

**Tract 2 White Hollow Recreational Farm**  
0 White Hollow Road  
Patriot, OH 45658

**\$104,000**  
25± Acres  
Gallia County



**Tract 2 White Hollow Recreational Farm  
Patriot, OH / Gallia County**

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**SUMMARY**

**Address**

0 White Hollow Road

**City, State Zip**

Patriot, OH 45658

**County**

Gallia County

**Type**

Hunting Land, Recreational Land, Timberland, Lot, Undeveloped Land

**Latitude / Longitude**

38.6982 / -82.4133

**Acreage**

25

**Price**

\$104,000

**Property Website**

<https://arrowheadlandcompany.com/property/tract-2-white-hollow-recreational-farm/gallia/ohio/106580/>



## Tract 2 White Hollow Recreational Farm Patriot, OH / Gallia County

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### **PROPERTY DESCRIPTION**

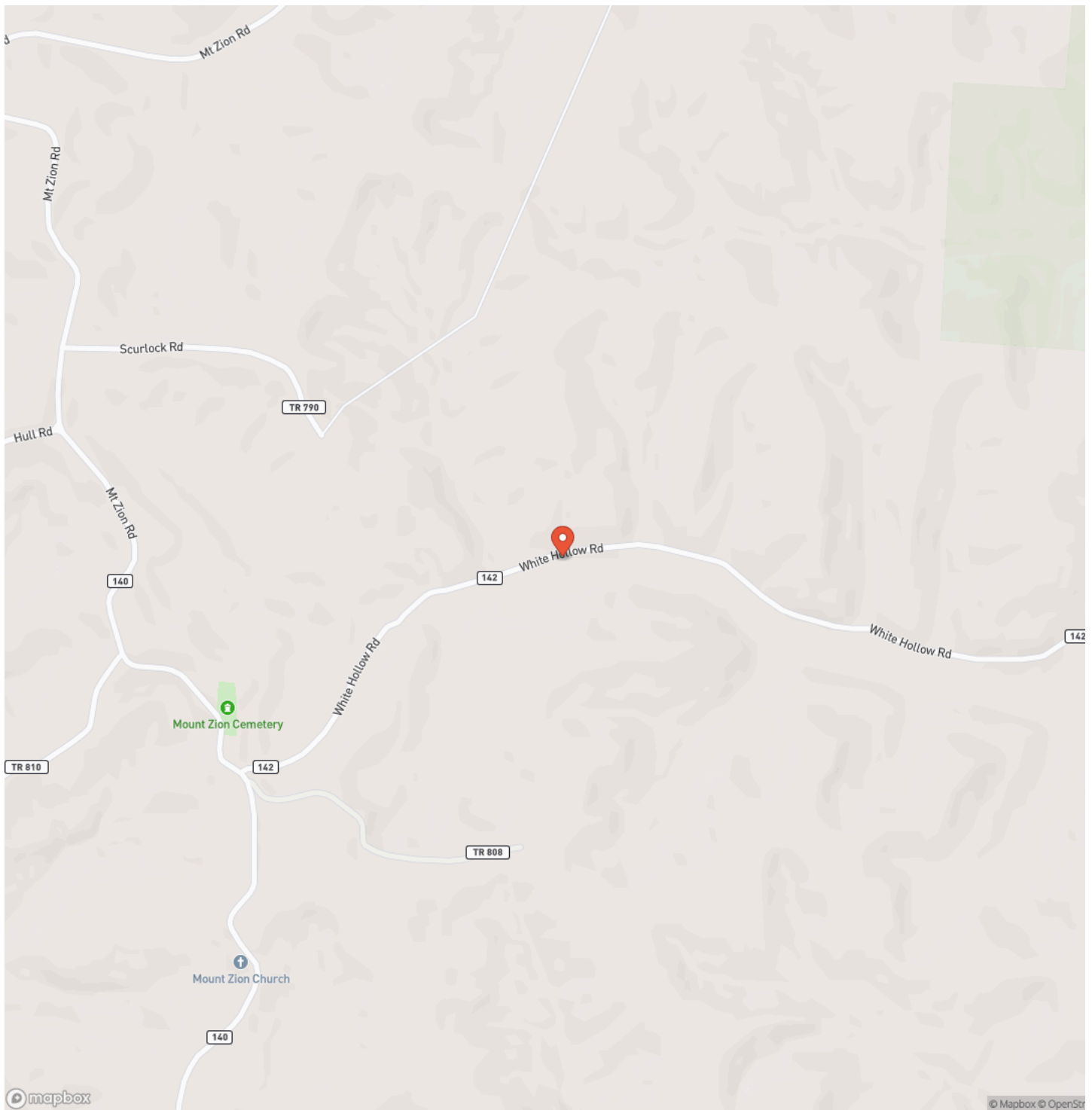
Take a look at this awesome 25 +/- acres in Gallia County, Ohio! This 25 +/- acres is the northern part of a 60+/- acre listing in Gallia County. This property is in a beautiful area along with offering outstanding hunting and recreational opportunities! Featuring a great mix of timber, established trails, and varied topography, this tract offers excellent habitat and endless opportunities for outdoor enjoyment. Whether you are looking for a hunting retreat, weekend getaway, or future cabin site, this property has the setting and potential to make it your own. The area is well known for producing giant whitetail bucks with excellent genetics, making this an exciting opportunity for serious hunters and outdoorsmen alike. The existing trail system provides easy access throughout the property, allowing you to navigate the land with ease while enjoying the natural beauty and diverse terrain. A new hunting blind and feeder are already in place and are negotiable with the sale, helping make this property even more turnkey for the upcoming season. If you have been searching for a private and versatile tract in a proven hunting area, this property deserves a look. Opportunities like this do not come around often. Electric is available at the road (buyer please verify utility), adding convenience for future improvements or camping setups. The farm is 25 +/- minutes to Gallipolis and Oak Hill, and 30 +/- minutes to Crown City and Jackson. The property will require a survey to transfer, and price/final acreage is subject to survey. Seller's mineral, oil and gas rights convey. All showings are by appointment only. If you would like more information or are interested in a private viewing, 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.

