

Kyger Creek Recreational Land
0 State Route 554
Cheshire, OH 45620

\$106,473
36± Acres
Gallia County



Kyger Creek Recreational Land
Cheshire, OH / Gallia County

SUMMARY

Address

0 State Route 554

City, State Zip

Cheshire, OH 45620

County

Gallia County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

38.972 / -82.1283

Acreage

36

Price

\$106,473

Property Website

<https://arrowheadlandcompany.com/property/kyger-creek-recreational-land-gallia-ohio/48669/>



PROPERTY DESCRIPTION

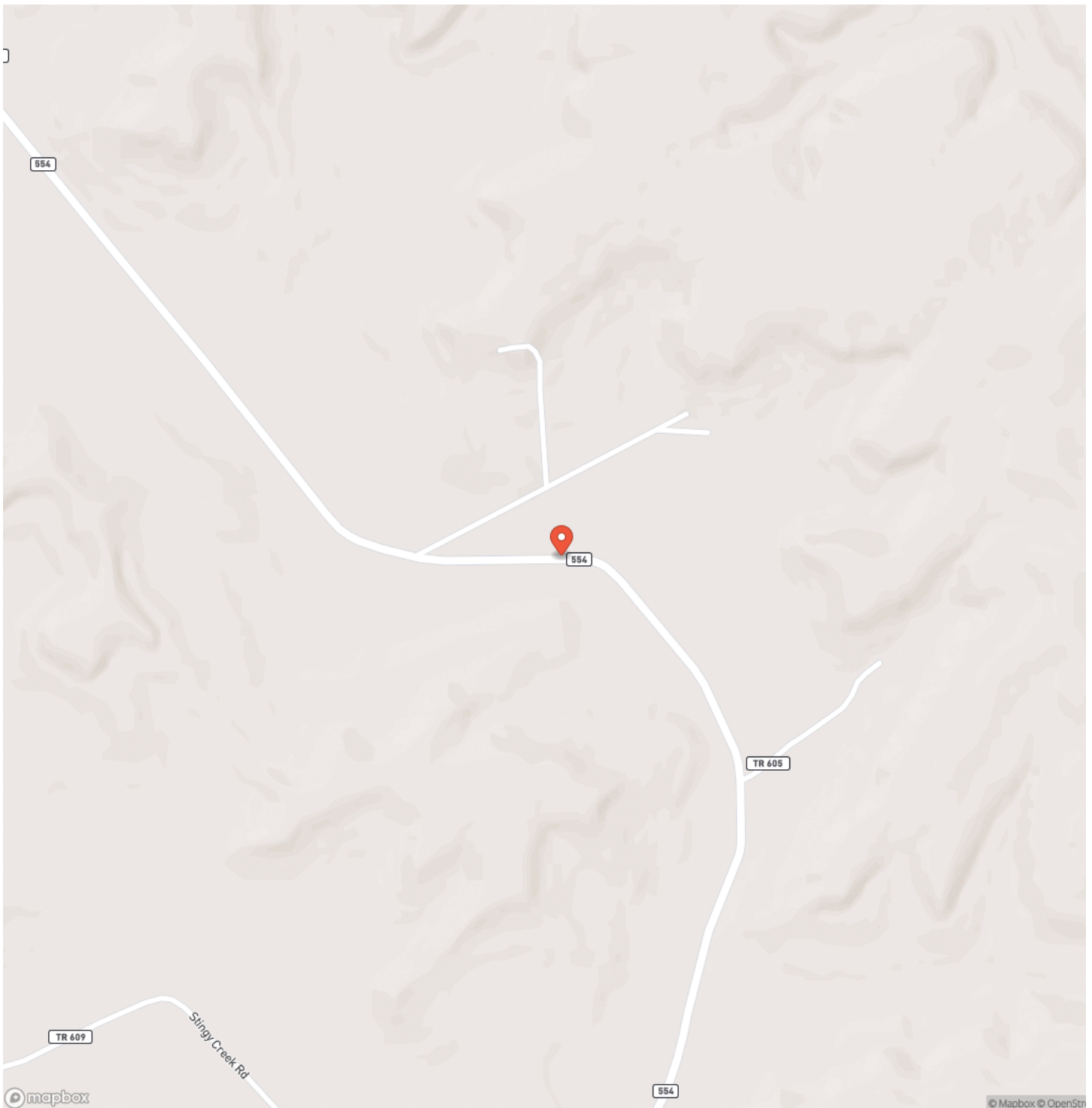
Welcome to Kyger Creek Recreational Land! If you are looking for a very affordable hunting property with a lot of diverse habitat ranging from thick bedding to oak flats then look no further than this great property. This property has a very nice access road to travel throughout the property with some beautiful wooded and scenic views. When pulling up you are looking at a nice field that could be used for hay, tillable land for food plots or even a build site. Following the road back to the wooded portion of the property there is a small drainage creek that offers water for wildlife at times throughout the year. Traveling up the road there is a small rock overhang and then turns into some thick cover on top that would be great for deer bedding. While walking the property there were a lot of deer tracks, scrapes and rubs showing this property is being used a lot by deer. As you walk out the ridge, you will see there are some mature white oak trees with some heavily used deer paths coming from the thick cover. The access road here is key, giving accessibility by ATV/UTV or by foot and making it possible to traverse the property and move around without having to disturb the woods. There is a small area on top that, with a little work, would make a great place to plant a food plot or build a remote cabin and enjoy the peace and quiet in nature. There are many possibilities here, at this acreage, for someone to come in and make it into their dream property. Please call Brian Whitt 937.545.7764, Brian Salmons 740.646.9378 or Josh Grant 330.341.0997 for complete details of this property or to schedule a showing.



