

Patton Hill Hunting Property with Potential Build Site
0 Patton Hill Road
Chillicothe, OH 45602

\$350,000
38± Acres
Ross County



Patton Hill Hunting Property with Potential Build Site Chillicothe, OH / Ross County

SUMMARY

Address

0 Patton Hill Road

City, State Zip

Chillicothe, OH 45602

County

Ross County

Type

Hunting Land, Undeveloped Land, Recreational Land, Timberland

Latitude / Longitude

39.2965 / -82.9789

Taxes (Annually)

\$255.64

Acreage

38

Price

\$350,000

Property Website

<https://arrowheadlandcompany.com/property/patton-hill-hunting-property-with-potential-build-site-ross-ohio/114651/>



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PROPERTY DESCRIPTION

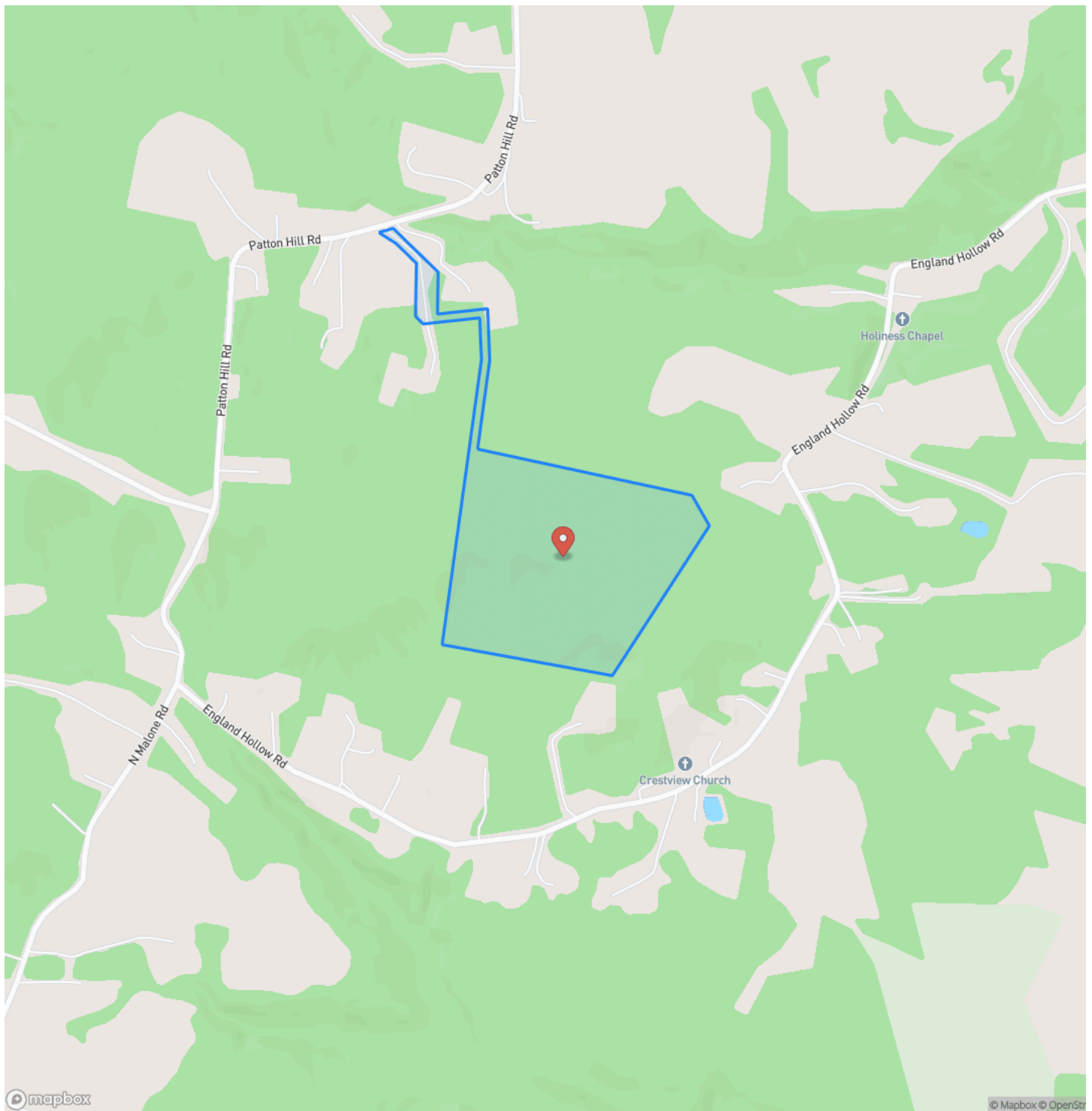
Just 5 +/- minutes from Chillicothe, this Ross County tract offers convenient access while still providing the feel of true deer country. A well-maintained road system runs throughout the property, providing access to nearly every corner and making it easy to check stands, work the land, or move equipment. The property is also easy to navigate on foot for hunters looking to quietly access their stand. The terrain is one of the property's strongest features. Gentle topography makes the land easy to navigate, while ridge saddles and hollows naturally funnel deer movement throughout the property. At the top of the hill is a cleared opening that could be established as a food plot or used as a future build site for a cabin or home. Scattered oak trees provide a steady acorn food source for deer and other wildlife throughout the season. With a quality trail system already in place and natural terrain that benefits deer movement, the property is ready to hunt while still offering plenty of room for future improvements. Sellers' mineral, oil, and gas rights convey. The property is conveniently located just 2 +/- miles from Chillicothe, 13 +/- miles from Londonderry, and 23 +/- miles from Circleville, offering plenty of places for any amenities you may need. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt at [\(937\) 545-7764](tel:937.545-7764) or Brian Salmons at [\(740\) 646-9378](tel:740.646-9378).

