

Kottcamp Rd - 79 acres - Vinton County
Kottcamp Rd
Mcarthur, OH 45634

\$299,000
79.103± Acres
Vinton County



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Mcarthur, OH / Vinton County

SUMMARY

Address

Kottcamp Rd

City, State Zip

Mcarthur, OH 45634

County

Vinton County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.180539 / -82.533764

HOA (Annually)

560

Bedrooms / Bathrooms

2 / 1

Acreage

79.103

Price

\$299,000

Property Website

<https://ohiolandforsale.com/property/kottcamp-rd-79-acres-vinton-county-vinton-ohio/32156/>



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PROPERTY DESCRIPTION

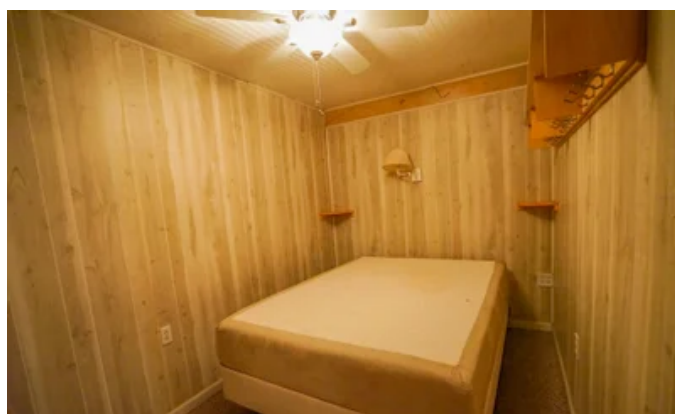
79 acres with a cabin for sale in Vinton County, Ohio. If you know whitetails, then you know how much they love persimmons. This property is so loaded with persimmon trees that its almost unbelievable. Mast producing oaks throughout and plenty of trails for access and ATV riding. The 24x40 pole barn has a 2-bedroom cabin in half of it and sits on a 1-acre lot separate from the 78 acres of hunting. Perfect for enjoying camp but not disturbing the wildlife.

Features of this property include:

- 79.103 total acres
- 78 acres of fantastic hunting property
- 2 food plots in place for the season
- Several trails for access
- A few tree stands in place
- Great deer sign
- Some mature timber
- Great cover for wildlife
- More Persimmon trees than I have ever seen on one property
- Great history of deer
- The past several years has been very light hunting pressure
- 1 acre lot with pole barn/cabin about 1 mile from hunting property
- Pole barn measures 24 x 40
- Half the pole barn has been converted to a 2-bedroom 1 bat cabin
- Cabin has electric, public water, and septic
- A great place for family and friends to gather & enjoy
- All sellers mineral interest transfers
- Topography is mostly rolling

