



# HUNTING & INVESTMENT LAND FOR SALE

**112 ACRES | 2200 SQFT HOME**  
**34130 BURNEY HOLLOW ROAD**  
**MEIGS COUNTY, OHIO**

## A One-of-a-Kind Opportunity

Welcome to one of Southern Ohio's premier recreational properties. A remarkable 108-acre estate in southern Meigs County that seamlessly blends luxury living, world-class hunting, and exceptional investment potential. At the heart of the property sits a stunning 3-bedroom, 2-bath lodge, thoughtfully designed to complement its picturesque surroundings. Inside, you'll find a breathtaking floor-to-ceiling stone fireplace that serves as the centerpiece of the spacious living area, creating the perfect gathering place after a day outdoors. Step outside onto the expansive wraparound deck and enjoy panoramic views overlooking one of the property's beautiful stocked ponds, offering an incredible setting for morning coffee, sunsets, or entertaining family and friends.

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- ✓ **BEAUTIFUL POND**
- ✓ **OUTDOORSMAN DREAM**
- ✓ **RARE OPPORTUNITY**





Designed with the serious outdoorsman in mind, the property includes a large pole barn for storing tractors, ATVs, hunting equipment, and recreational vehicles. A separate four-room bunkhouse provides additional accommodations for guests or hunters, while the four-stall outdoor dog kennel with concrete floors is ideal for sporting dogs. The land itself is nothing short of spectacular. Rolling hills, scenic ridgelines, and mature oak and hickory timber create a landscape that is both beautiful and incredibly productive for wildlife. Professionally managed for trophy whitetail deer and wild turkey, this farm has developed an outstanding reputation for producing mature bucks year after year. Multiple established food plots, strategically placed hunting blinds, and exceptional habitat improvements are already in place and will transfer with the property, allowing the next owner to enjoy immediate hunting success. A second large stocked pond offers another incredible feature of the farm. Overlooking the water is an existing level build site, providing the perfect location for an additional cabin, guest house, event space, or future home.

Beyond its recreational appeal, this property offers tremendous versatility. Its combination of luxury accommodations, scenic ponds, rolling terrain, and breathtaking ridge-top views creates an outstanding opportunity for a wedding venue, corporate retreat, event center, vacation rental, or premier hunting lodge. It also offers everything needed to serve as a peaceful full-time residence where you can enjoy privacy, nature, and the outdoors every day.

Whether you're searching for a legacy hunting property, an investment with endless possibilities, or a forever home surrounded by some of Ohio's finest scenery, this exceptional Meigs County estate delivers an opportunity that rarely comes to market.

### Contact us for more information:

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