

Prime Small Acreage Hunting
808 Lewis Rd
Gallipolis, OH 45631

\$74,900
24± Acres
Gallia County



Prime Small Acreage Hunting Gallipolis, OH / Gallia County

SUMMARY

Address

808 Lewis Rd

City, State Zip

Gallipolis, OH 45631

County

Gallia County

Type

Hunting Land, Recreational Land

Latitude / Longitude

38.7177 / -82.2752

Acreage

24

Price

\$74,900

Property Website

<https://arrowheadlandcompany.com/property/prime-small-acreage-hunting-gallia-ohio/45874/>



PROPERTY DESCRIPTION

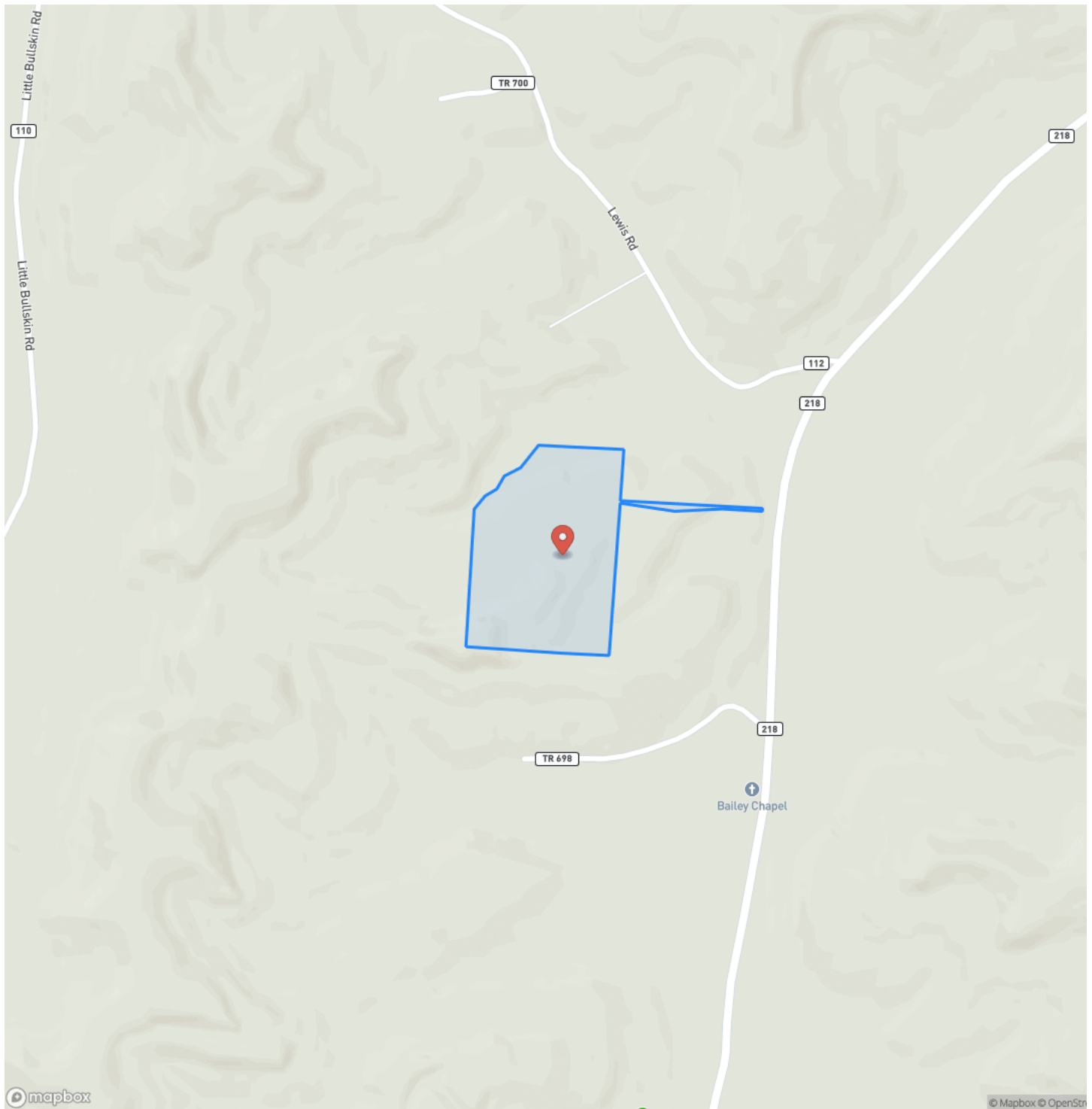
Bigger is not always better. Sometimes smaller properties have BIG potential and this piece of ground offers just that. At first glance, this property screams "DEER HUNTING", but there are many opportunities for other recreation as well. A well maintained, gravel easement leads you to a graveled parking area and wooded acreage sure to impress almost anyone. An existing trail network provides ease of access throughout the property. After a short walk up the trail, you are met with a large wooded flat with no shortage of suitable trees to call a treestand home. Moving through the property you'll find multiple flats and benches. Habitat here varies from thick vegetation to open hardwoods. The topography and habitat diversity this property has to offer create natural funnels and edges that provide wildlife seclusion and safety, couple that with well placed treestands and you are certain to make some memories chasing whitetail deer. This property would make a great first property purchase for someone looking to own their own ground but also, a great portfolio builder for those who already own additional properties. With an affordable price tag, I don't believe this property will last long. Call Brian Whitt at [937.545.7764](tel:937.545.7764) or Colton Trego at [937.344.4328](tel:937.344.4328) for complete details and showing today!



