

**AFFORDABLE Recreational Property and Build Site**  
0 Woodie Rd  
Patriot, OH 45658

**\$65,000**  
15± Acres  
Gallia County





**AFFORDABLE Recreational Property and Build Site**  
**Patriot, OH / Gallia County**

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**SUMMARY**

**Address**

0 Woodie Rd

**City, State Zip**

Patriot, OH 45658

**County**

Gallia County

**Type**

Hunting Land, Recreational Land, Timberland, Lot

**Latitude / Longitude**

38.7114 / -82.3053

**Acreage**

15

**Price**

\$65,000

**Property Website**

<https://arrowheadlandcompany.com/property/affordable-recreational-property-and-build-site-gallia-ohio/39213/>



## **AFFORDABLE Recreational Property and Build Site Patriot, OH / Gallia County**

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### **PROPERTY DESCRIPTION**

Affordability, beauty, and very quiet... Are you looking for a build site with the bonus of no other homes around? Do you like southern OH bench tops with mature timber surrounded by thick cover that are full of deer? If yes, please read on...If you are an outdoor enthusiast who wants to get away from civilization and target some big Ohio whitetails and gobblers then check this one out. Great parking and build site, quiet and remote, lots of wildlife, trail system, rock outcroppings, couple water sources, and let us tell you, it's full of wildlife. With timber cover, water, thick cover, and genetics and affordability, you will really appreciate this tract of southern Ohio Gold. Seller requests proof of funds or pre-approval prior to showing. Please call or text Brian Whitt, [937.545.7764](tel:937.545.7764), or Josh Grant, [330.341.0997](tel:330.341.0997) for complete details on this property and showing.





