

Tract 1 Hilltop View Patriot Farm
1975 Boggs
Patriot, OH 45658

\$440,000
20± Acres
Gallia County



Tract 1 Hilltop View Patriot Farm Patriot, OH / Gallia County

SUMMARY

Address

1975 Boggs null

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

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

Latitude / Longitude

38.73479 / -82.34121

Dwelling Square Feet

4,757

Bedrooms / Bathrooms

8 / 2.5

Acreage

20

Price

\$440,000

Property Website

<https://arrowheadlandcompany.com/property/tract-1-hilltop-view-patriot-farm/gallia/ohio/96229/>



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PROPERTY DESCRIPTION

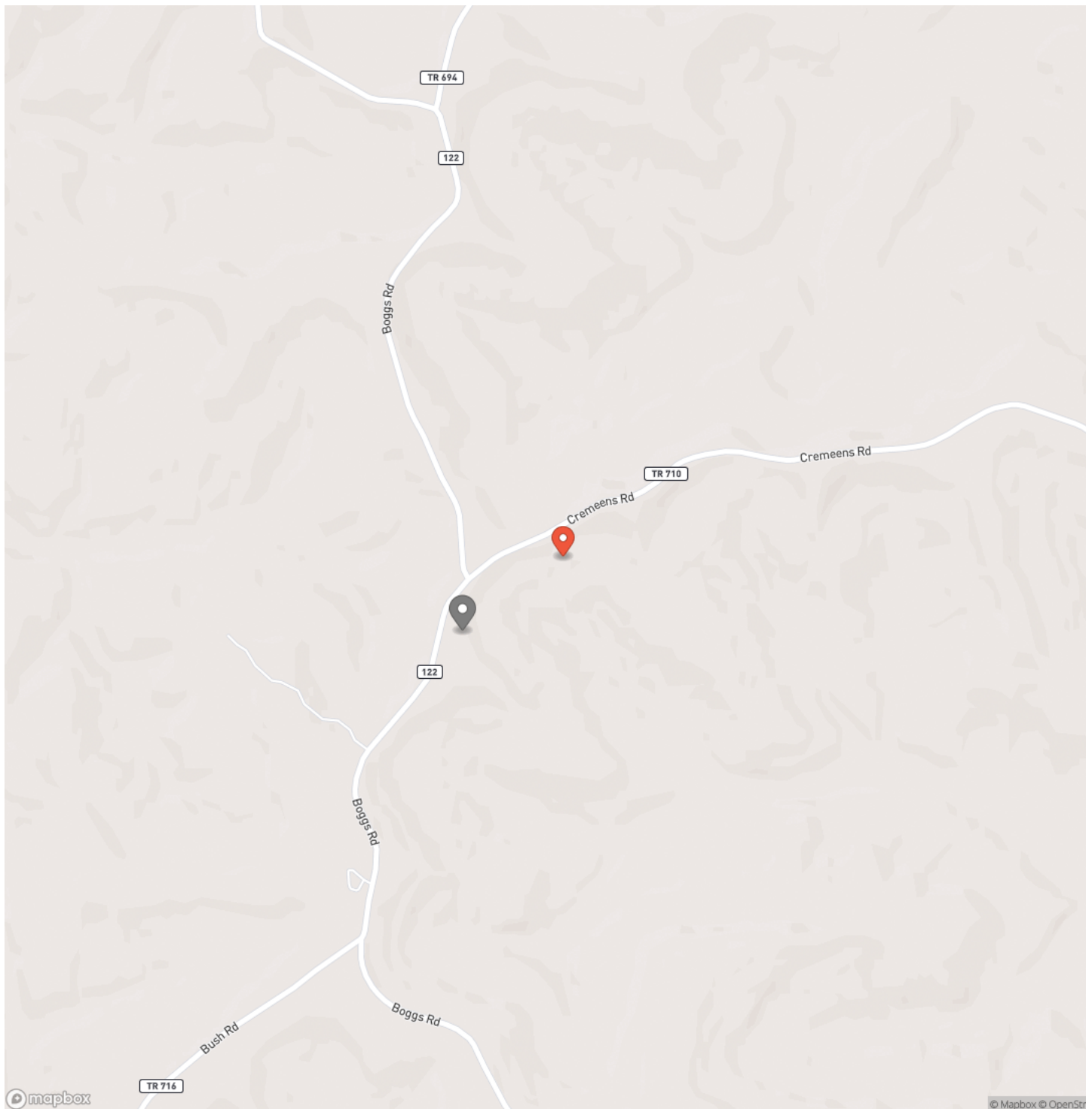
Introducing Tract 1 of the Hilltop View Patriot Farm, a beautiful 20 +/- acre, Gallia County turn-key property in the heart of a thriving farming community! This spacious two-story home offers 8 bedrooms with room for expansion, 2.5 baths, a large basement, mudroom, and a beautifully designed layout for comfortable country living. The expansive kitchen is perfect for family gatherings and guests, while the concrete walkways, a charming back porch, and a screened-in porch add to the outdoor enjoyment. Step outside to enjoy an outdoor pavilion with a million-dollar view overlooking your very own horse pasture. The sunsets and sunrises here are truly something to see, and from the pavilion and back porches you'll enjoy plenty of wildlife sightings. On clear days, you may be able to see over a mile to the east. The farm is complete with a classic horse bank barn featuring a hay loft, numerous stalls, a concrete floor, quality fencing, multiple gates, and a generous overhang ideal for tractors, buggies, or vehicles. Additional improvements include a large garage with a work area, a convenient garden near the house, a storage shed, and even a playhouse for the little ones. The property sits on a quiet yet convenient road and offers a nice gravel drive for easy access. For outdoorsmen, this farm is also known for excellent deer hunting! The topography is rolling-to-hilly with wildlife openings, trails and great access. With multiple potential food plot areas, outstanding habitat, a few oaks, and well-laid-out access trails, it provides some of the best hunting opportunities in the region. The farm is 25 +/- minutes to Gallipolis and Oak Hill, and 30 +/- minutes to Crown City and Jackson. Electric is at the road. The property is subject to a survey, deed and recorded boundary agreement. All showings are by appointment only and NO Sunday showings. All showings require 48 hours notice and Proof of Funds or a pre-approval letter from a financial institution. 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.