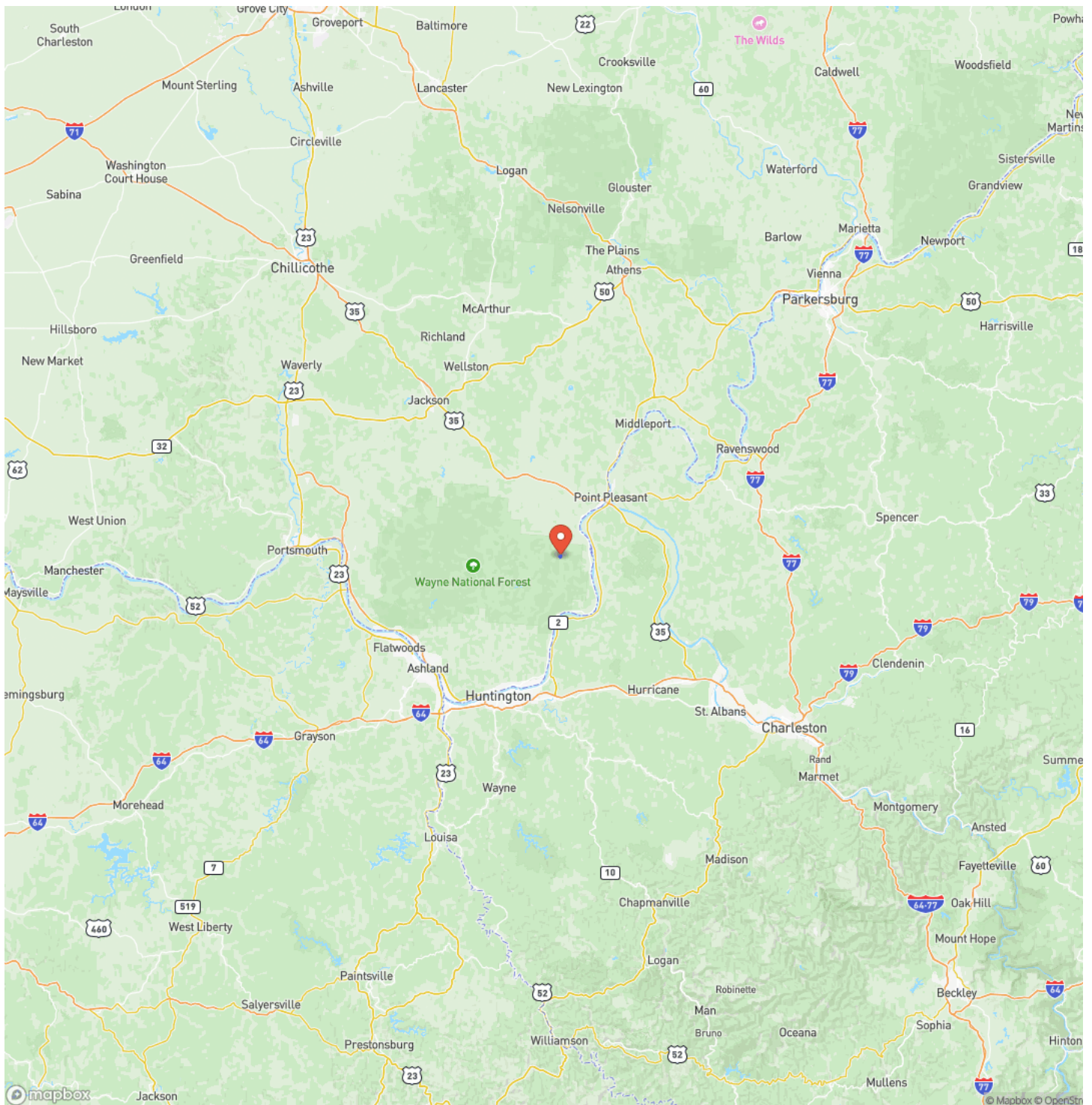
Prime Small Acreage Hunting
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Locator Map



Locator Map



Satellite Map



Prime Small Acreage Hunting Gallipolis, 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



MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single sheet of white paper with horizontal blue 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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