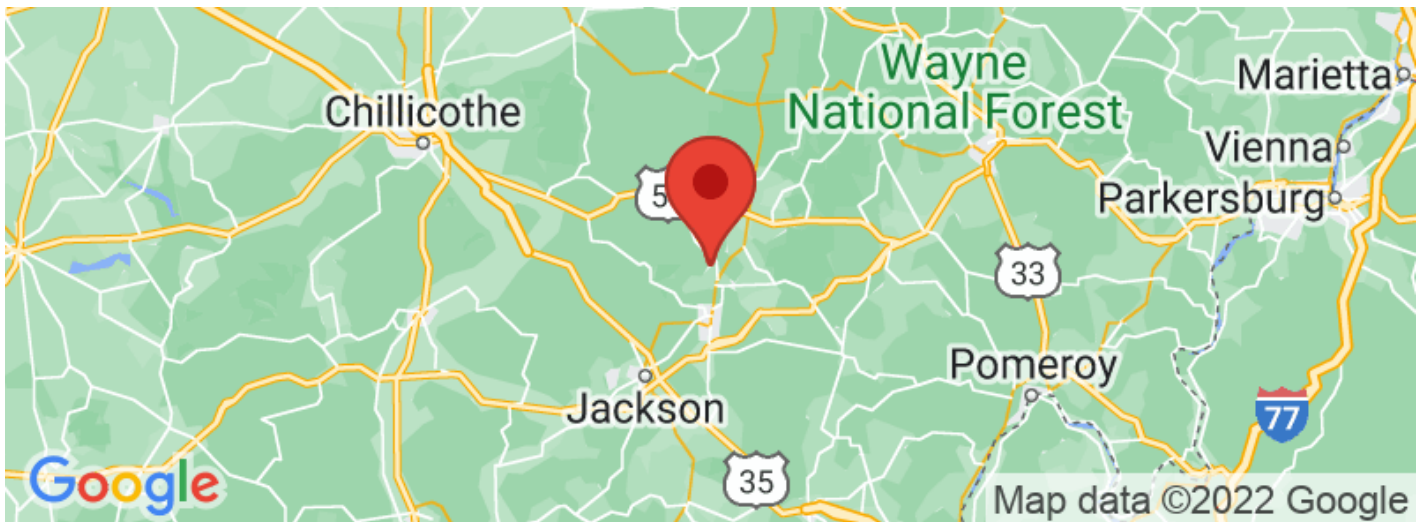
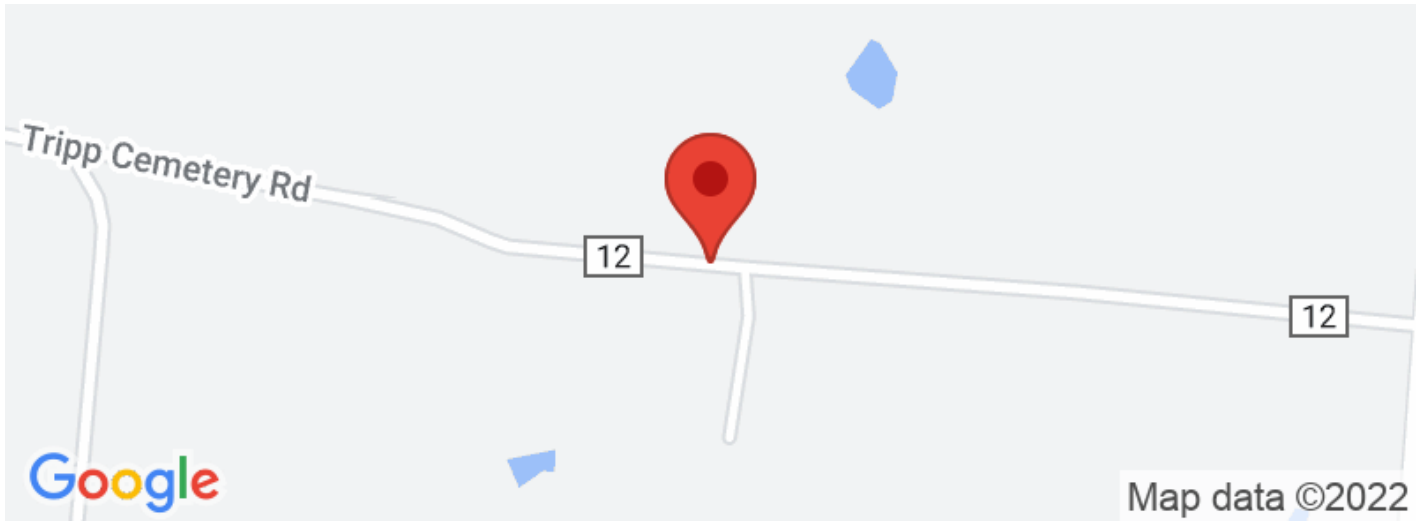
Call today as this property will not last long. Current annual taxes are only \$561. Call anytime with questions or to schedule a time to view the property.

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Locator Maps



Kottcamp Rd - 79 acres - Vinton County
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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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.

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