

Unique Hunting Property with Build Sites
0 State Route 7
Proctorville, OH 45669

\$999,500
225± Acres
Lawrence County



Unique Hunting Property with Build Sites Proctorville, OH / Lawrence County

SUMMARY

Address

0 State Route 7

City, State Zip

Proctorville, OH 45669

County

Lawrence County

Type

Hunting Land, Farms, Recreational Land, Timberland

Latitude / Longitude

38.502409 / -82.319889

Acreage

225

Price

\$999,500

Property Website

<https://arrowheadlandcompany.com/property/unique-hunting-property-with-build-sites-lawrence-ohio/56884/>



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PROPERTY DESCRIPTION

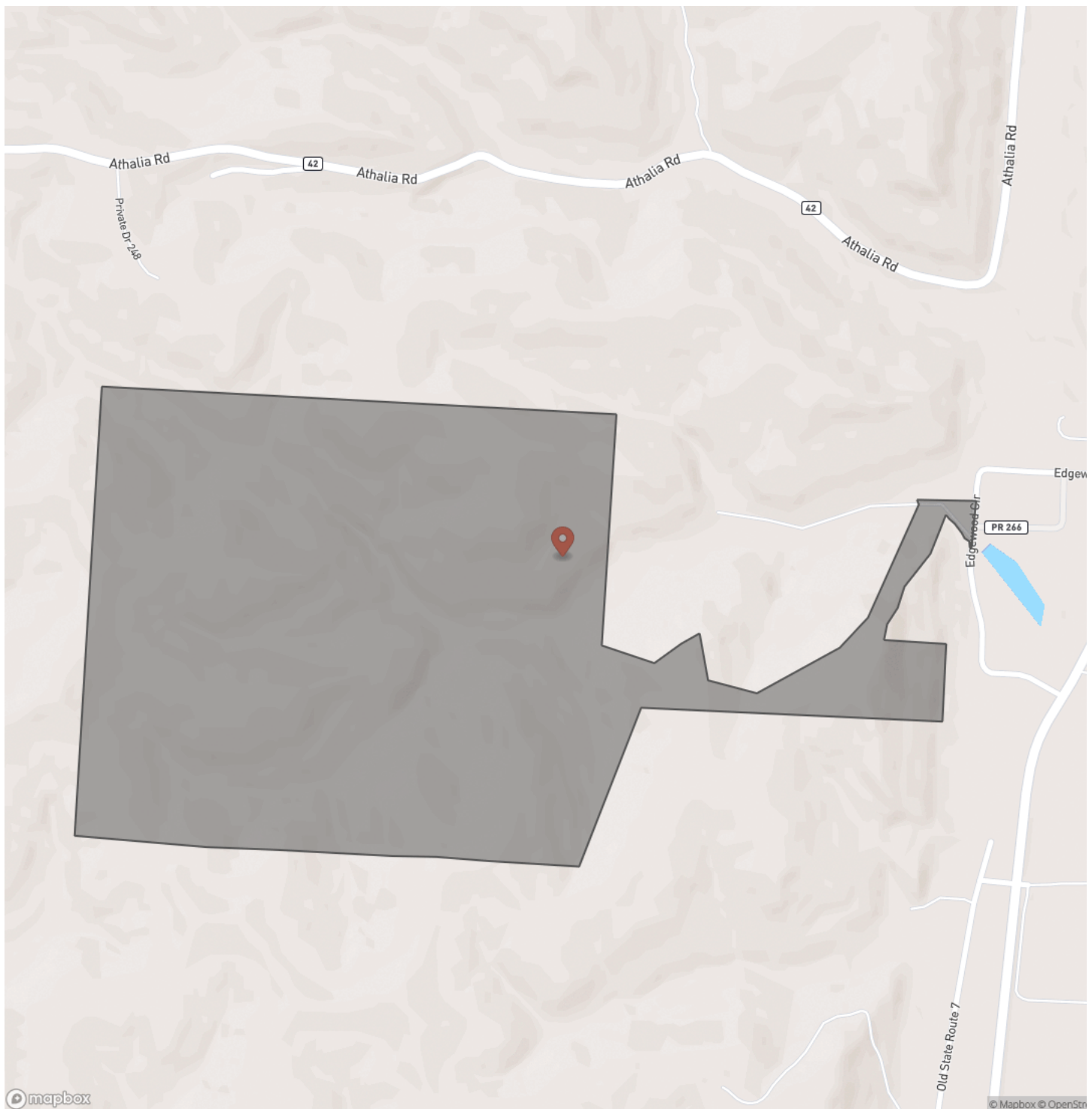
If you have been in the market for a large piece of land, then this 225 +/- acre tract will excite you. This property has a lot to offer someone with several places to build a home that would offer privacy to the owner. It's very secluded and quiet here, while being just minutes from town and the Ohio river. There are some roads already in place on this property that, with a little bit of work, could be made into a driveway. Hunting on this land should be phenomenal as it offers a lot of different terrain features with thick cover and plenty of food and water for wildlife. There are various types of timber throughout the property. While touring the property there were several deer and a few turkeys seen. A nice small creek flows down the hollow and has some deeper holes of water that will hold water through the summer in most cases. This property is conveniently located just 7 +/- miles to Proctorville Ohio and 28 +/- miles to Gallipolis Ohio. Showing by appointment only. Seller's mineral rights convey. 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 Brian Salmons at [\(740\) 646-9378](tel:740-646-9378).



