

Living Large in Southern Ohio
1870 Boggs Rd
Patriot, OH 45658

\$1,100,000
83± Acres
Gallia County



Living Large in Southern Ohio
Patriot, OH / Gallia County

SUMMARY

Address

1870 Boggs Rd

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Residential Property, Single Family, Recreational Land, Hunting Land, Lakefront, Horse Property, Timberland

Latitude / Longitude

38.736 / -82.3438

Dwelling Square Feet

4472

Bedrooms / Bathrooms

8 / 2

Acreage

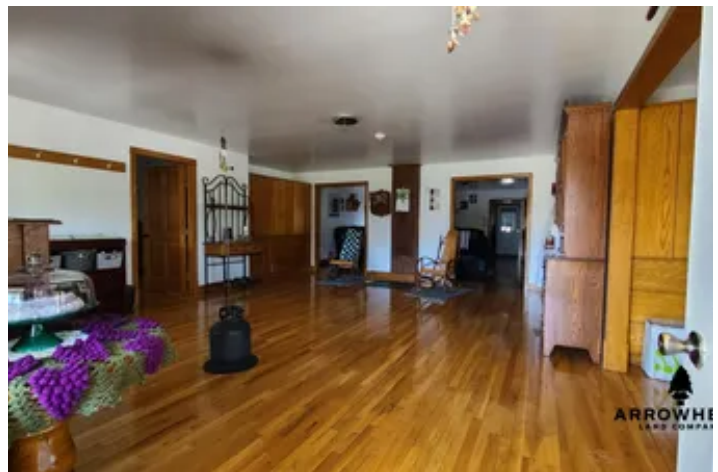
83

Price

\$1,100,000

Property Website

<https://arrowheadlandcompany.com/property/living-large-in-southern-ohio-gallia-ohio/39406/>

