

Turn-Key Hunting Farm
834 Township Road 196 W
Pedro, OH 45659

\$555,000
84± Acres
Lawrence County



Turn-Key Hunting Farm
Pedro, OH / Lawrence County

SUMMARY

Address

834 Township Road 196 W

City, State Zip

Pedro, OH 45659

County

Lawrence County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Undeveloped Land, Timberland, Horse Property, Single Family, Lot, Business Opportunity

Latitude / Longitude

38.673174 / -82.529622

Dwelling Square Feet

900

Bedrooms / Bathrooms

2 / 1

Acreage

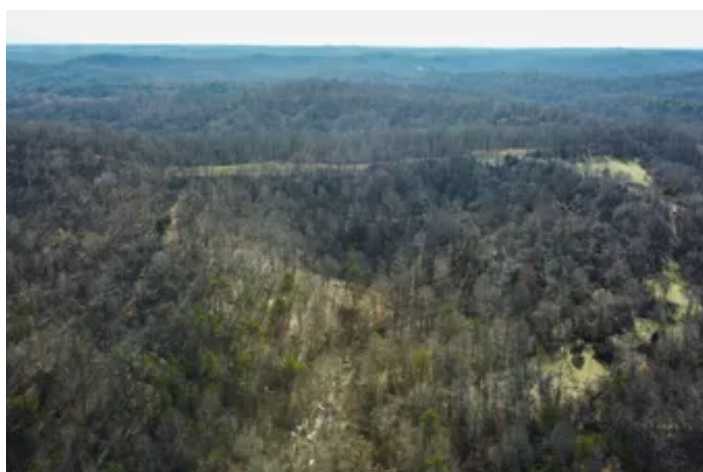
84

Price

\$555,000

Property Website

<https://arrowheadlandcompany.com/property/turn-key-hunting-farm-lawrence-ohio/70561/>



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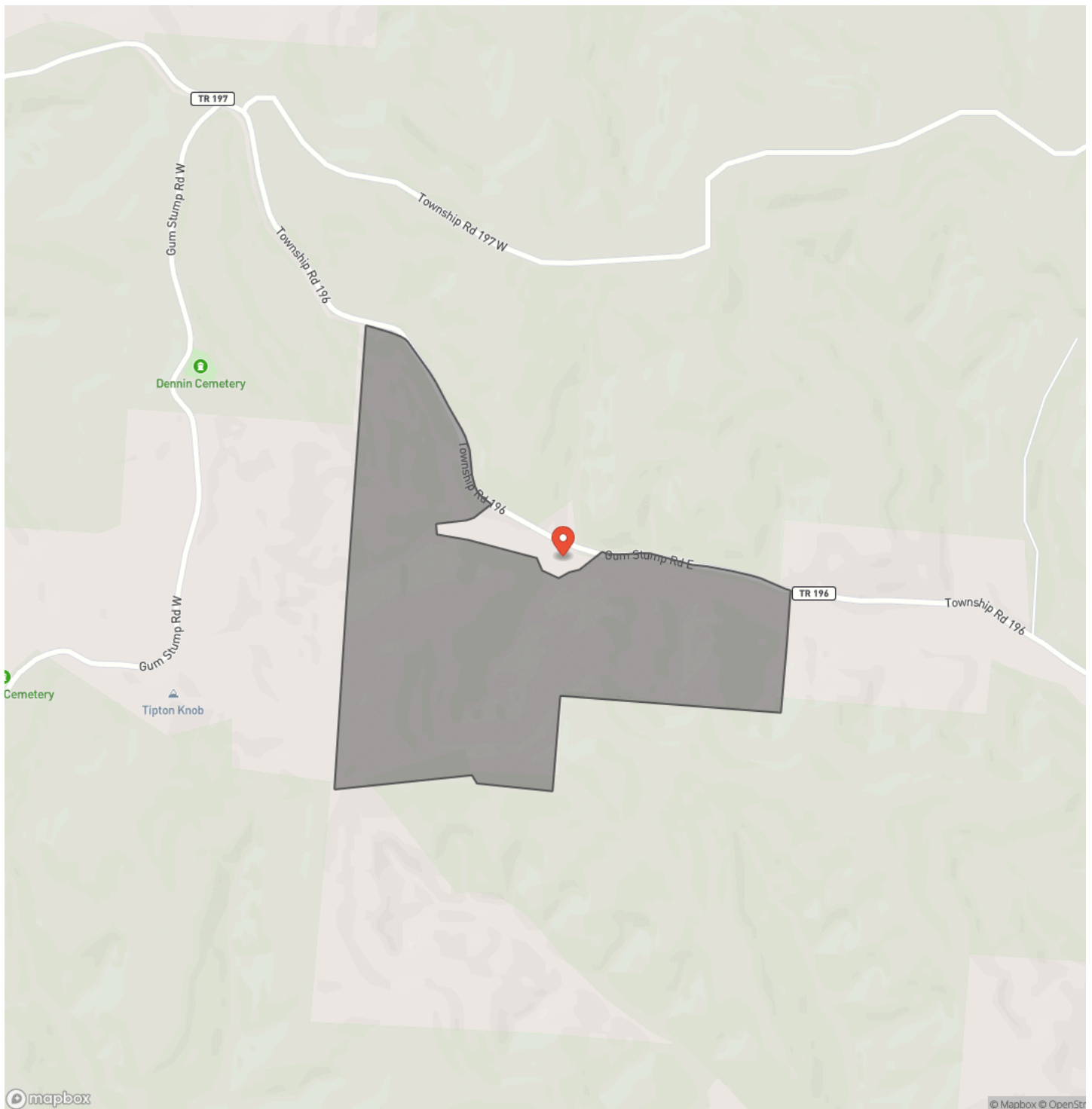
PROPERTY DESCRIPTION

