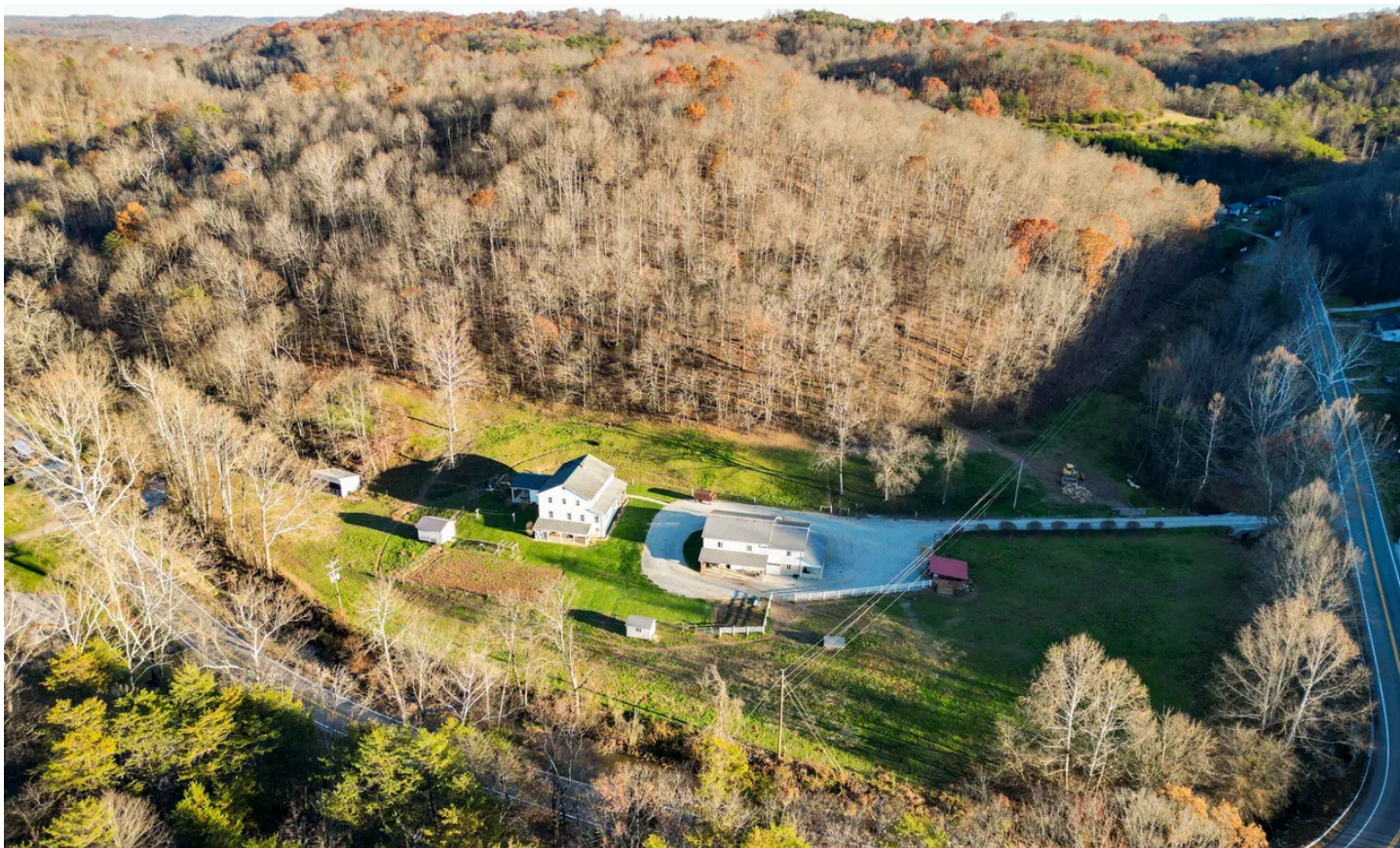


Tract 2 Rocky Fork Creek Homestead Farm
3435 State Route 775
Gallipolis, OH 45631

\$385,000
15± Acres
Gallia County



Tract 2 Rocky Fork Creek Homestead Farm
Gallipolis, OH / Gallia County

SUMMARY

Address

3435 State Route 775

City, State Zip

Gallipolis, OH 45631

County

Gallia County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Horse Property, Single Family

Latitude / Longitude

38.7737 / -82.35643

Dwelling Square Feet

3288

Bedrooms / Bathrooms

6 / 2

Acreage

15

Price

\$385,000

Property Website

<https://arrowheadlandcompany.com/property/tract-2-rocky-fork-creek-homestead-farm-gallia-ohio/95812/>