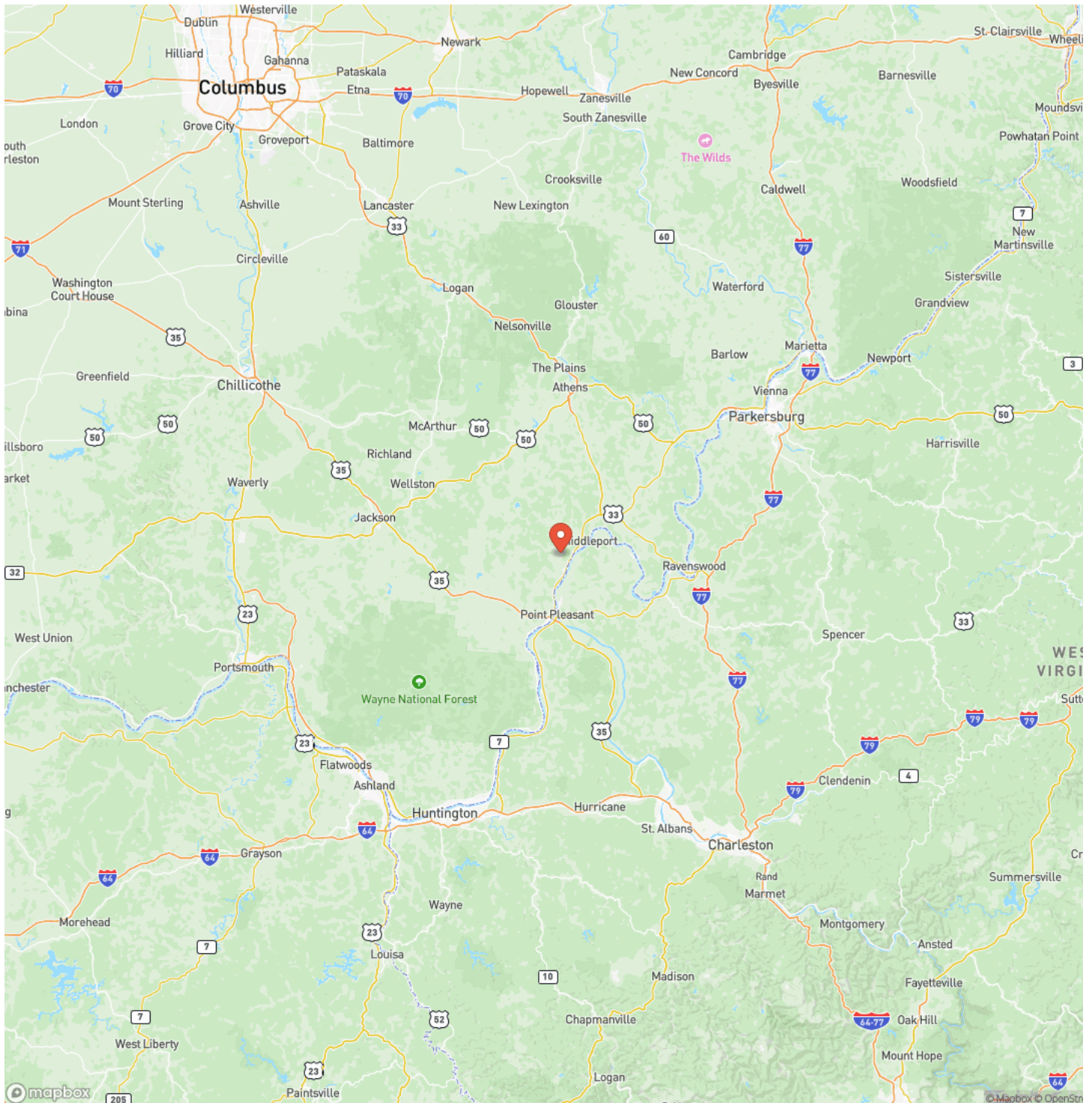
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Cheshire, OH / Gallia County



