

**Awesome Hunting Land with Build Site**  
351 Paxton Rd  
Gallipolis, OH 45631

**\$66,000**  
16± Acres  
Gallia County





## Awesome Hunting Land with Build Site Gallipolis, OH / Gallia County

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### **SUMMARY**

#### **Address**

351 Paxton Rd

#### **City, State Zip**

Gallipolis, OH 45631

#### **County**

Gallia County

#### **Type**

Hunting Land, Recreational Land, Timberland

#### **Latitude / Longitude**

38.769438 / -82.24719

#### **Acreage**

16

#### **Price**

\$66,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/awesome-hunting-land-with-build-site-gallia-ohio/68598/>



## **Awesome Hunting Land with Build Site**

### **Gallipolis, OH / Gallia County**

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#### **PROPERTY DESCRIPTION**

If you are looking for an awesome smaller property that has a great building location and plenty of land to roam around on, check out this little gem of a property. Gated and some distance from the road, this property would make the perfect location for a bardominium or maybe just a little hunting shack. Either way this property offers a little bit of everything. There is a small seasonal creek, some clearec areas, some bench top areas with timber and all kinds of potential food plot locations. The deer are using this property big time and it's just a matter of time before you have an opportunity at a giant southern Ohio whitetail. There is electric available on site and there is public water at the road and needs to be verified. Take a look at this property as it could be the opportunity you have been searching for. "Sellers" mineral rights convey. Please call Brian Whitt, 937.545.7764, or Josh Grant, 330.341.0997 for complete details of this property and showing.



