

SR 554 - 96 acres - Gallia County  
9675 STATE ROUTE 554  
Bidwell, OH 45614

**\$499,900**  
96.18± Acres  
Gallia County



**Keith McClaskey**  
OHIO AGENT

Born with a love of the great outdoors, Keith enjoys spending his time hunting, teaching youth archery, and managing family land. He was raised to have an appreciation for wildlife, land, and family. Keith's triplet daughters are excited to spend time in the woods with their dad. His passion for spending time with people who share the same respect for nature as he does was a key reason why he is honored to be part of the Mossy Oak Properties Team. Keith is eager to share his passion and respect for nature with you by helping you sell or buy that special property you are looking for.



**MOSSY OAK PROPERTIES**  
Bauer Realty & Auctions

kmccclaskey@mossyoakproperties.com | 614-778-9103

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**SUMMARY**

**Address**

9675 STATE ROUTE 554

**City, State Zip**

Bidwell, OH 45614

**County**

Gallia County

**Type**

Recreational Land, Residential Property, Hunting Land

**Latitude / Longitude**

38.969105 / -82.233508

**Dwelling Square Feet**

288

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

96.18

**Price**

\$499,900



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**PROPERTY DESCRIPTION**

Land for sale in Gallia County. Here are 96+/- acres in Gallia County just over 4 miles east of Porter on SR554. This property boasts a beautiful 12x48 Amish-built cabin with 2 beds, 2 bath, an eat-in kitchen, a small living area as well as a covered front porch or rear deck where you can sit and enjoy a sunny or rainy day in peace. The cabin is currently income-producing as a short-term rental.

Property features include

- County water supply
- AEP electric
- Seller states the hunting is fantastic
- Mixed hardwoods, the property looks like it was select-cut about 20 years ago
- 2 small food plots
- 2 box blinds, feeders, and multiple tree stands will be conveyed to the new owner
- Well-maintained trails throughout the property
- A small creek runs through the property
- 2 storage sheds stay with the property
- Topography is mostly rolling with some steeper areas
- Seller states they own the mineral rights that will transfer to the new owner
- Private setting
- 5 minutes from Porter or Bidwell
- 15 minutes from Rio Grande
- 13 minutes from Vinton
- 20 minutes from Gallipolis
- 12 minutes from Cheshire
- 35 minutes from Jackson
- 22 minutes from Pomeroy
- 20 minutes from Wilksville
- 70 minutes from Huntington

Do not miss out on this fantastic opportunity to purchase an income-producing property to help offset some expenses. The property is secluded yet close to all the conveniences of town. Current annual taxes are \$2,124.

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## Locator Map

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## Locator Map

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## Satellite Map

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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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**Mossy Oak Properties Bauer Realty & Auctions**  
PO BOX 896  
Pickerington, OH 43147  
(614) 829-7070  
<https://www.mossyoakproperties.com/>

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