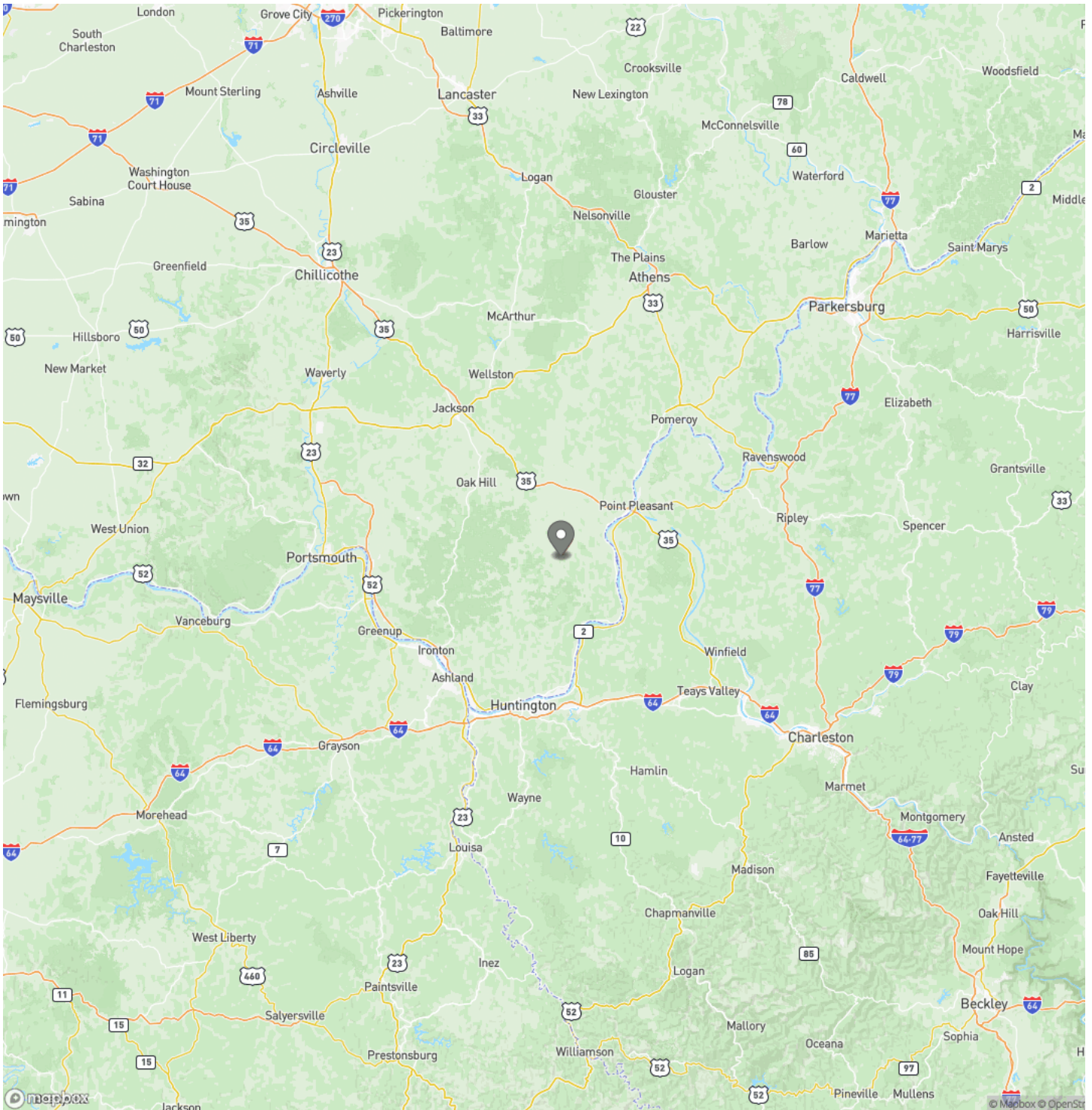
Tract 1 Hilltop View Patriot Farm
Patriot, OH / Gallia County



Locator Map



Locator Map



Satellite Map



Tract 1 Hilltop View Patriot Farm
Patriot, OH / Gallia County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

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Email

brian.whitt@arrowheadlandcompany.com

Address

210 Cheeyo Trace

City / State / Zip

Loudon, TN 37774

NOTES

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.

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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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