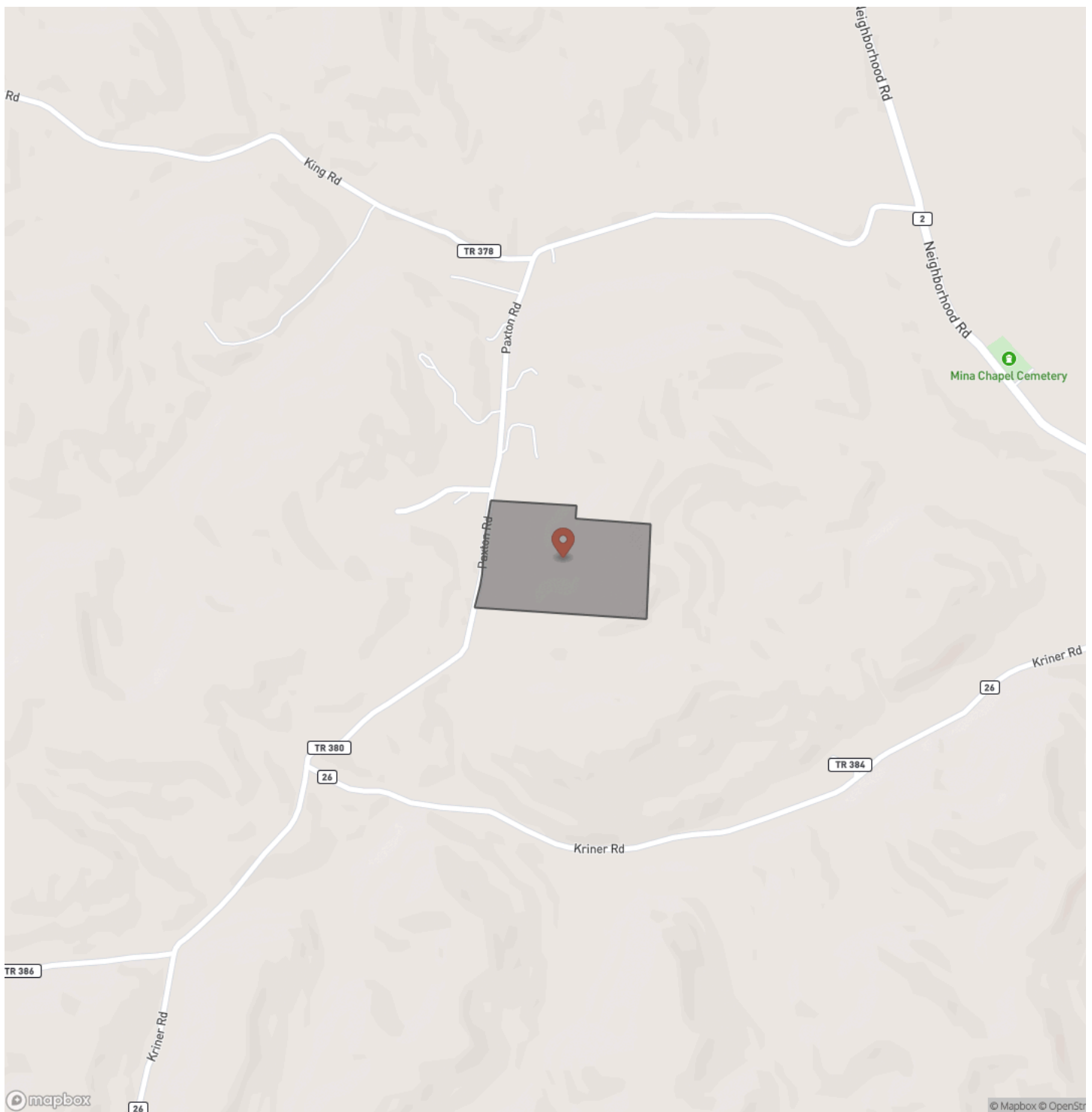
**Awesome Hunting Land with Build Site**  
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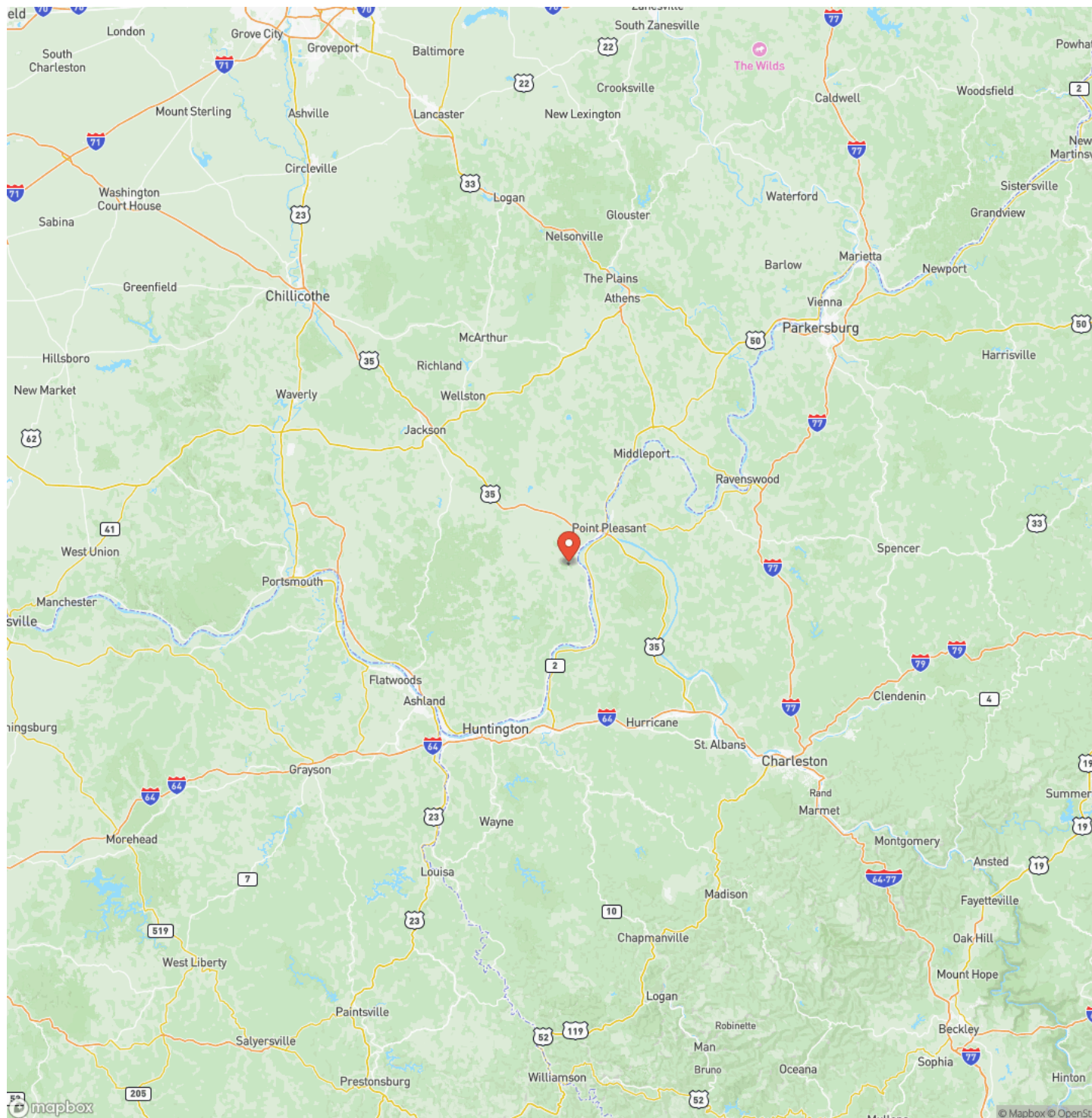




## Locator Map



## Locator Map





## Satellite Map



## **Awesome Hunting Land with Build Site**

### **Gallipolis, OH / Gallia County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Whitt

## Mobile

(423) 494-7793

## Email

brian.whitt@arrowheadlandcompany.com

**Address**

## City / State / Zip

Caryville, TN 42349

## NOTES

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## 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.



**[www.arrowheadlandcompany.com](http://www.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.



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