If you have been in the market for an amazing hunting property in Southern Ohio, here is a turnkey hunting farm you won't want to miss! This property has been strategically set up to produce mature Whitetail deer. Pulling up to the property you will notice there is a newly constructed cabin that offers two bedrooms and one bathroom with an open concept living room and kitchen. The cabin has a really nice porch that offers a great place to sit and relax, and view wildlife. All appliances in the cabin transfer to the buyer and the cabin will come almost fully furnished. There is also a metal shipping container that is used for storage that will have a tractor with front end loader and other tractor implements that will transfer with the sale. A full list of equipment is available upon request. This property has two fields close to the cabin that have been planted in corn the past few years. Going back on the property, there are several places that have been planted with food plots. This property has a great trail system in place to be able to travel around the property in a side-by-side. Several tree stands and trail cameras are in place already for the buyer to use that will also transfer with the sale. This property also borders several acres of Wayne National Forest offering even more hunting and exploring opportunities. This property is located just 28 +/- miles to Gallipolis, Ohio, and just 24 +/- to Huntington, WV, offering plenty of places to get any amenities you may need. Sellers Mineral Rights Convey. Property, Cabin, and equipment is all sold "AS IS." All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Brian Whitt at [\(937\) 545-7764](tel:(937)545-7764) or Brian Salmons at [\(740\) 646-9378](tel:(740)646-9378).

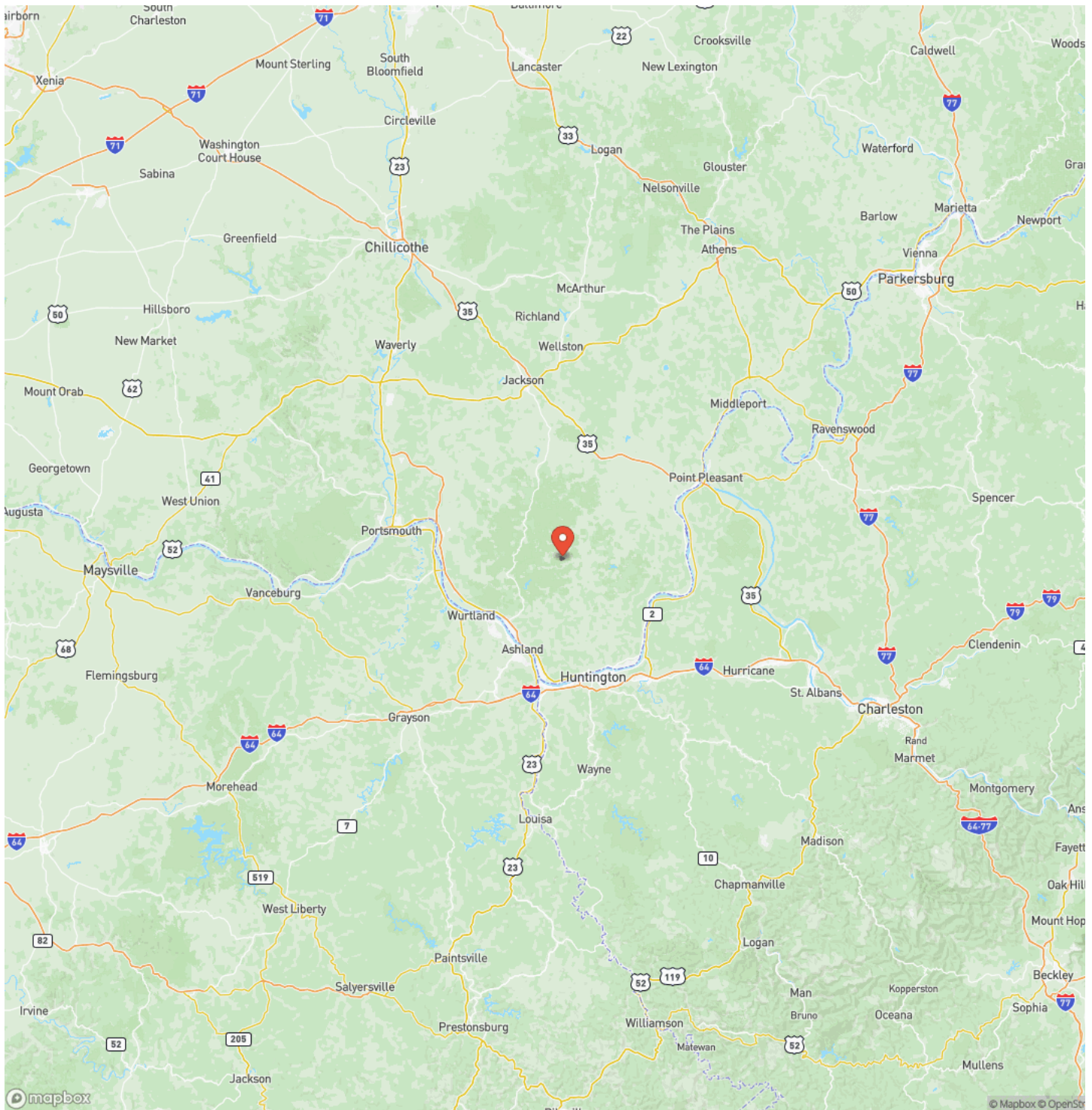
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Locator Map



Locator Map



Satellite Map



Turn-Key Hunting Farm

Pedro, OH / Lawrence County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

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

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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