Tract 2 Rocky Fork Creek Homestead Farm

Gallipolis, OH / Gallia County

PROPERTY DESCRIPTION

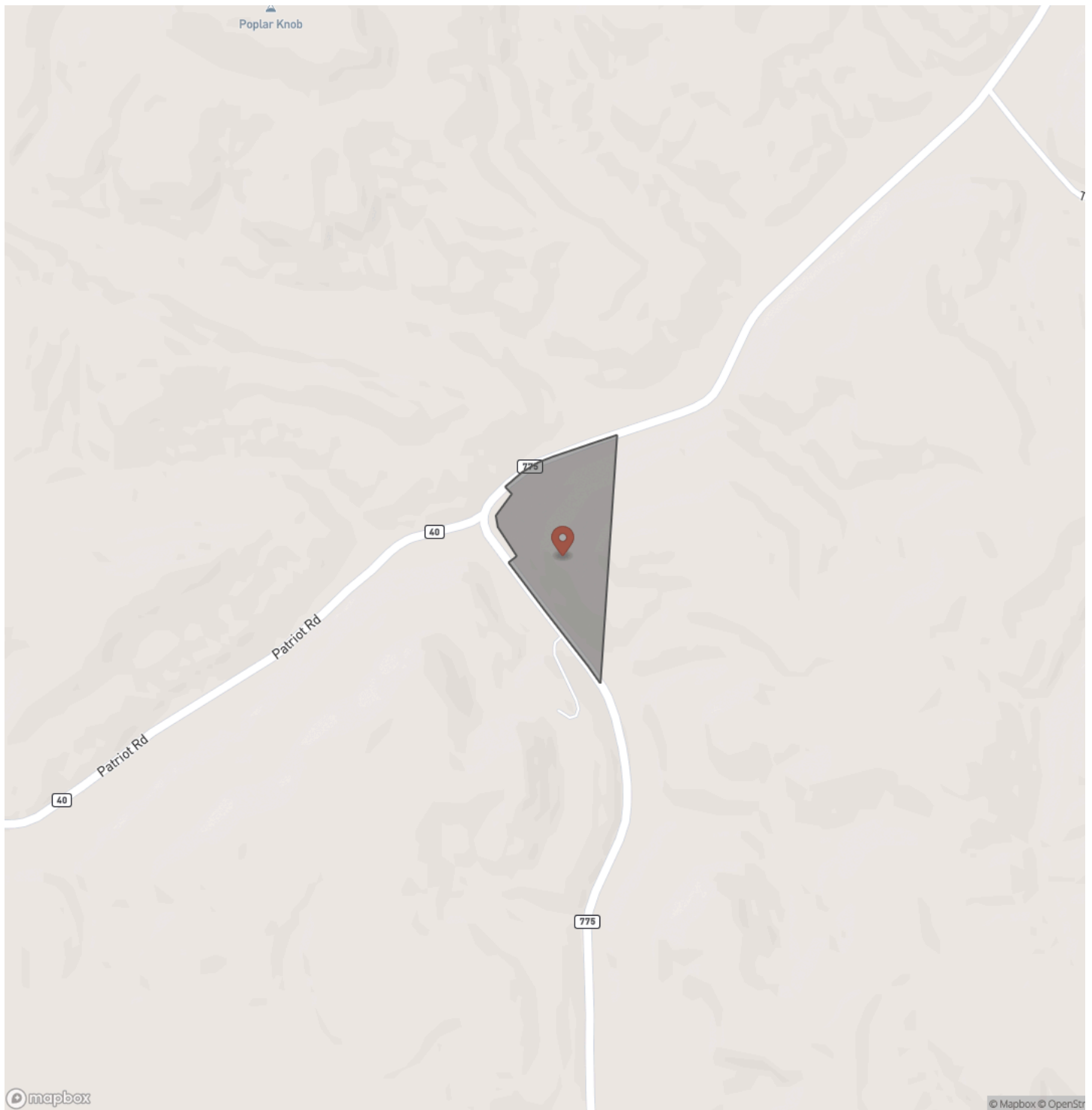
Introducing Tract 2 of the Rocky Fork Creek Homestead Farm, +/- 15 acres in Gallia County, Ohio! This property provides an assortment of opportunities such as full-time living, hobby farming, homesteading, and hunting! The home features two full bathrooms, multiple bedrooms, a large kitchen, and a spacious family room perfect for gatherings. Enjoy the outdoors from both a wide and welcoming covered front porch and a scenic covered back porch overlooking the land. Inside, you'll appreciate the fine woodwork, hardwood floors, and a layout that feels open and roomy throughout. There is beautiful concrete work on the sidewalk, and the drive has plenty of gravel. The property is well-equipped with fencing throughout the main part of the farm, making it ideal for livestock or horses. A large custom bank barn with concrete floors, multiple stalls, hay loft, tack area, and lean-to provides everything needed for animals, equipment, or storage. Additional outbuildings, including multiple sheds and a chicken house, add to the property's versatility. Year-round Rocky Fork Creek winds through the land, offering a natural water source for livestock and just a great all around water source. There is no shortage of wildlife, especially deer, in Gallia County. A long gravel driveway sweeps around the barn for easy access and smooth entry and exit. The fully fenced pasture provides beautiful views and plenty of open space for animals or future expansion. This property is a rare find—combining a spacious home, quality buildings, water for farming and a turn key farming setup. This parcel is part of a larger tract and more land is available. "Sellers" oil, gas and mineral rights convey. Wood burning stoves, boilers, and gas stoves are negotiable. There is electricity available on the road. The farm is +/- 25 minutes to Gallipolis and Oak Hill; and +/- 30 minutes to Crown City and Jackson. All showings require 48 hours notice and are by appointment only with NO Sunday showings being offered. If you have any questions or are interested in a private showing, 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.

