McKinney Creek Home & Hunting Paradise
4754 County Road 36
Chesapeake, OH 45619

$1,750,000
357± Acres
Lawrence County







SUMMARY

Address
4754 County Road 36

City, State Zip
Chesapeake, OH 45619

County
Lawrence County

Type
Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Horse Property, Single Family

Latitude / Longitude
38.54319 / -82.4382

Dwelling Square Feet
2,016

Bedrooms / Bathrooms
3 / 2

Acreage
357

Price
$1,750,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Welcome to your ultimate outdoor retreat, home, farm, and additional bonus homestead in Lawrence County, Ohio! Located on +/- 357 contiguous acres of pure Southern Ohio paradise, offering an unbeatable combination of hunting, farming, and privacy. This exceptional property features a beautiful three-bedroom, two-bath home with an attached garage and a large barn, all set among rolling hills, meadows and timbered ridges that create an ideal setting for both recreation and rural living. The home is thoughtfully positioned on a scenic bench top, offering breathtaking panoramic views as far as the eye can see. You'll enjoy complete privacy with no neighbors in sight, yet remain conveniently close to town. The residence provides comfortable, modern living with space to relax after a day outdoors. The home is +/- 2016 sq. ft. with a spacious kitchen, enclosed back porch, three bedrooms, and two full bathrooms. The seller says the house has free gas (please verify through buyer due diligence/mineral title search) while it lasts. The barn is +/- 35x80 and beautifully wood sided with a metal roof and a partial concrete floor. The house is scheduled to be resided and to have a new roof installed (hail damage). To the south is an older homestead, complete with pastures, many outbuildings, and a barn. This homestead has its own entrance from the hard road and has utilities also. This buildsite has a ton of potential and is very private, quiet, and scenic. The land is truly a hunter's dream with varied topography, brushy draws, isolated food plot locations, and a mix of pines and oaks providing excellent cover and habitat for trophy whitetails and turkey. Multiple entrances allow for easy access and strategic hunting setups across the expansive property. If you are deer habitat enthusiast, you will really appreciate this land. It has not been managed for deer but its natural potential is huge! Beyond its hunting appeal, this farm offers fertile fields, fencing, and ample pastureland, making it ideal for a working farm, horse operation, or outfitting business. Several additional build sites with stunning views provide opportunities for future cabins or secondary homes. The property also holds timber value with mature, marketable trees and a diverse habitat supporting abundant wildlife. Established trails and multiple access points make exploring and managing this large tract simple and efficient. This is a rare opportunity to own one of Southern Ohio's most diverse, scenic, and functional hunting and farming tracts - a true gem offering privacy, recreation, and income potential all in one. Property is +/- 20 minutes to Huntington, WV, +/- 30 minutes to Ashland, KY, and +/- 60 minutes to Jackson, OH. Seller's oil, gas, and other mineral rights convey. Agents must be present for all showings. 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,Josh Grant at (330) 341-0997, or Brian Salmons at (740) 646-9378.

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

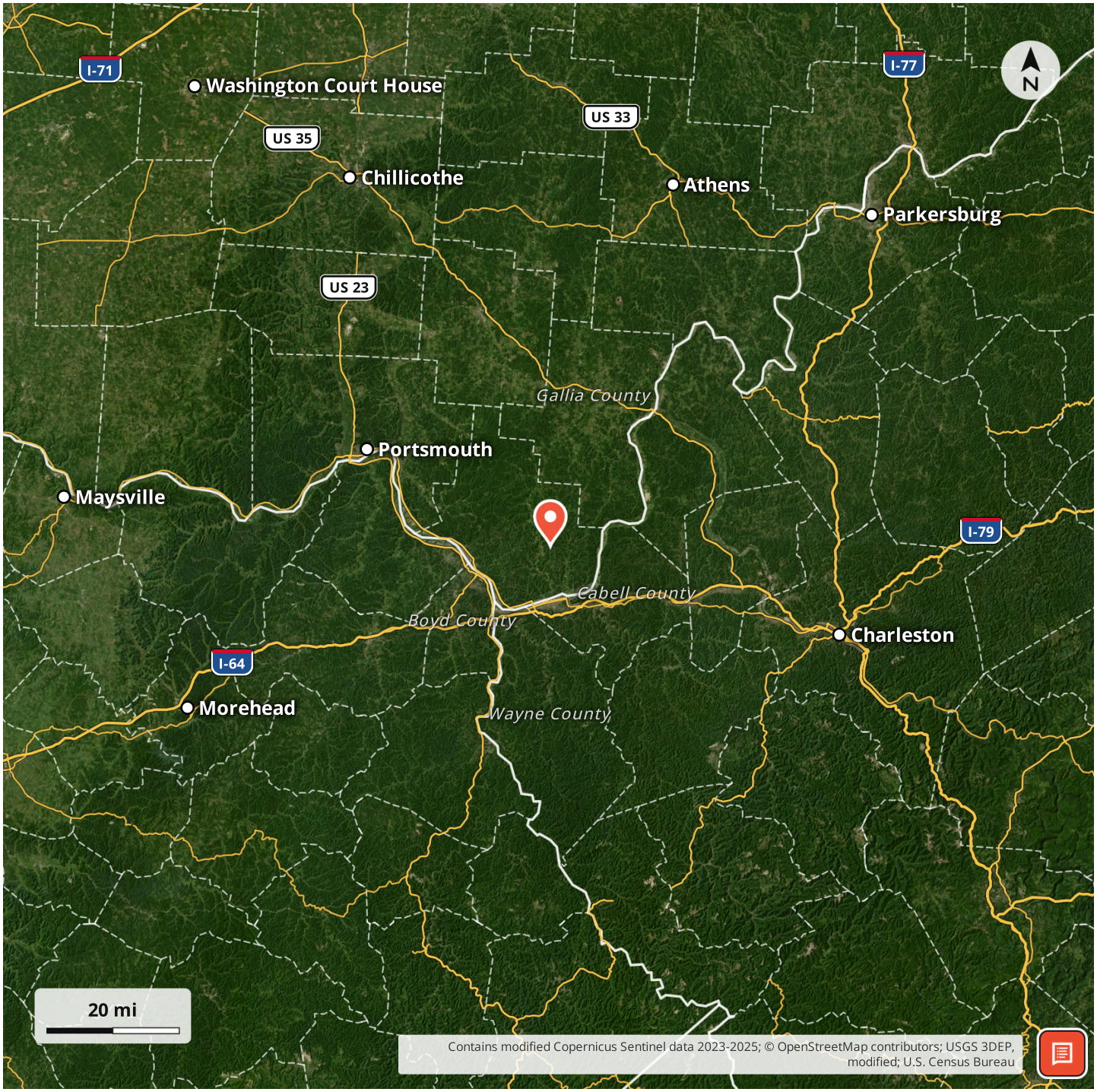
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