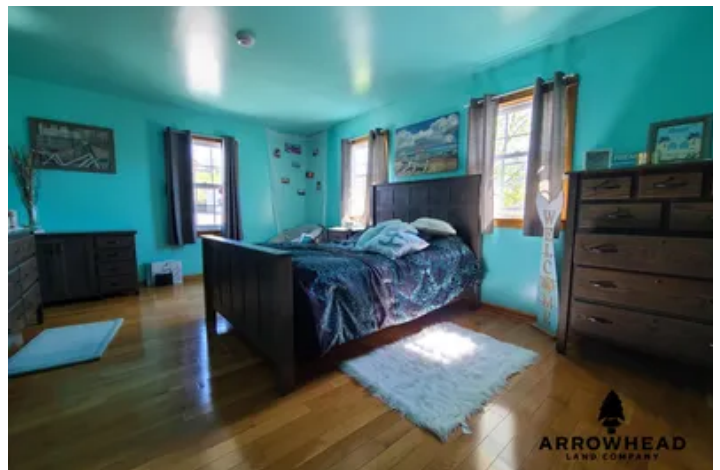


PROPERTY DESCRIPTION

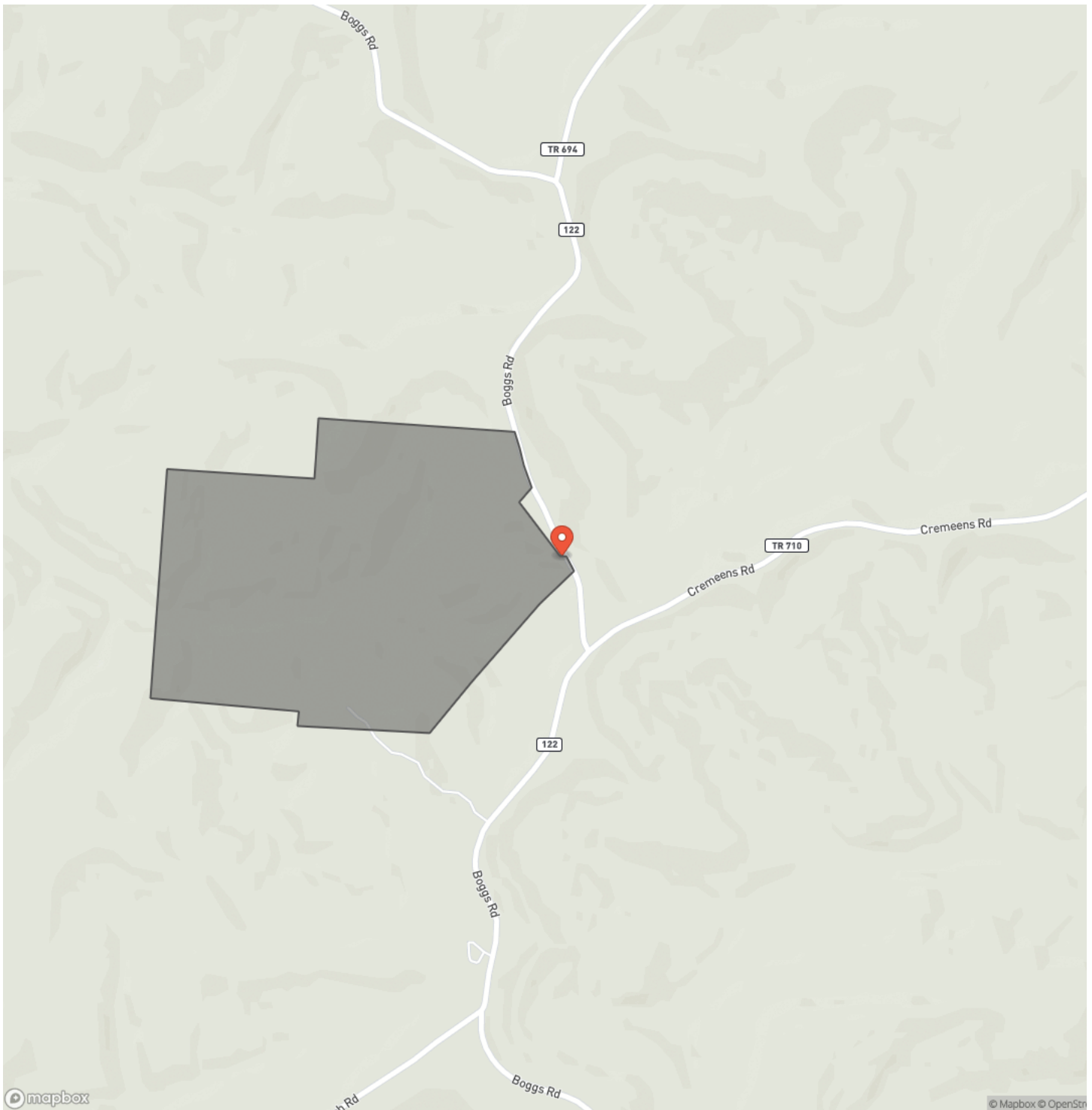
Live, work, play and you never even need to leave your property. Living large is easy on this beautiful property that features a large home, a large barn with 28 horse stalls, a large warehouse/event center, a large general store, and a +/-3.5 acre lake. With 8 bedrooms, a large kitchen, and 2 living spaces the home will easily accommodate a large family. Outside you'll find a child's playhouse and swing set, 2 sheds and a large barn. The barn has 2 levels with many rooms for storage and workshops and also offers 28 horse stalls. Are you looking to relocate your business? There is a large warehouse-type building with 6 roll-up doors. Also on the property is a large building being used as a general store but could be repurposed in many different ways. You may even be able to convert it into a second home if you want to have your adult children or parents close by. Now that the whole family is here, enjoy your time together in a large way by fishing or swimming in the lake, riding horses or atv's on the established trails, hunting deer or turkey on the wooded acreage, and then coming back to the house and enjoying a meal together on the large covered patio. The lake is stocked with crappie, bass, and blue gill and our tour of the property showed several rubs and too many deer tracks to count. You need to see this property to fully appreciate all it has to offer. Call or text Brian Whitt [\(937\)545-7764](tel:(937)545-7764) or Mike Poulter [\(937\)701-3834](tel:(937)701-3834) to schedule your showing today.