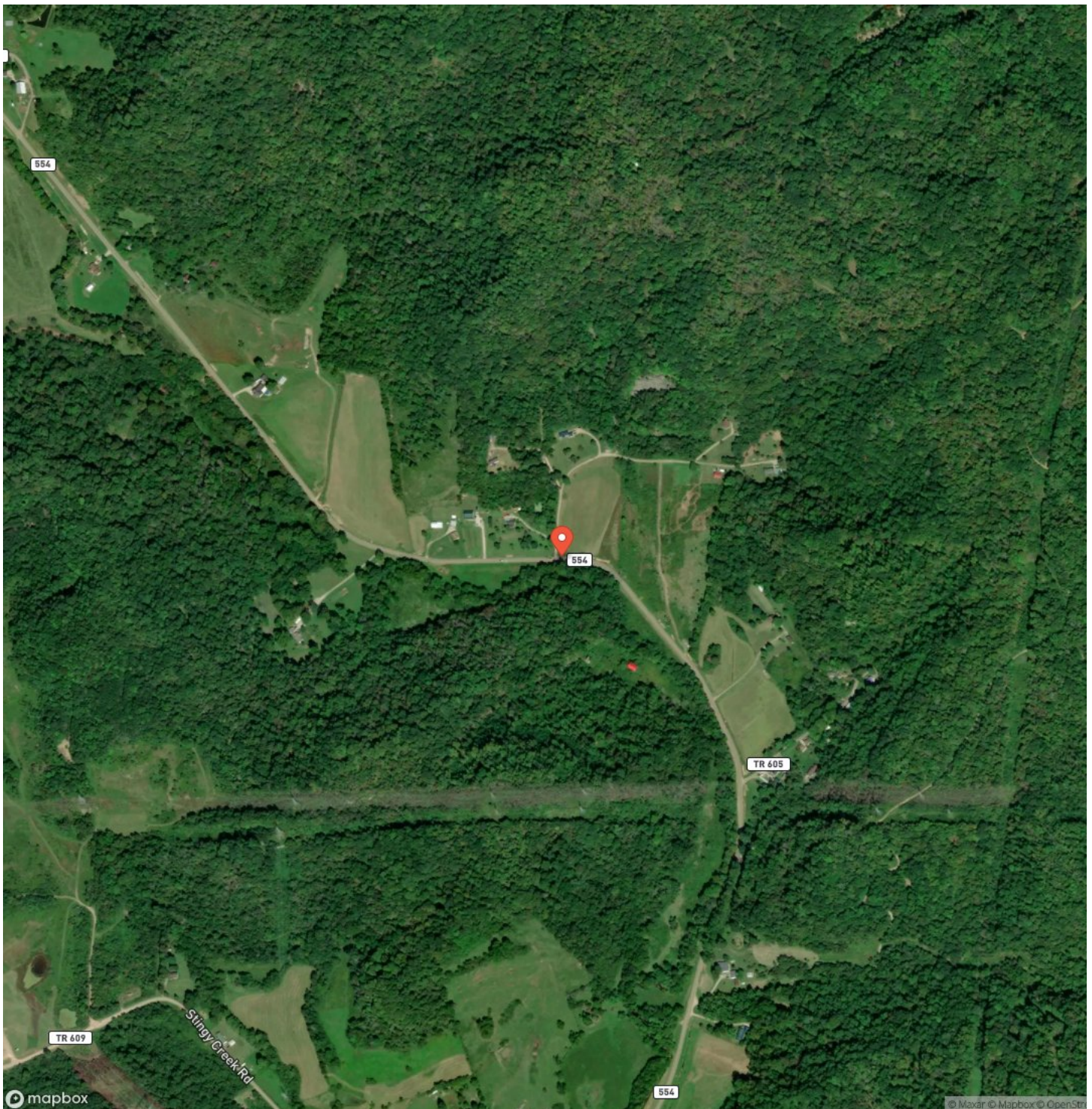
Locator Map



Locator Map



Satellite Map



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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