

Awesome Recreational Property and Build Site
0 Clay Lick Rd
Patriot, OH 45658

\$125,000
23± Acres
Gallia County



Awesome Recreational Property and Build Site Patriot, OH / Gallia County

SUMMARY

Address

0 Clay Lick Rd

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Hunting Land, Recreational Land, Lot

Latitude / Longitude

38.7154 / -82.2977

Acreage

23

Price

\$125,000

Property Website

<https://arrowheadlandcompany.com/property/awesome-recreational-property-and-build-site-gallia-ohio/39205/>



PROPERTY DESCRIPTION

Are you looking for a remote property to build on where you can hunt big deer and turkeys and get away from it all? Do you appreciate improvements and investments made to a property? If you answered yes to these questions then please check this one out. This property has a new bridge, excavated graveled road, electric on site, septic system, public water at the road, a pond, and includes a camper that the seller is conveying. As you explore this property you will notice the bridge and graveled drive that winds up into a very private build site. As you walk the property you will notice manicured trails, food plots, diverse habitat, varied topography and lots of deer sign. There are quite a few locations for awesome ambush points, and there's also a shooting house on site. This property also offers the unique feature of having frontage on two roads, at the front and back of the property. This gives you access options for hunting and for coming and going to the property. This area has a lot of wildlife and this property offers year round water, food and cover. There has been a lot of habitat improvement done to the property. With the food plots, funnels, and pinch points, you will have awesome opportunities to harvest deer and turkey. The southern part of the property has a few oaks, and some thick cover. If you are looking for a turnkey hunting camp and build, you really need to check this one out. Seller requests proof of funds or pre-approval prior to showing. Please call Brian Whitt, [937.545.7777](tel:937.545.7777) or Josh Grant, [330.341.0997](tel:330.341.0997) for complete details of this property and showing.



