

Cabin Near Wayne National Forest
1732 Kokeen Rd.
Oak Hill, OH 45656

\$94,999
2± Acres
Gallia County



Cabin Near Wayne National Forest Oak Hill, OH / Gallia County

SUMMARY

Address

1732 Kokeen Rd.

City, State Zip

Oak Hill, OH 45656

County

Gallia County

Type

Hunting Land, Recreational Land, Single Family, Residential
Property, Lot

Latitude / Longitude

38.8322 / -82.5654

Dwelling Square Feet

350

Bedrooms / Bathrooms

1 / 1

Acreage

2

Price

\$94,999

Property Website

<https://arrowheadlandcompany.com/property/cabin-near-wayne-national-forest-gallia-ohio/112758/>



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PROPERTY DESCRIPTION

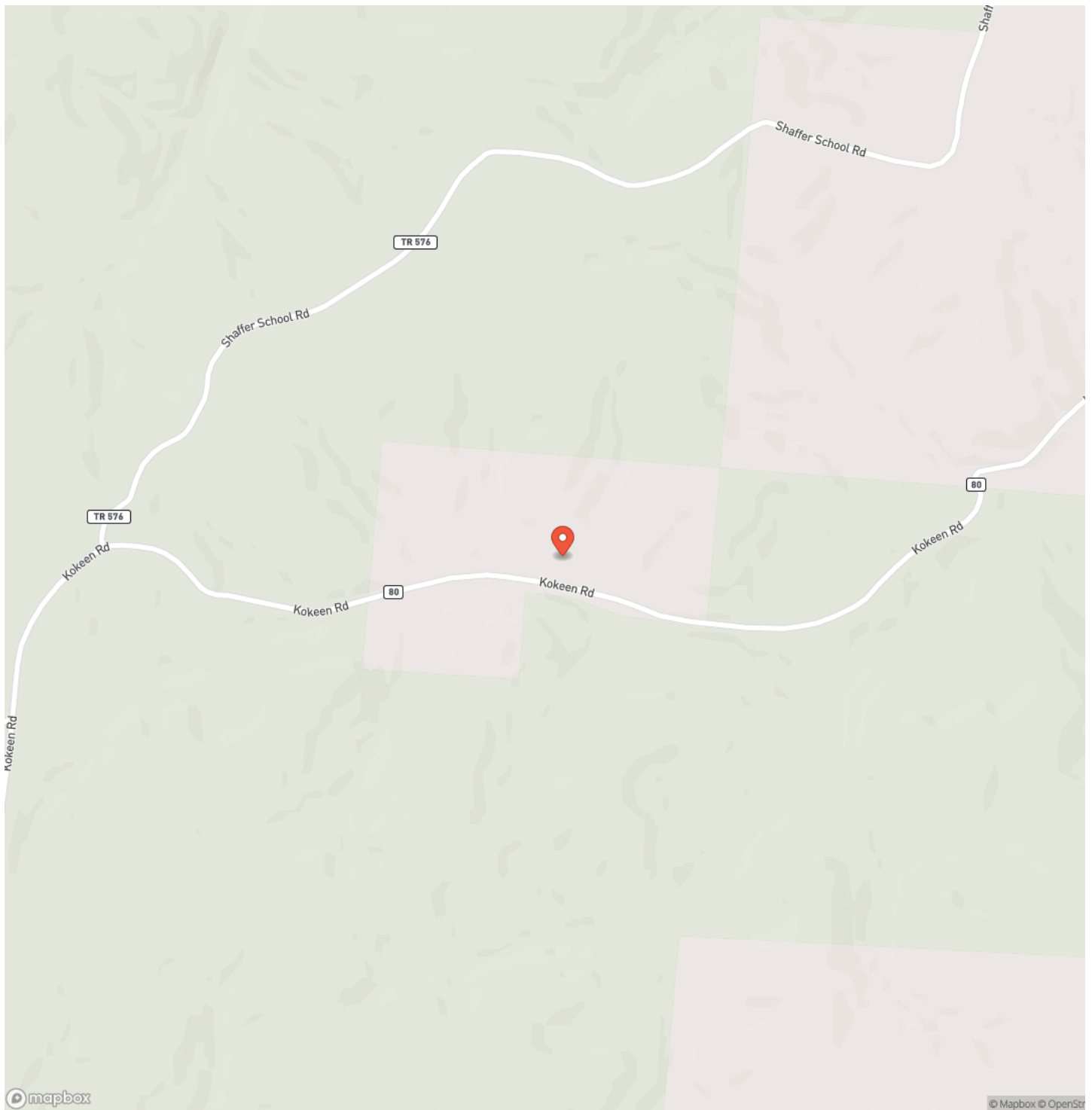
Escape to your own private retreat surrounded by some of the finest public hunting opportunities in Gallia County, Ohio! This unique 2 +/- acre property borders thousands upon thousands of acres of Wayne National Forest, giving you direct access to endless hunting, hiking, and outdoor recreation. Simply walk across the road and you're on public land, making this an ideal base camp for hunters, outdoor enthusiasts, or anyone seeking a peaceful getaway. The approximately 14' x 30' cabin is thoughtfully equipped with everything needed for comfortable stays. Inside you'll find a full kitchen with appliances, a spacious bathroom featuring a large walk-in shower, an efficient mini-split system providing both heating and air conditioning, plus a propane wall heater for added comfort during the colder months. The cabin is serviced by a private well and septic system, making it ready for year-round enjoyment. Both the cabin and barn/garage have new overhangs/lean to's for additional storage and parking. A standout feature of the property is the approximately 24' x 30' detached garage. One side has been transformed into an impressive recreation room complete with a wood-burning stove, LED lighting, concrete floors, and durable block slab/block foundation, creating the perfect gathering place after a day in the woods. The remaining garage space is ideal for storing a side-by-side, ATVs, hunting gear, or could even be converted into additional living quarters to accommodate family and friends. Properties offering this level of direct access to Wayne National Forest are becoming increasingly difficult to find. Whether you're searching for a turn-key hunting camp, a weekend retreat, or a property with excellent recreational potential, this one deserves your attention. Don't miss this rare opportunity to own your own base camp in the heart of Ohio's premier public hunting and outdoor recreation area! Property is convenient to Oak Hill and Jackson, Ohio. Camper is conveying with the property; camper does NOT have a title. Property is being sold "as is, where is." Sellers' Mineral, Oil and gas 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](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.

