

Adamsville Road Hunting Farm
0 Adamsville Rd.
Bidwell, OH 45614

\$199,999
43± Acres
Gallia County



Adamsville Road Hunting Farm
Bidwell, OH / Gallia County

SUMMARY

Address

0 Adamsville Rd. null

City, State Zip

Bidwell, OH 45614

County

Gallia County

Type

Hunting Land, Undeveloped Land, Recreational Land, Timberland

Latitude / Longitude

38.87875 / -82.34505

Acreage

43

Price

\$199,999

Property Website

<https://arrowheadlandcompany.com/property/adamsville-road-hunting-farm/gallia/ohio/113560/>

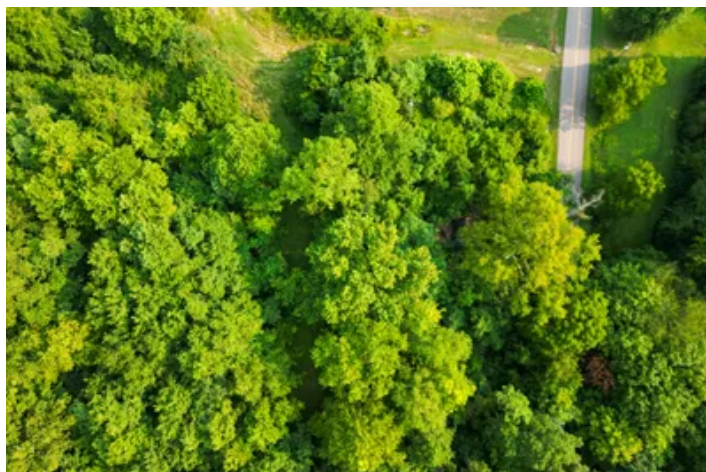
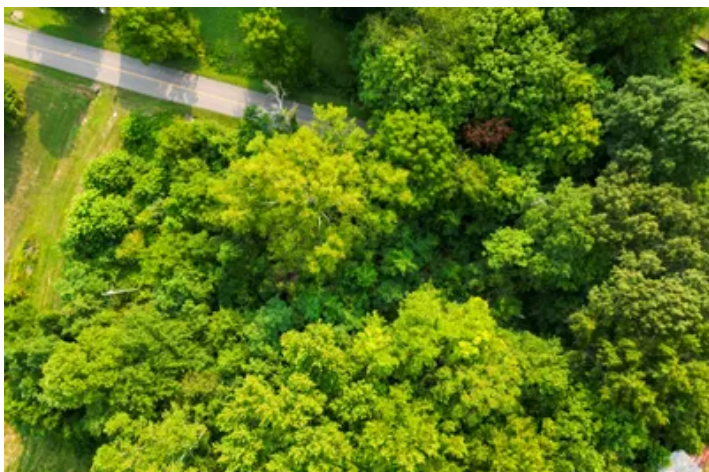