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.

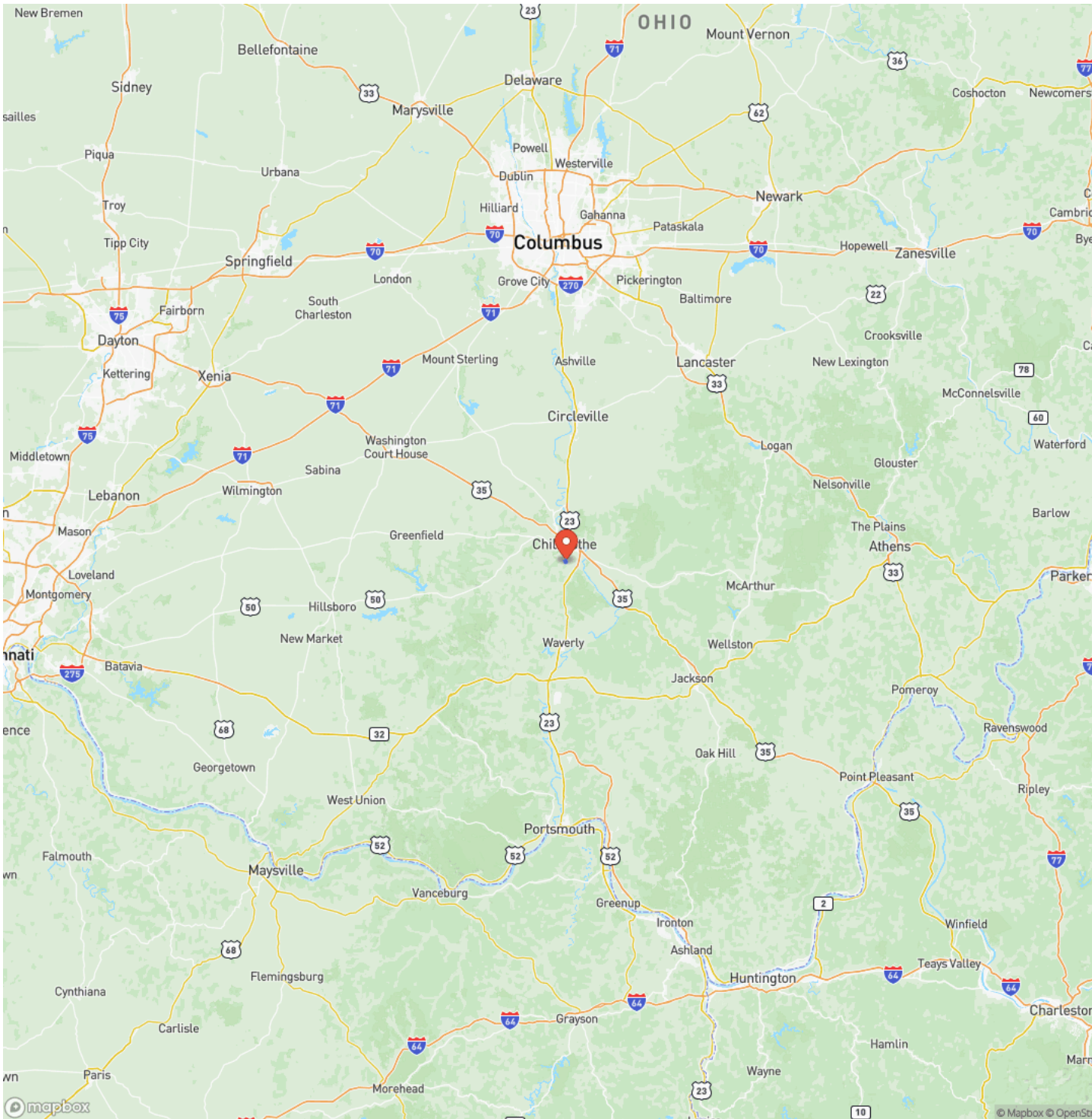
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Locator Map



Locator Map



Satellite Map



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Chillicothe, OH / Ross County

LISTING REPRESENTATIVE
For more information contact:



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NOTES

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<https://arrowheadlandcompany.com/>

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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