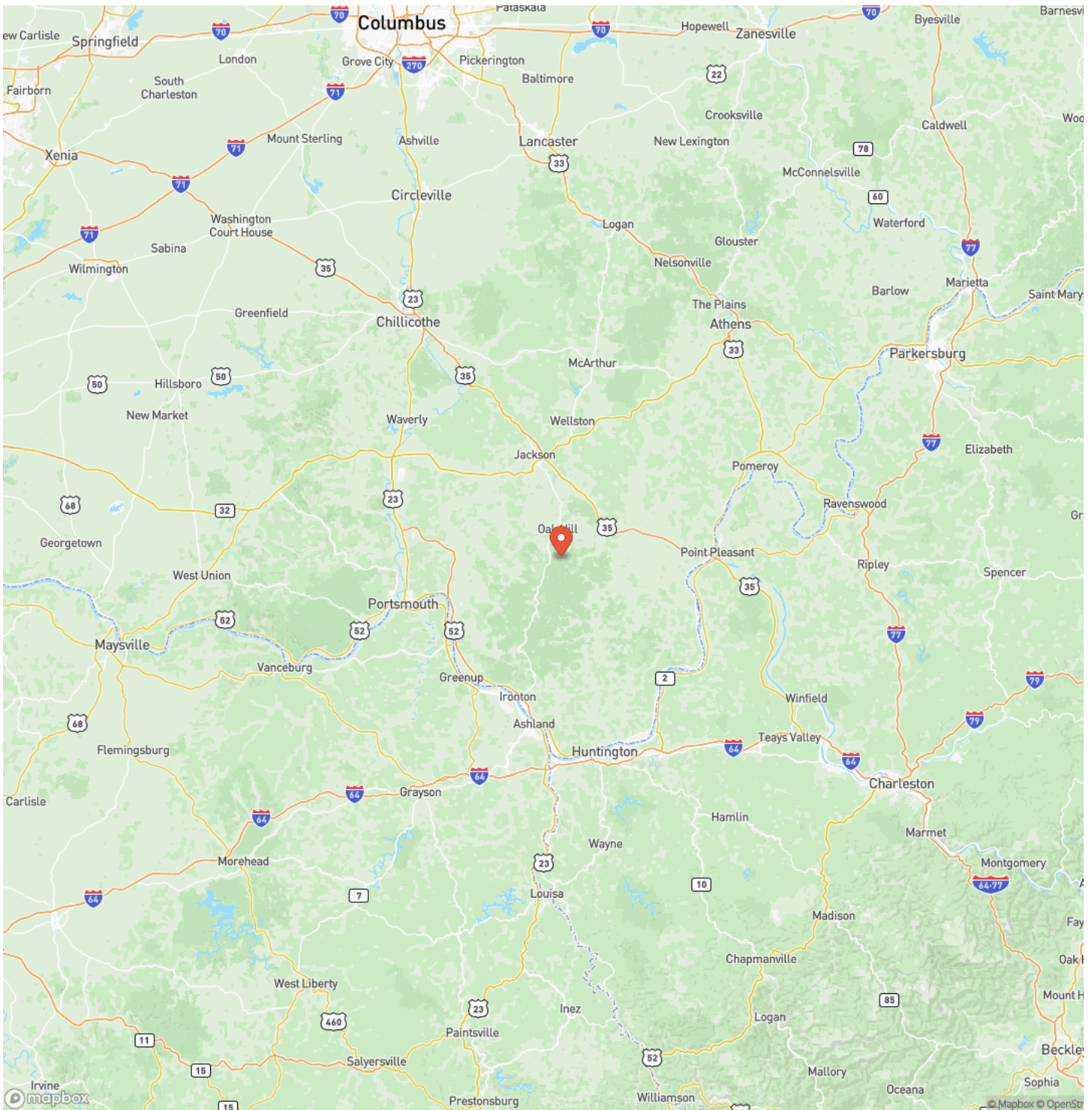
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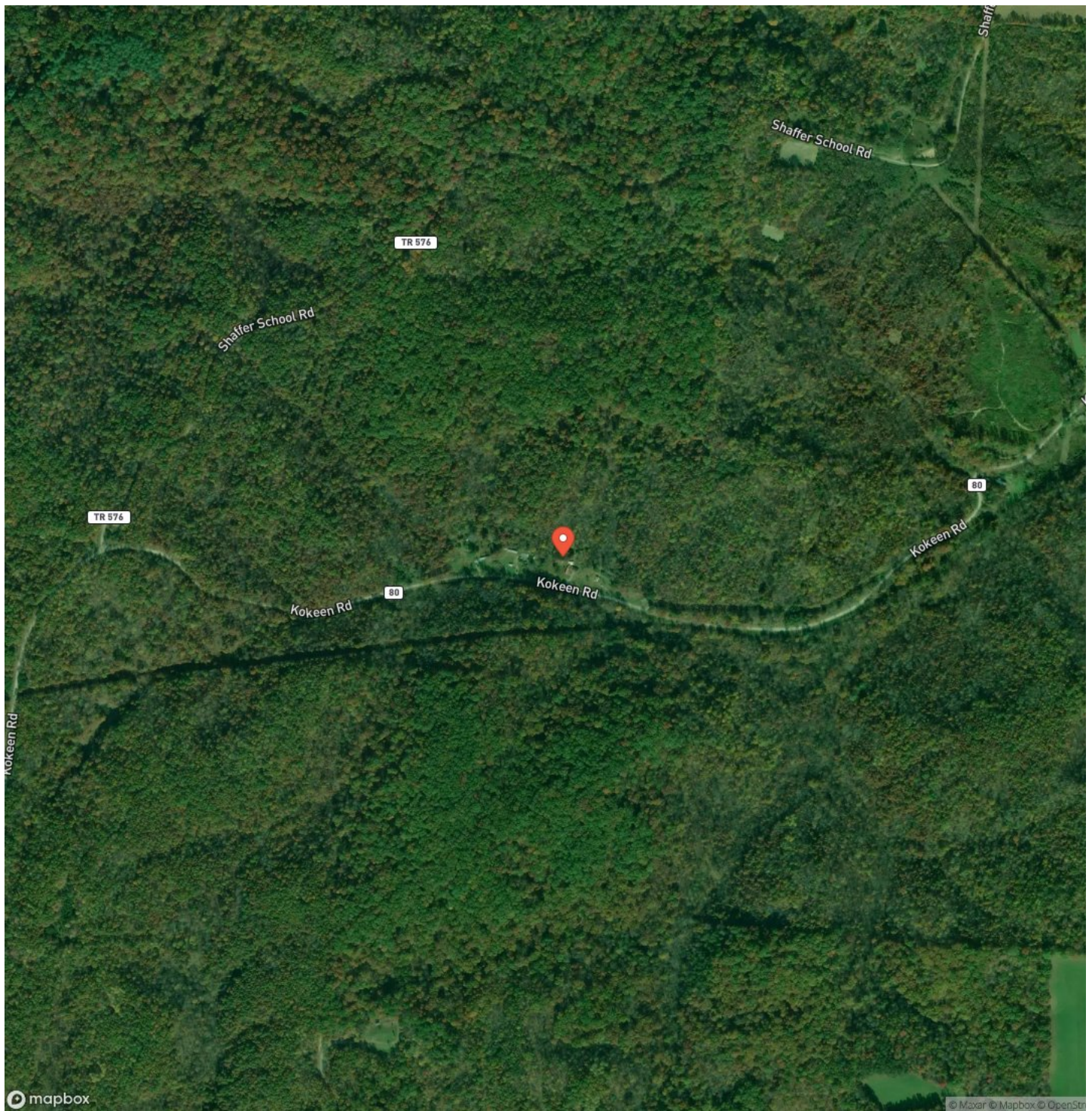
Locator Map



Locator Map



Satellite Map



Cabin Near Wayne National Forest
Oak Hill, OH / Gallia County

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 section with multiple horizontal lines for text entry.

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.



<https://arrowheadlandcompany.com/>

DISCLAIMERS

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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/>