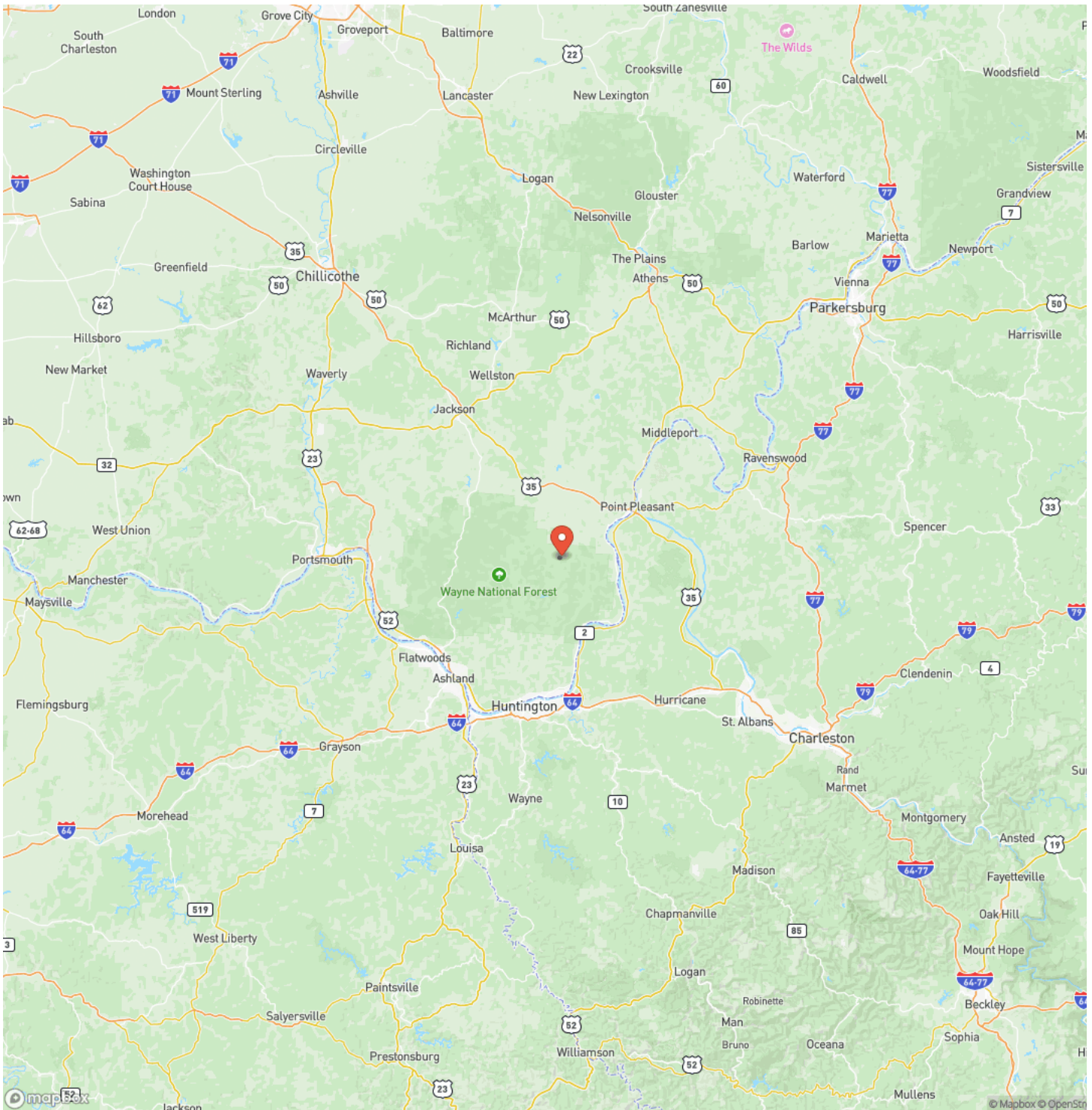
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Patriot, OH / Gallia County