PROPERTY DESCRIPTION

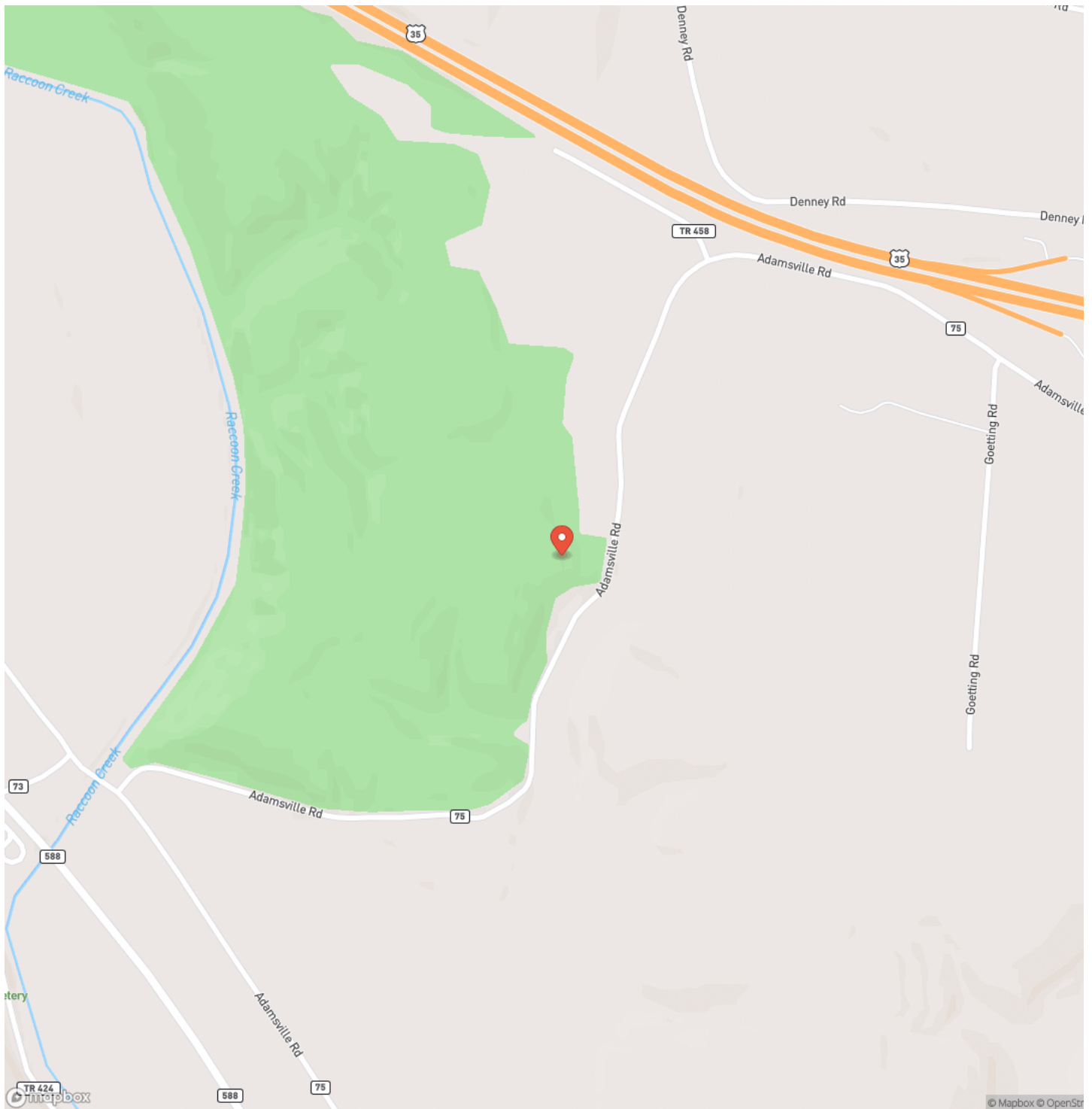
If you've been searching for an affordable hunting property with an outstanding future cabin site, this one deserves a look! An established lane provides easy access into the property, where you'll find scattered oak trees, excellent mast-producing timber, and diverse topography that creates exceptional wildlife habitat. Multiple drainages, a strategic saddle, and a desirable bench top offer natural travel corridors for deer, while an existing water hole, abundant rubs, scrapes, and wildlife openings make this property ready to hunt. The property has a great mix of timber, cover and edge/transitions. The thick cover to the North, and some open timber just to the south of the thick cover creates a great ambush area. A trail system allows easy access throughout the property, making it simple to reach stand locations and explore everything the land has to offer. Nearby agricultural fields to the North provide an excellent food source that helps attract and hold wildlife, creating the ingredients for outstanding deer and turkey hunting. There is also a history of morels! Electric and public water are available at the road (buyers should verify all utility availability). Whether you're looking to build a hunting cabin, establish a weekend getaway, or simply own a quality recreational tract with excellent habitat, this property offers tremendous potential in a beautiful setting. The property is about 20 +/- minutes to Gallipolis, about 1 +/- hour to Chillicothe, and 2 +/- hours to Columbus. Sellers mineral, oil, and gas 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 Josh Grant at [\(330\) 341-0997](tel:330-341-0997).