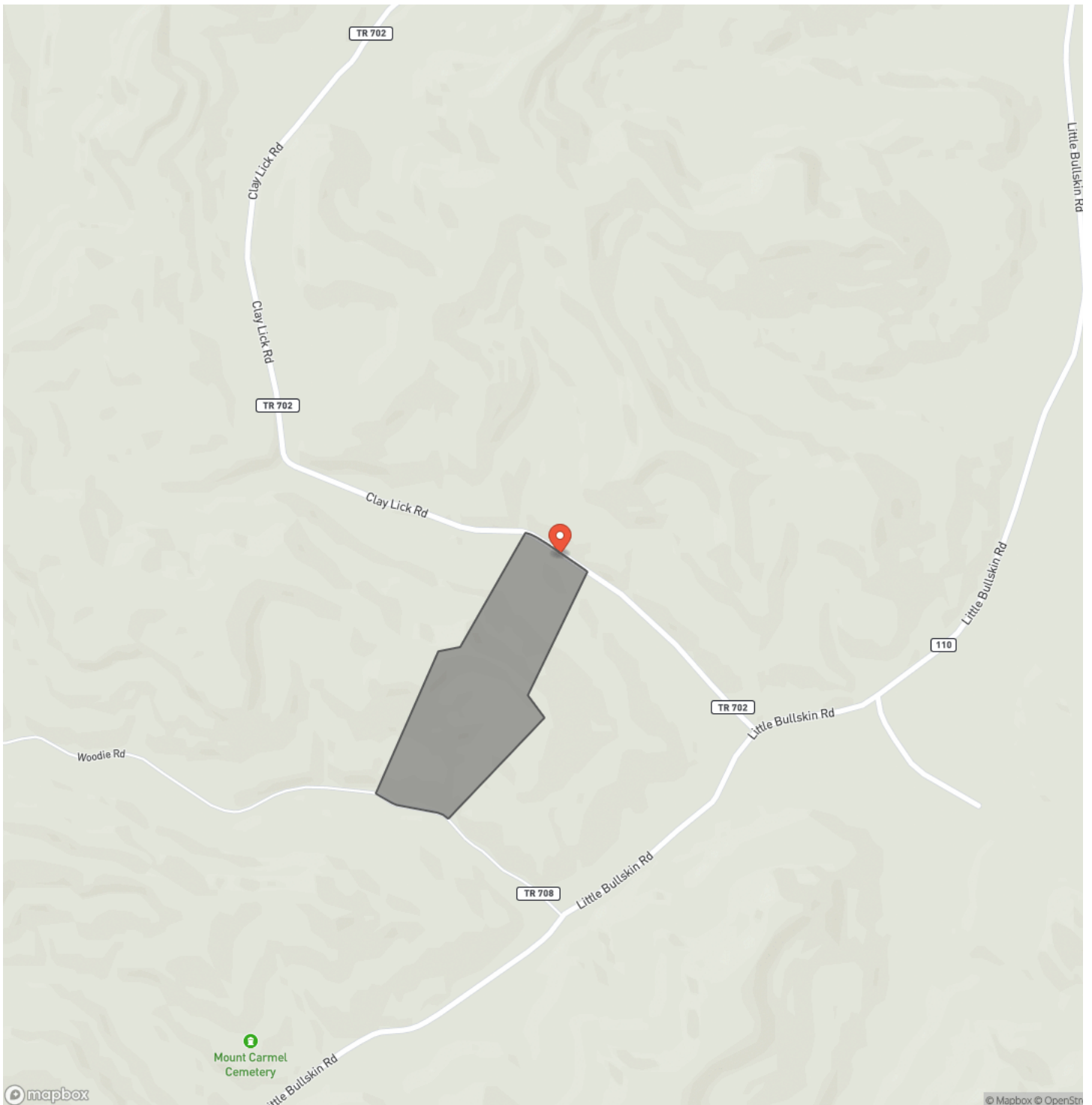
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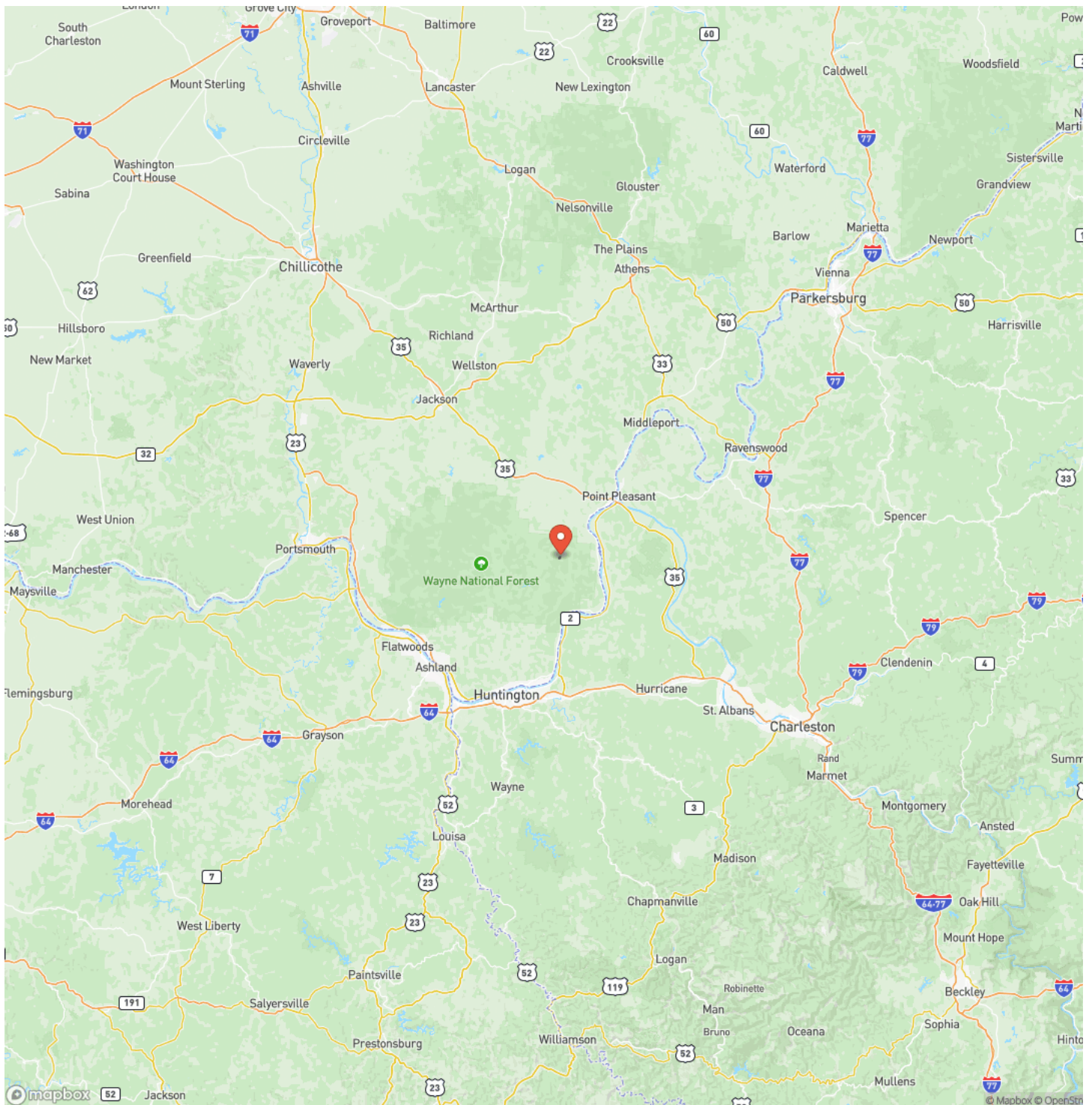
MORE INFO ONLINE:

www.arrowheadlandcompany.com

Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(937) 545-7764

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

Rarden, OH 45671

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

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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, 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 relation 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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