**Tract 2 Rocky Fork Creek Homestead Farm
Gallipolis, OH / Gallia County**

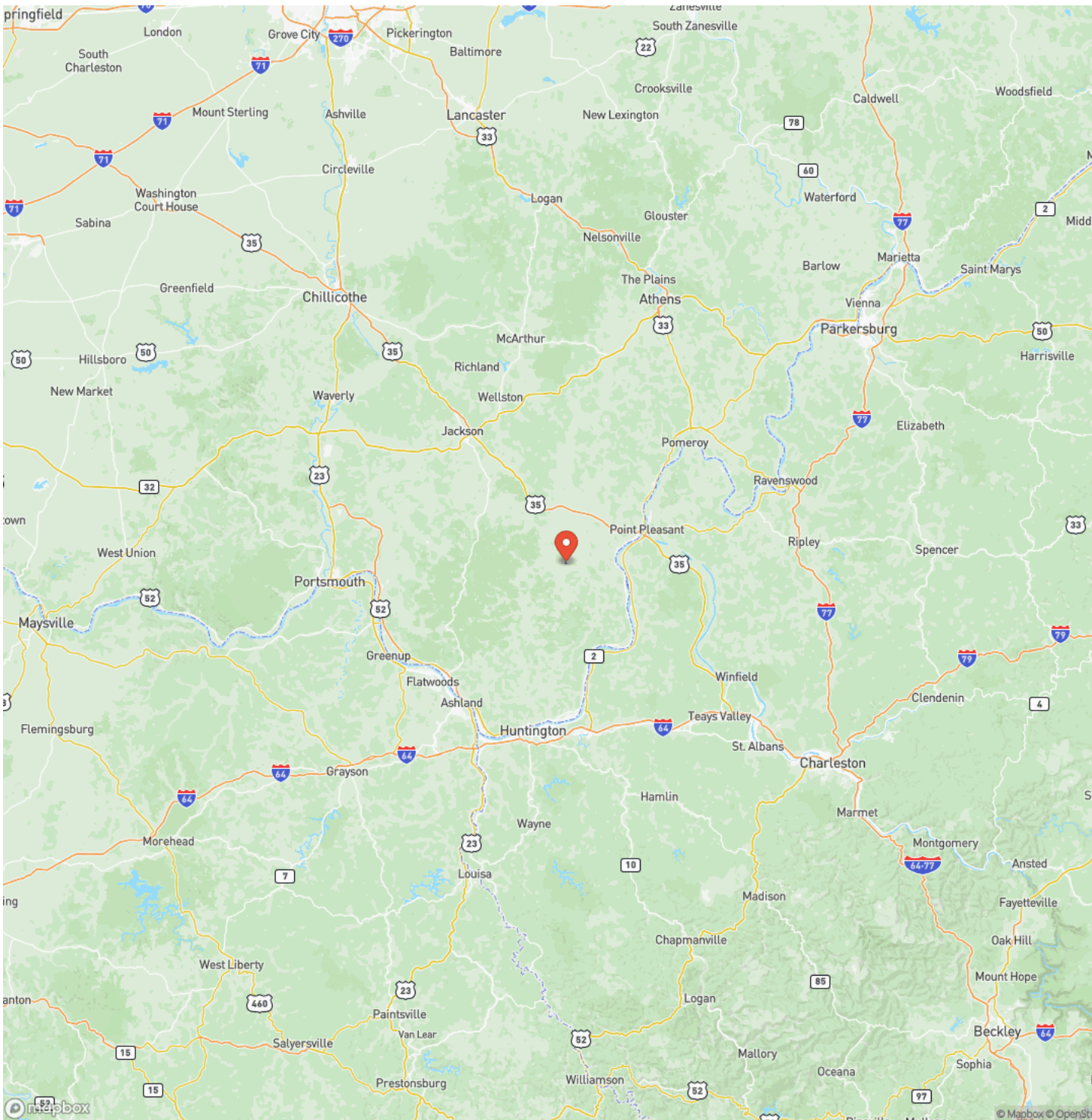


Locator Map

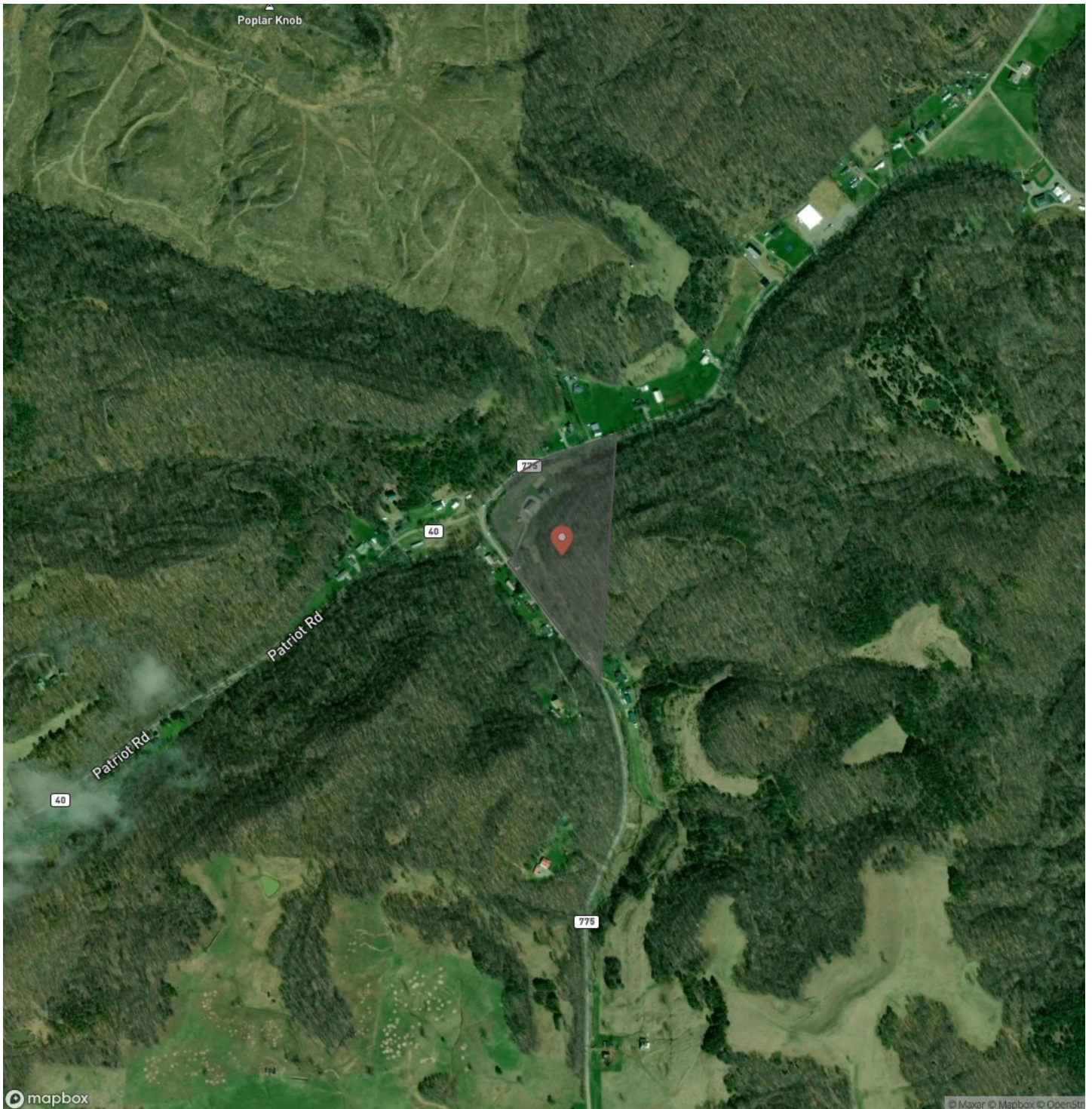


Gallipolis, OH / Gallia County

Locator Map



Satellite Map



Tract 2 Rocky Fork Creek Homestead Farm
Gallipolis, OH / Gallia County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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