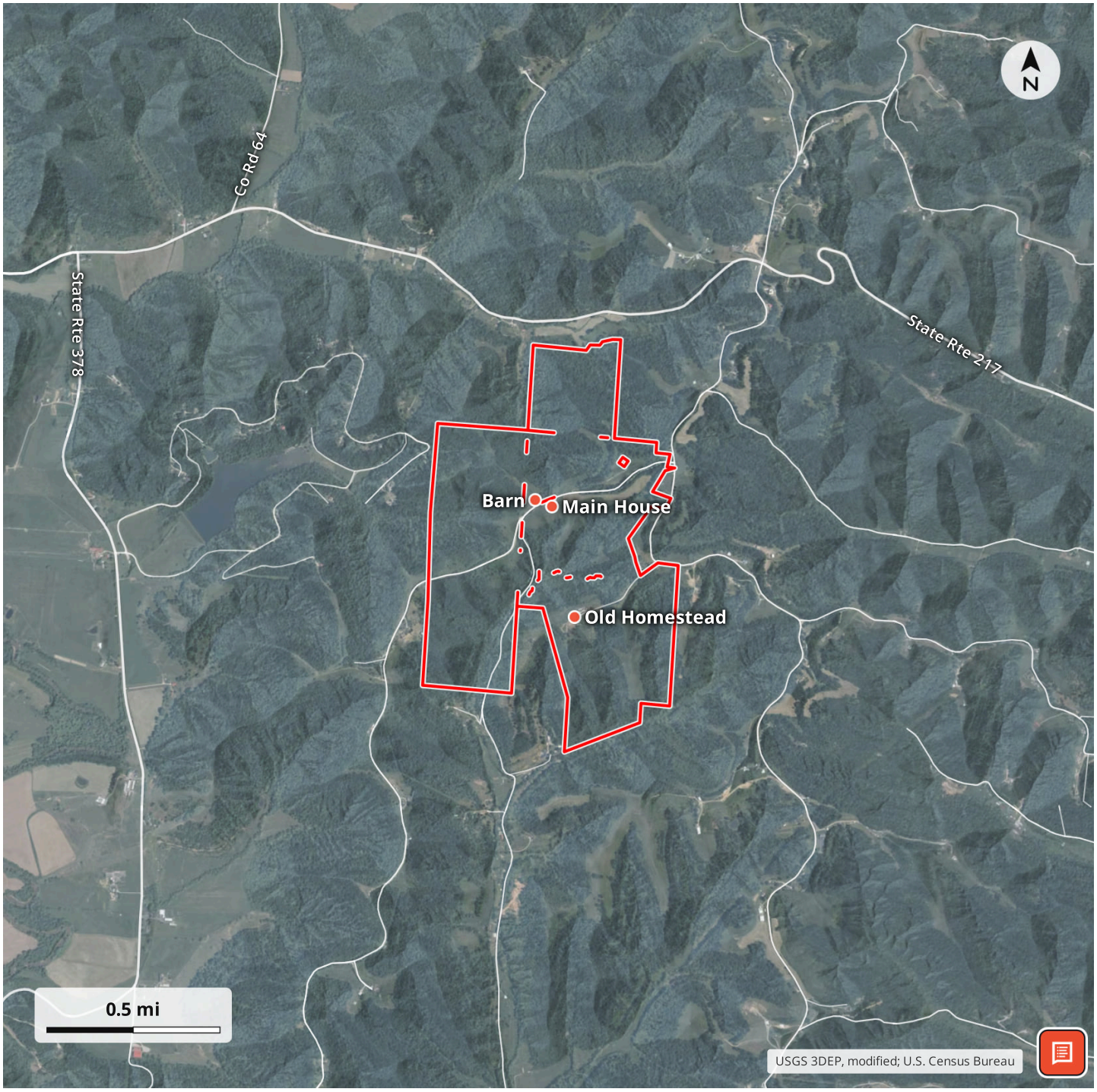





Regional Map



Locator Map


N
Co Rd 64
State Rte 378
State Rte 217
Barn
Main House
Old Homestead
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
Barn
Main House
Old Homestead
2000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified

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

NOTES

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/