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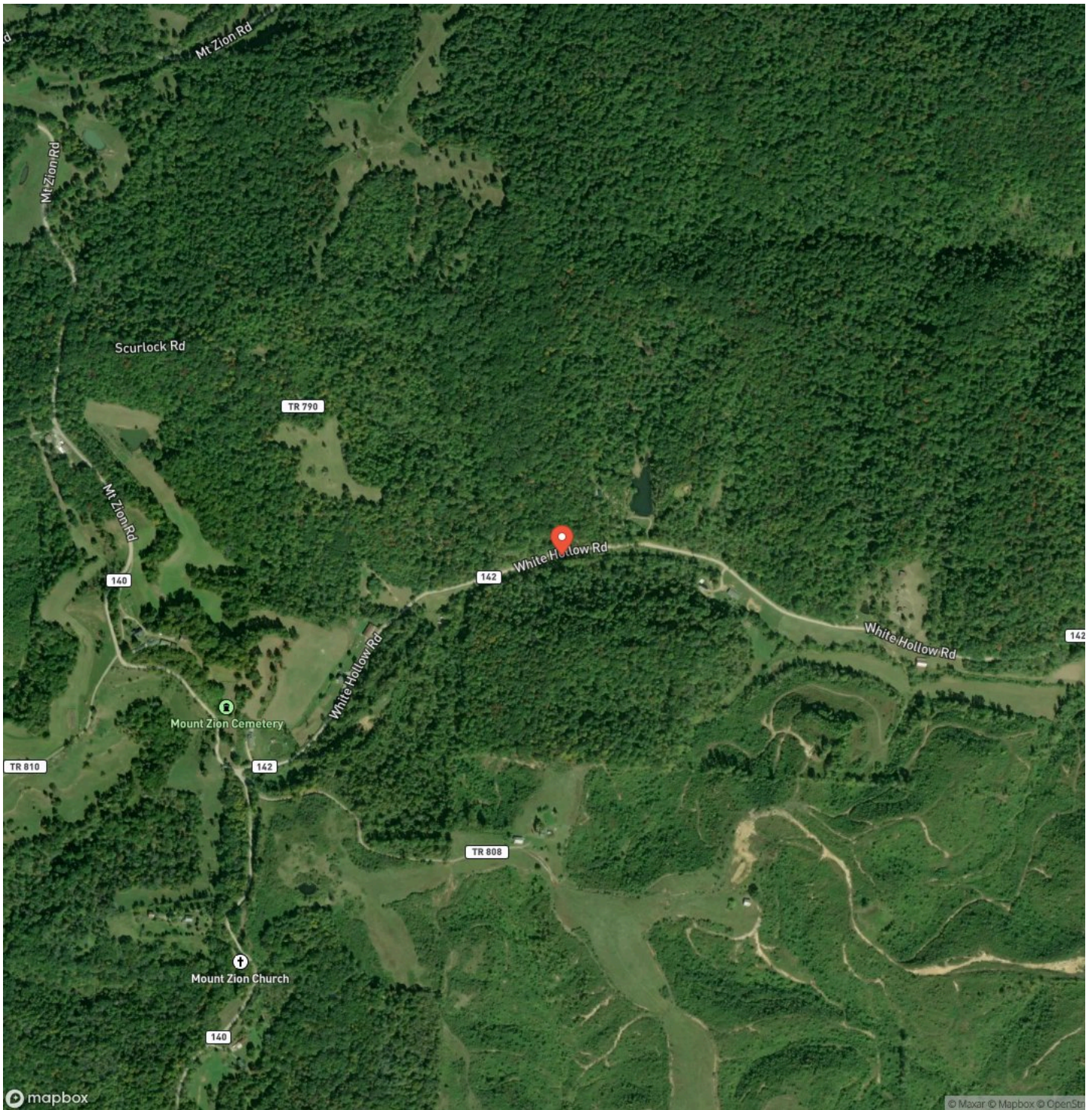


## Locator Map





## Satellite Map







## **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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