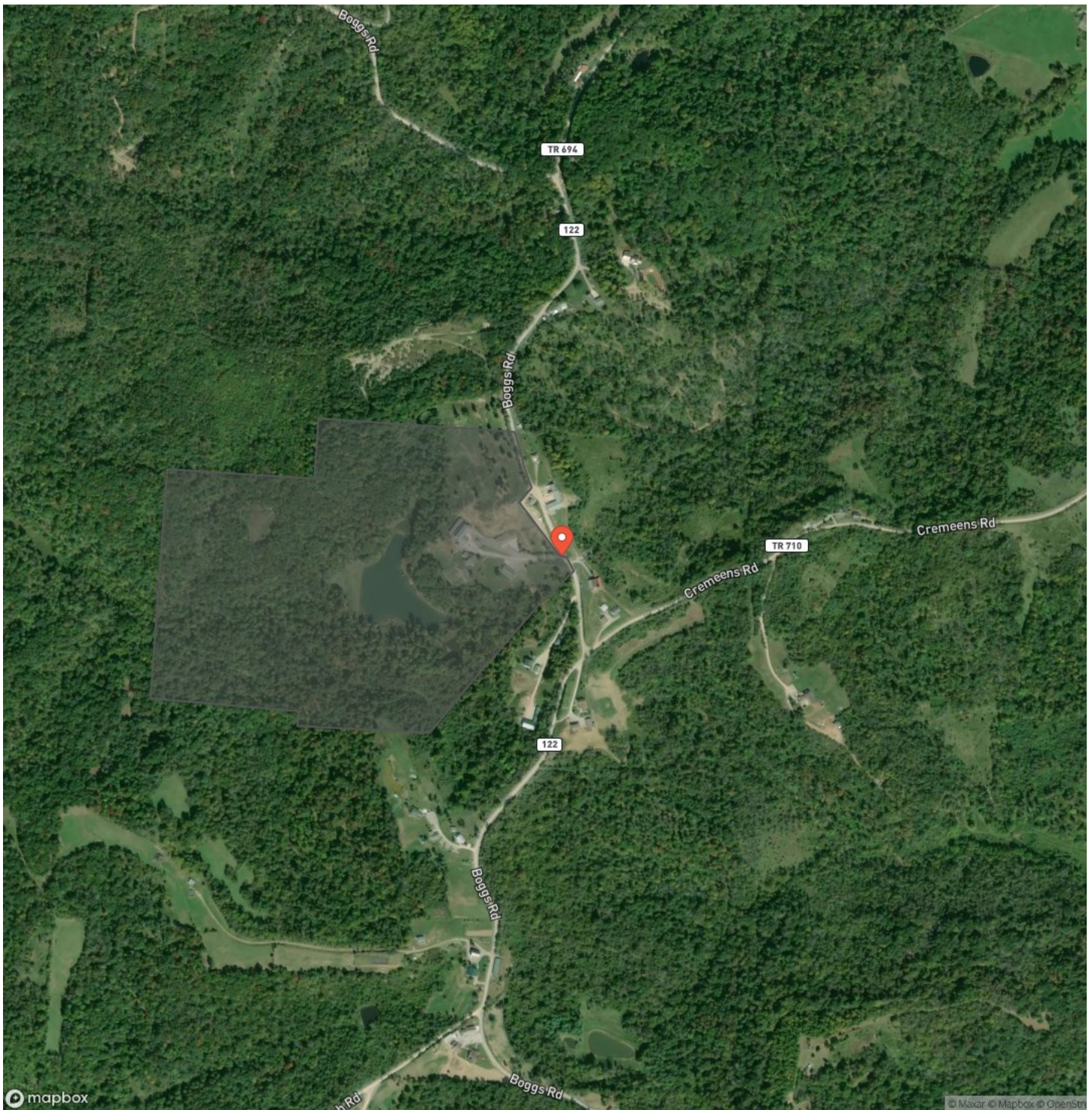
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(937) 545-7764

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

Cincinnati, OH 45202

NOTES

[illegible]

This image shows a single 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.



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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