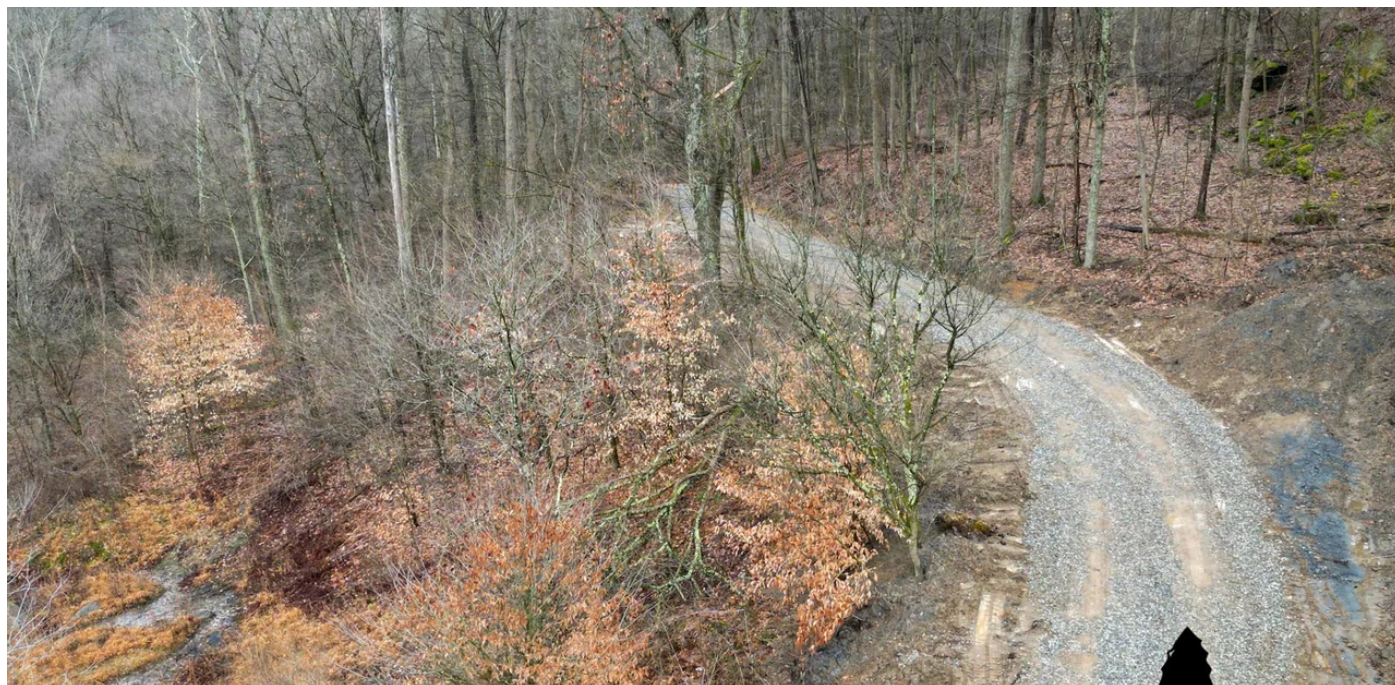


**Remote Deer Hunting, Recreational and Off Grid
Building Land**
N S R 7 OH
Cheshire, OH 45620

\$105,000
40± Acres
Gallia County



Remote Deer Hunting, Recreational and Off Grid Building Land
Cheshire, OH / Gallia County

SUMMARY

Address

N S R 7 OH

City, State Zip

Cheshire, OH 45620

County

Gallia County

Type

Hunting Land

Latitude / Longitude

38.9654 / -82.0993

Acreage

40

Price

\$105,000

Property Website

<https://arrowheadlandcompany.com/property/remote-deer-hunting-recreational-and-off-grid-building-land-gallia-ohio/35816/>



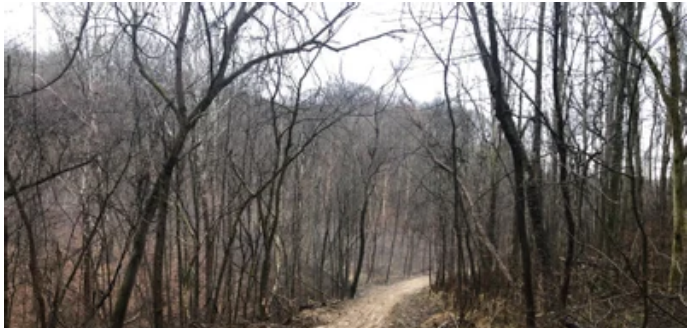
Remote Deer Hunting, Recreational and Off Grid Building Land Cheshire, OH / Gallia County

