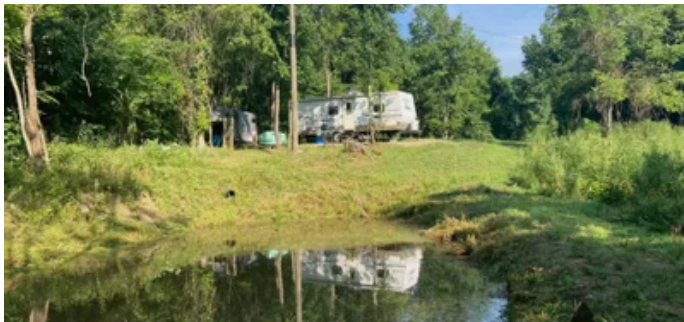


**Diverse Land, Private and Beautiful, Wildlife with
Awesome Build Site!**
0 Woodie Rd & 0 Clay Lick Rd
Patriot, OH 45658

\$150,000
38± Acres
Gallia County



Diverse Land, Private and Beautiful, Wildlife with Awesome Build Site!
Patriot, OH / Gallia County

SUMMARY

Address

0 Woodie Rd & 0 Clay Lick Rd

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Hunting Land, Recreational Land, Lot

Latitude / Longitude

38.7154 / -82.2976

Acreage

38

Price

\$150,000

Property Website

<https://arrowheadlandcompany.com/property/diverse-land-private-and-beautiful-wildlife-with-awesome-build-site-gallia-ohio/36676/>



PROPERTY DESCRIPTION

This property has fantastic deer and turkey hunting, a custom bridge, gorgeous graveled lane, pond, septic, and electric! There's more! If you are looking for the ultimate hunting and getaway from it all, this is it! Imagine driving up your private lane into a hunting dream property. On this property you will be greeted by a pond, varied topography, food plots, timber, cover, and probably one of the coolest and nicest camping/build sites we have seen in a long time. The remoteness of this property is intriguing because there is a septic holding tank and electricity on site! Property conveys with a camper that overlooks a pond which seems to be a great draw for wildlife! You have benches, draws, and bottoms to hunt, making this land very versatile. There's more.....There is frontage on two roads, giving you access options, less hunts ruined because of the wrong wind. There are two parcels, one with a good amount of timber. There are great trails, making access a snap for folks who require an easier property to navigate. This area has some big whitetails and the tracts of woods in this area go for miles and miles. If you are a turkey fan, they are here in numbers too! When you have timber, water, cover, varied topography, access, good neighbors accompanied with awesome whitetail genetics, all this equals potential and results!. The bridge and drive alone was a substantial investment, and when you see it, you will appreciate the work involved. With everything this property offers the hunter, you will want to see it. Please call Brian Whitt, [937.545.7764](tel:937.545.7764) or Josh Grant, [330.341.0997](tel:330.341.0997) for complete details of this property and showing. Electric on site Septic holding tank on site Public water at the road Food plot Frontage on two roads, one parcel. Frontage on one road, one parcel. New bridge and gravel lane Pond Deer and turkey galore Quiet and Secluded Shooting house Trails for getting around property Diverse topography and cover



Diverse Land, Private and Beautiful, Wildlife with Awesome Build Site!
Patriot, OH / Gallia County



Locator Map



Locator Map



Satellite Map



Diverse Land, Private and Beautiful, Wildlife with Awesome Build Site!
Patriot, OH / Gallia County

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



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.

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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