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.

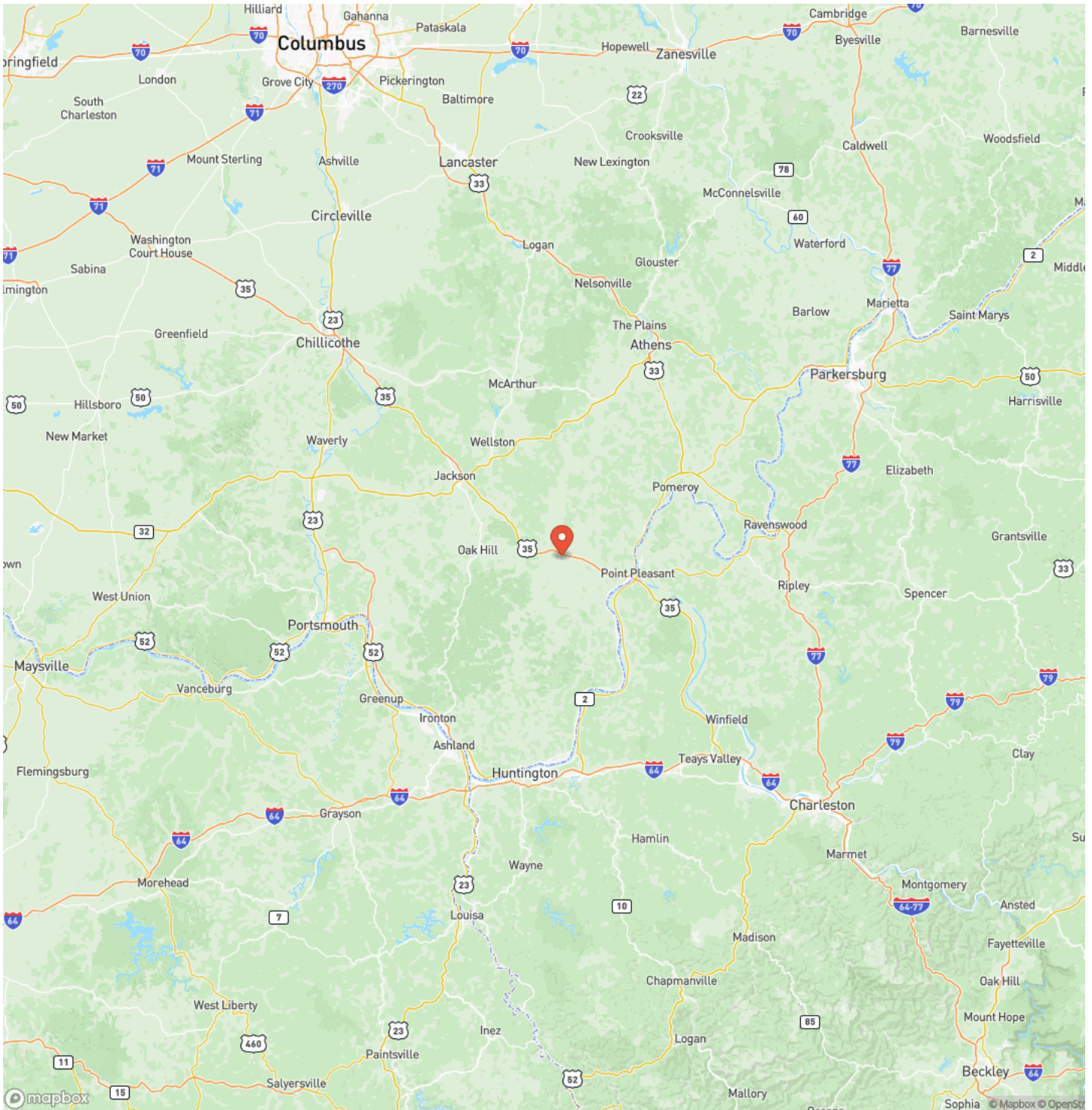
Adamsville Road Hunting Farm
Bidwell, OH / Gallia County



