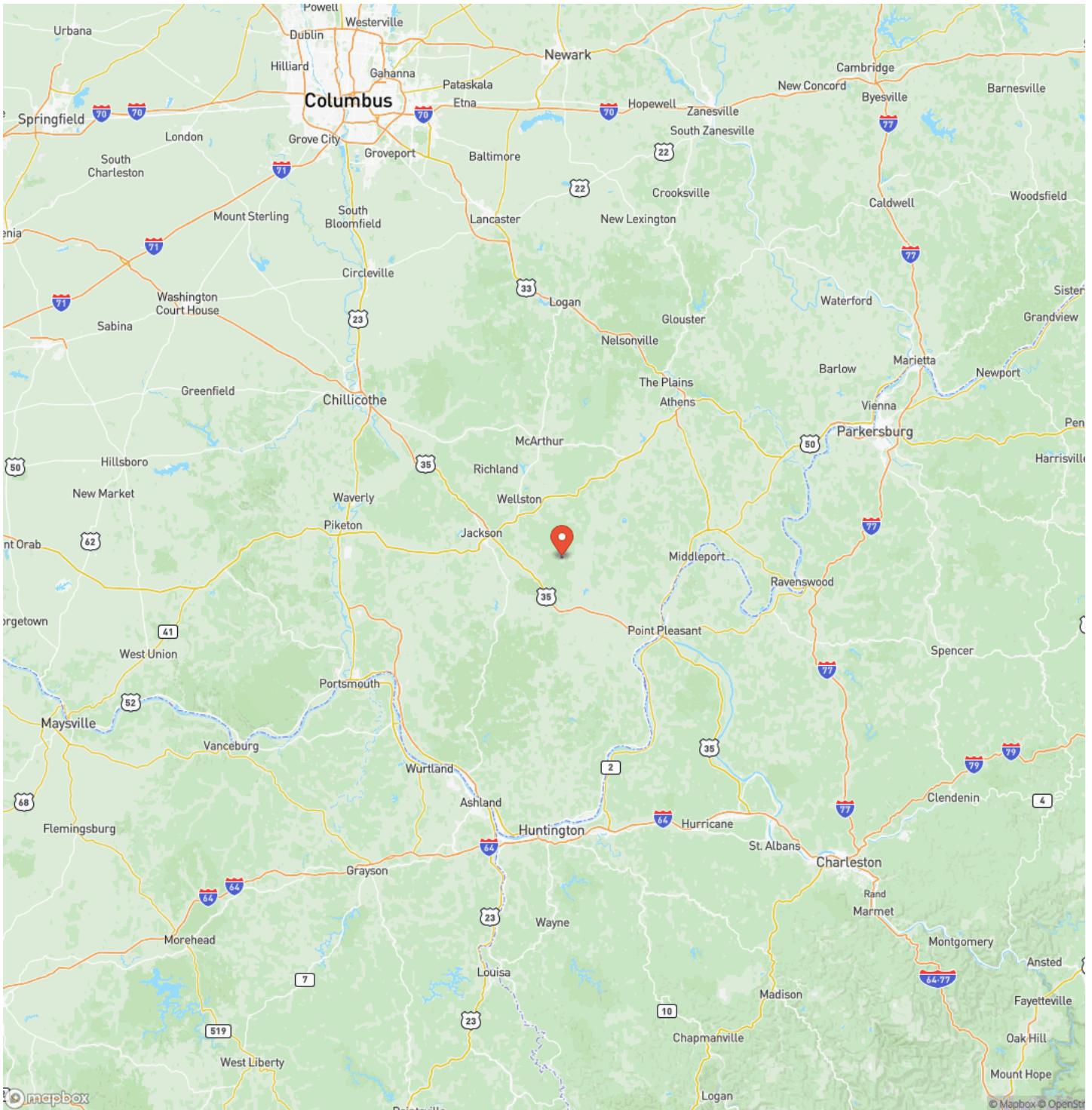




## Locator Map



## Locator Map





## Satellite Map



## Remote Hunting Property with Off-Grid Build Site

### 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

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## This image shows a blank sheet 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.



**[www.arrowheadlandcompany.com](http://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.



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