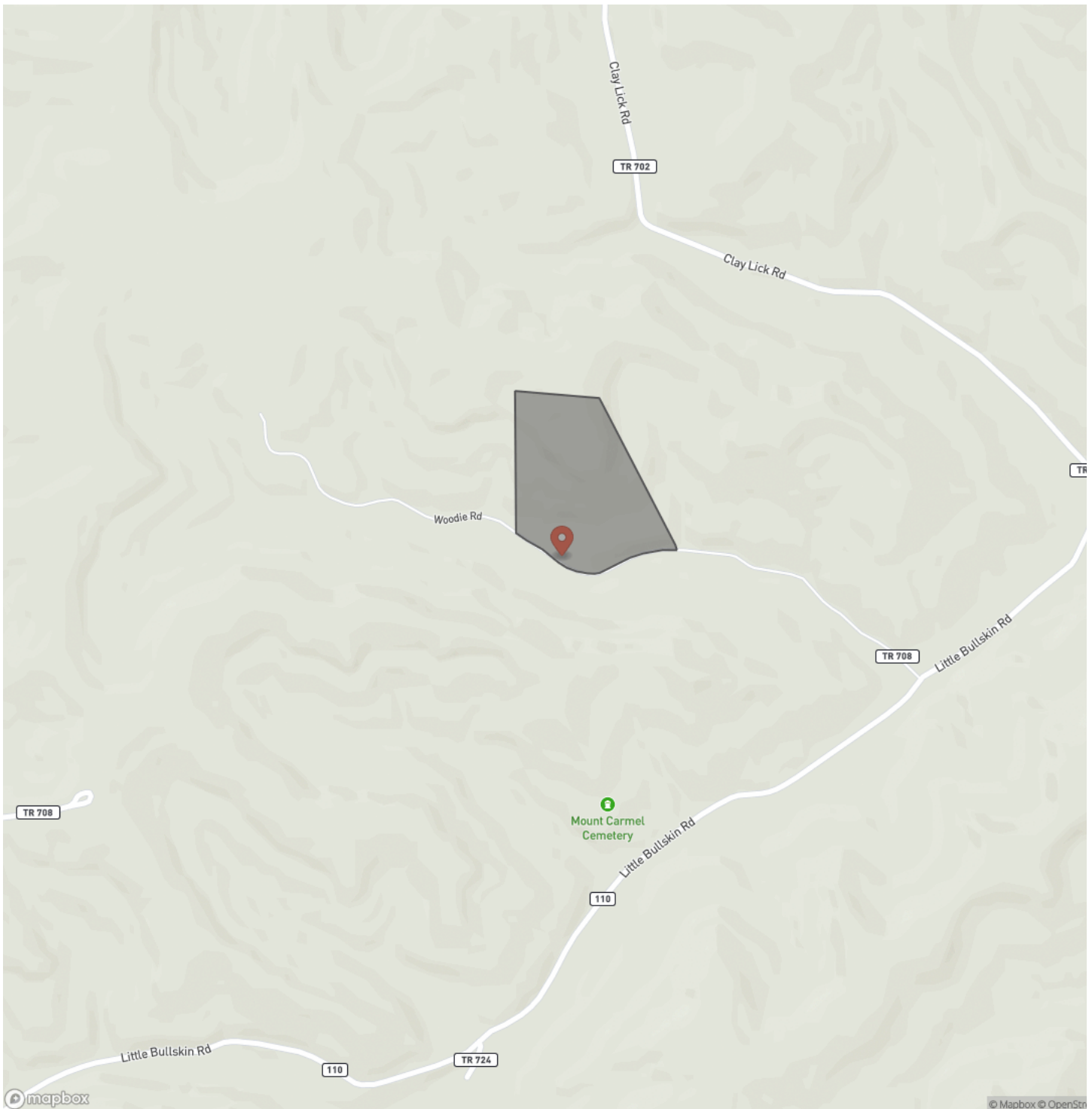
**AFFORDABLE Recreational Property and Build Site**  
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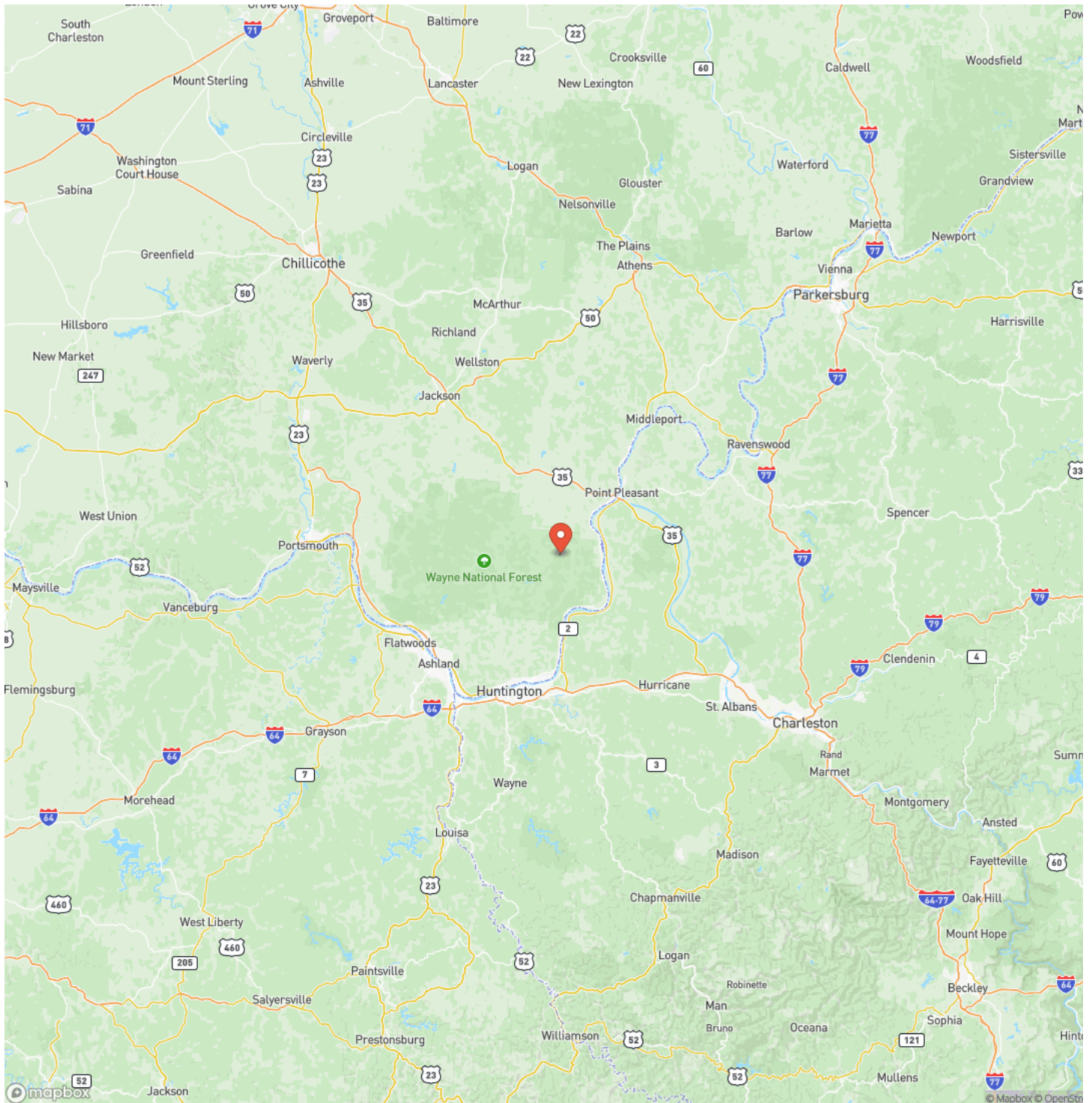




## Locator Map



## Locator Map





## Satellite Map



## AFFORDABLE Recreational Property and 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



**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://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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