PROPERTY DESCRIPTION

Remote hunting and recreational property, with awesome access and plenty of wildlife. This tract has cover, timber, nearby creek, small watering hole, and great topography. This very remote tract has everything a deer and turkey needs and it is located in a trophy whitetail area. The topography is varied from gentle to hilly, please see the contour map. This property would make a great remote off grid build site, atv/SxS property, hunting property or all the above. If you are looking to food plot, plant trees, or do a lot of different habitat improvement projects, this is a tract of land you need to see! This property has been logged, select cut, and in 3-5 years will be full of browse and new growth. There are enough trees for treestands, but enough trees to allow some tree seedlings to drop and germinate. With the new sunlight exposure, it should grow into something spectacular for trophy whitetail bucks and turkeys. Gentle to rolling to hilly, this tract has nice trails too. If you are looking for deer hunting land to do habitat improvement, camp, go four wheeling, or just get away from the hustle and bustle, check this land out. There is some logging cleanup going on, the timber that has been staged is not conveying and will be removed before closing. Drive along the deeded right of way to access the property. Please call Brian Whitt, [937.545.7764](tel:937.545.7764) or Josh Grant, [330.341.0997](tel:330.341.0997) for complete details of this property and showing.



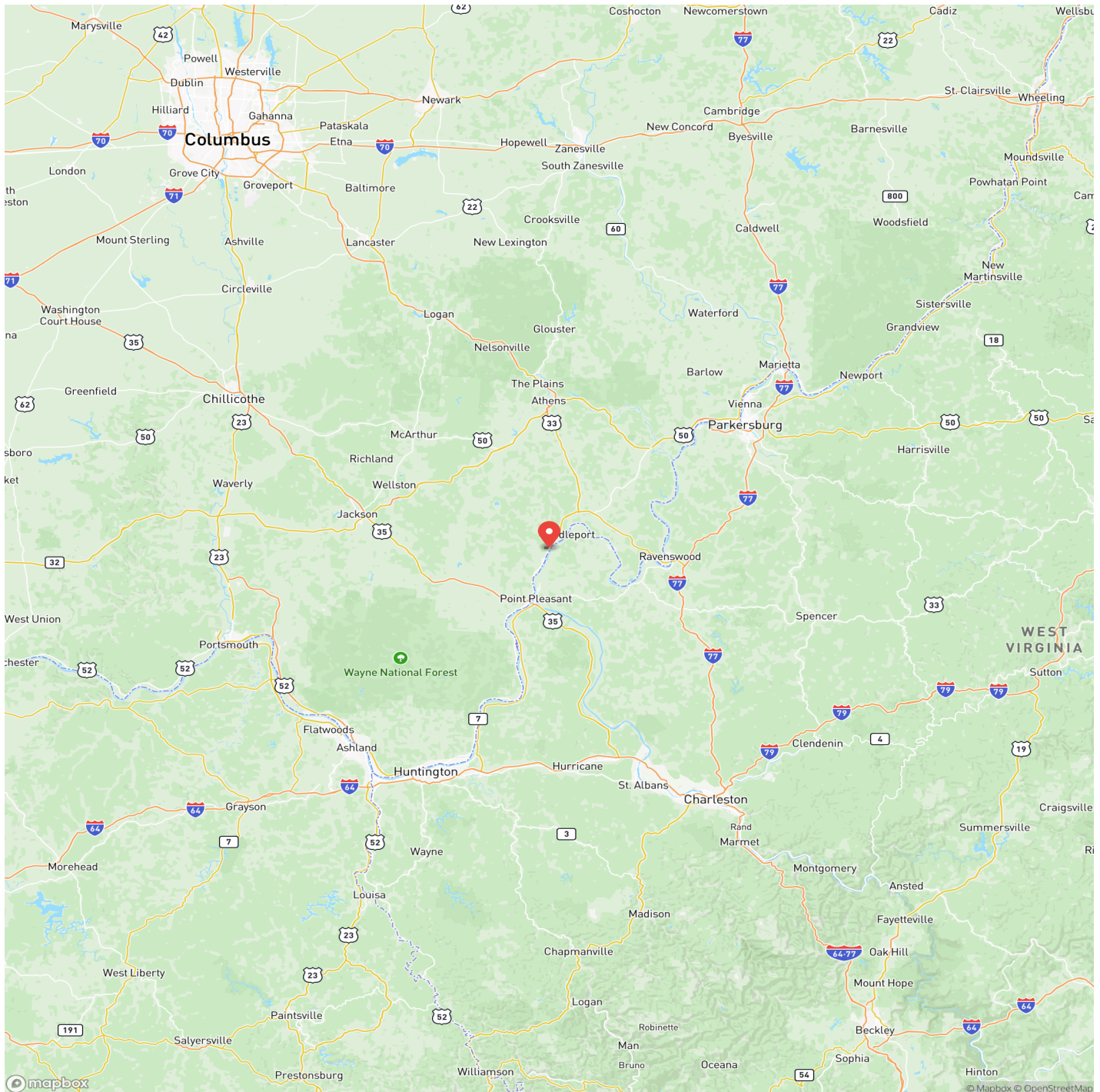
Remote Deer Hunting, Recreational and Off Grid Building Land
Cheshire, OH / Gallia County



Locator Map



Locator Map



Satellite Map



Remote Deer Hunting, Recreational and Off Grid Building Land
Cheshire, OH / Gallia County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(937) 545-7764

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

Rarden, OH 45671

NOTES



NOTES

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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
(405) 415-5977
www.arrowheadlandcompany.com