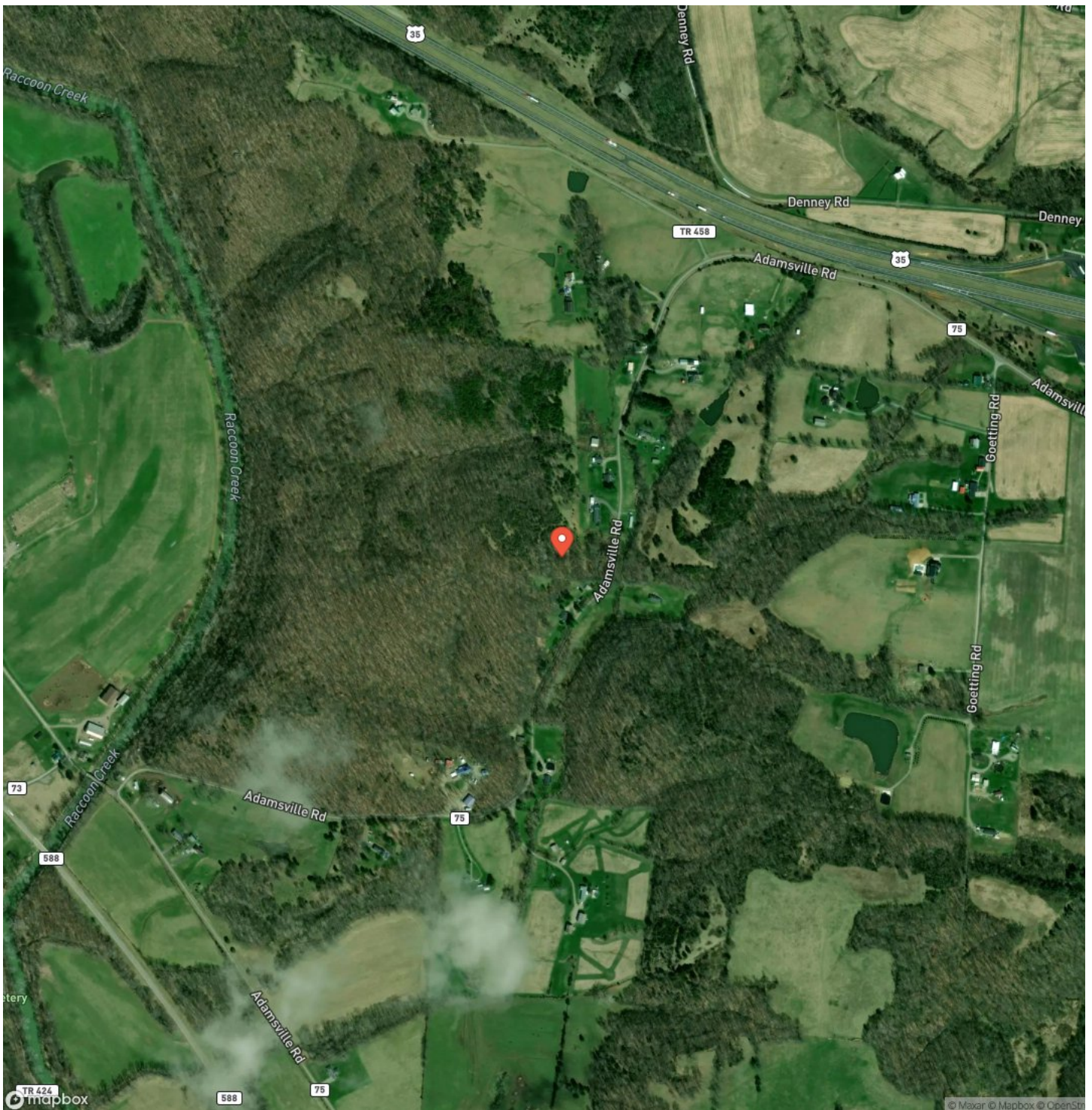
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

210 Cheeyo Trace

City / State / Zip

Loudon, TN 37774

NOTES

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.

This image shows a full page 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.



<https://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
<https://arrowheadlandcompany.com/>