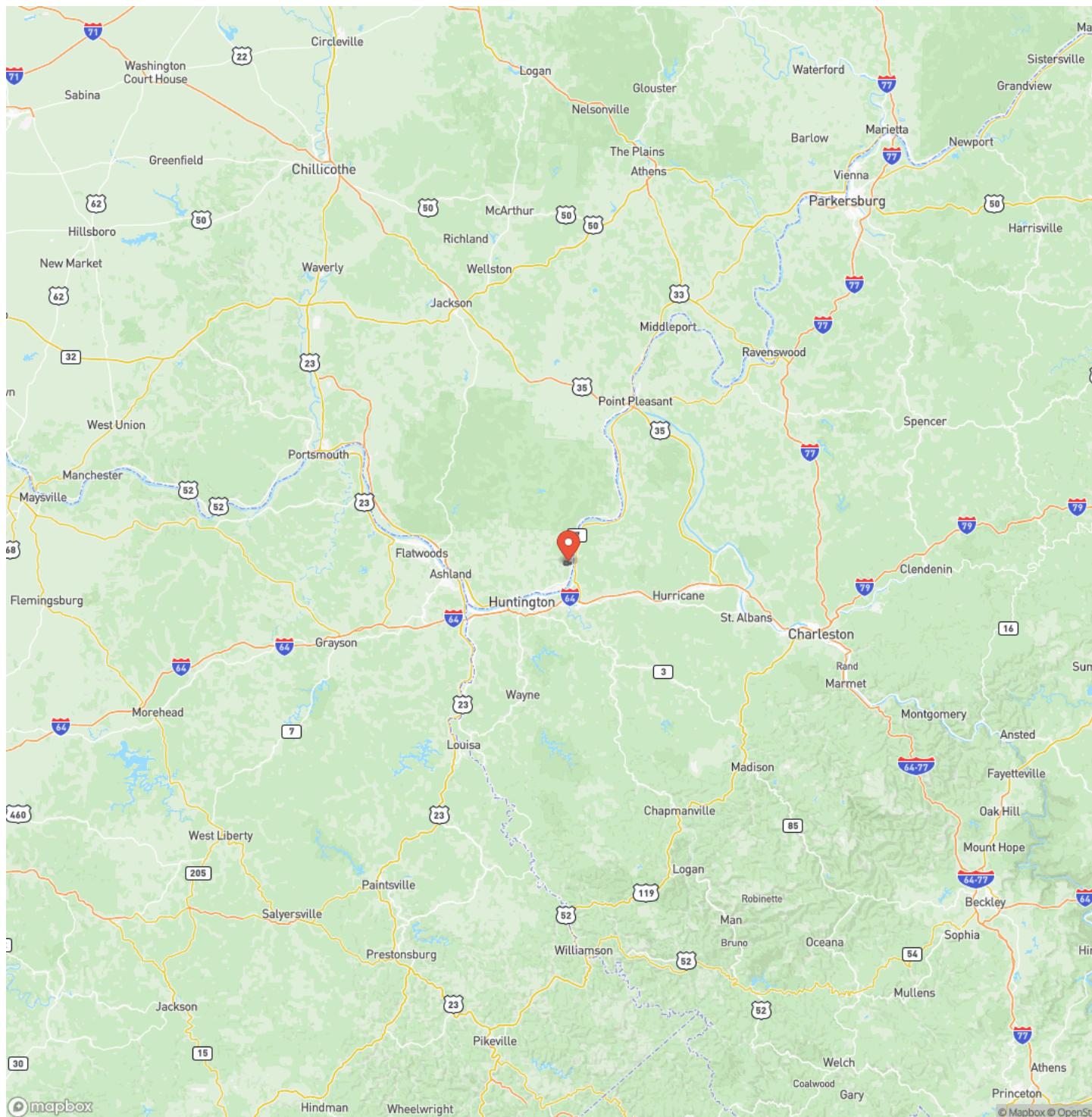
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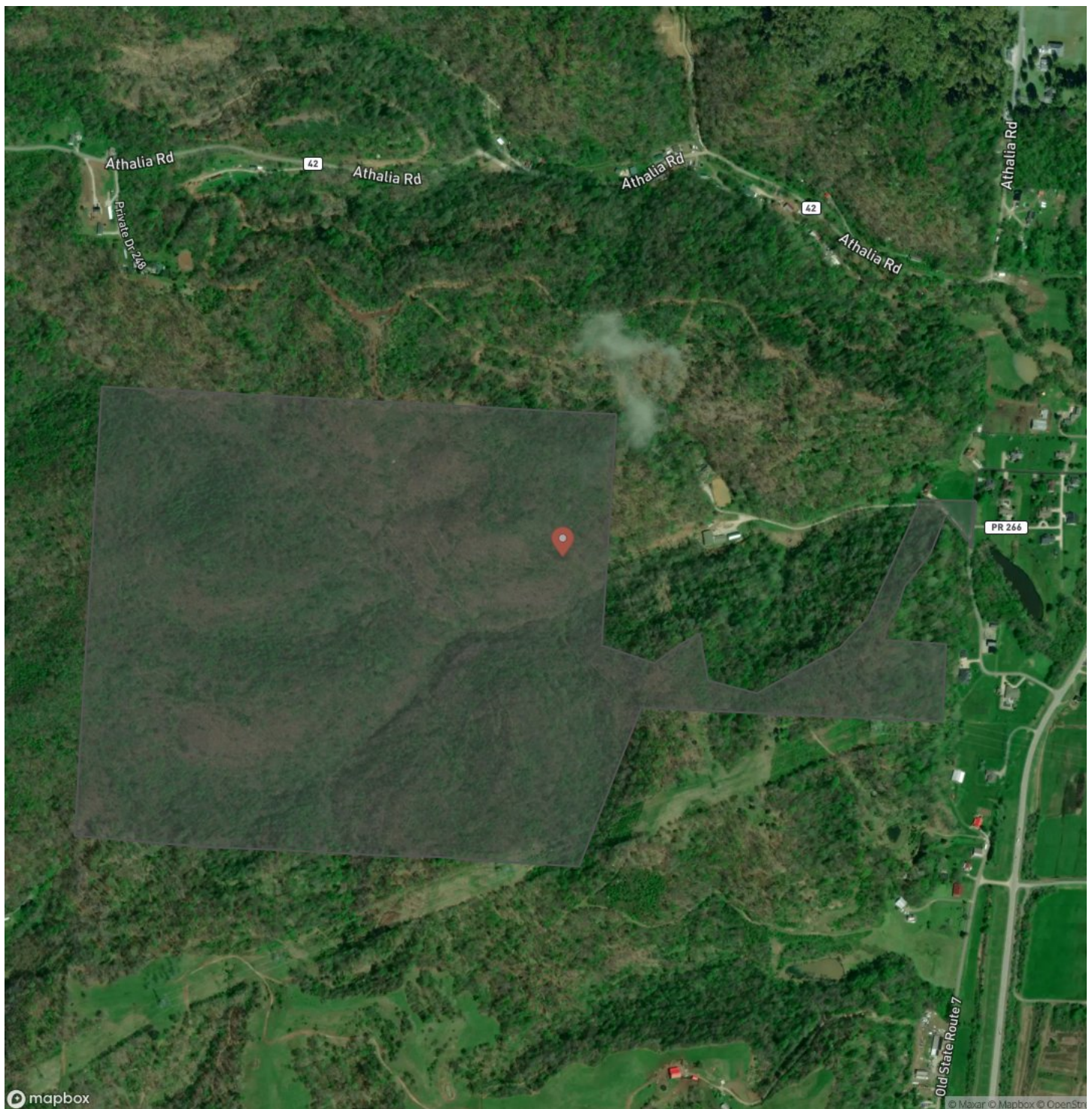
Locator Map



Locator Map



Satellite Map



Unique Hunting Property with Build Sites

Proctorville, OH / Lawrence County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

Caryville, TN 42349

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a blank 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.



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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