

Country Cabin with Acreage
25 Wagoner Road
Patriot, OH 45658

\$260,000
12± Acres
Gallia County



Country Cabin with Acreage Patriot, OH / Gallia County

SUMMARY

Address

25 Wagoner Road

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Hunting Land, Recreational Land, Residential Property, Single Family, Business Opportunity

Latitude / Longitude

38.8013 / -82.4889

Dwelling Square Feet

1656

Bedrooms / Bathrooms

3 / 2

Acreage

12

Price

\$260,000

Property Website

<https://arrowheadlandcompany.com/property/country-cabin-with-acreage-gallia-ohio/84978/>



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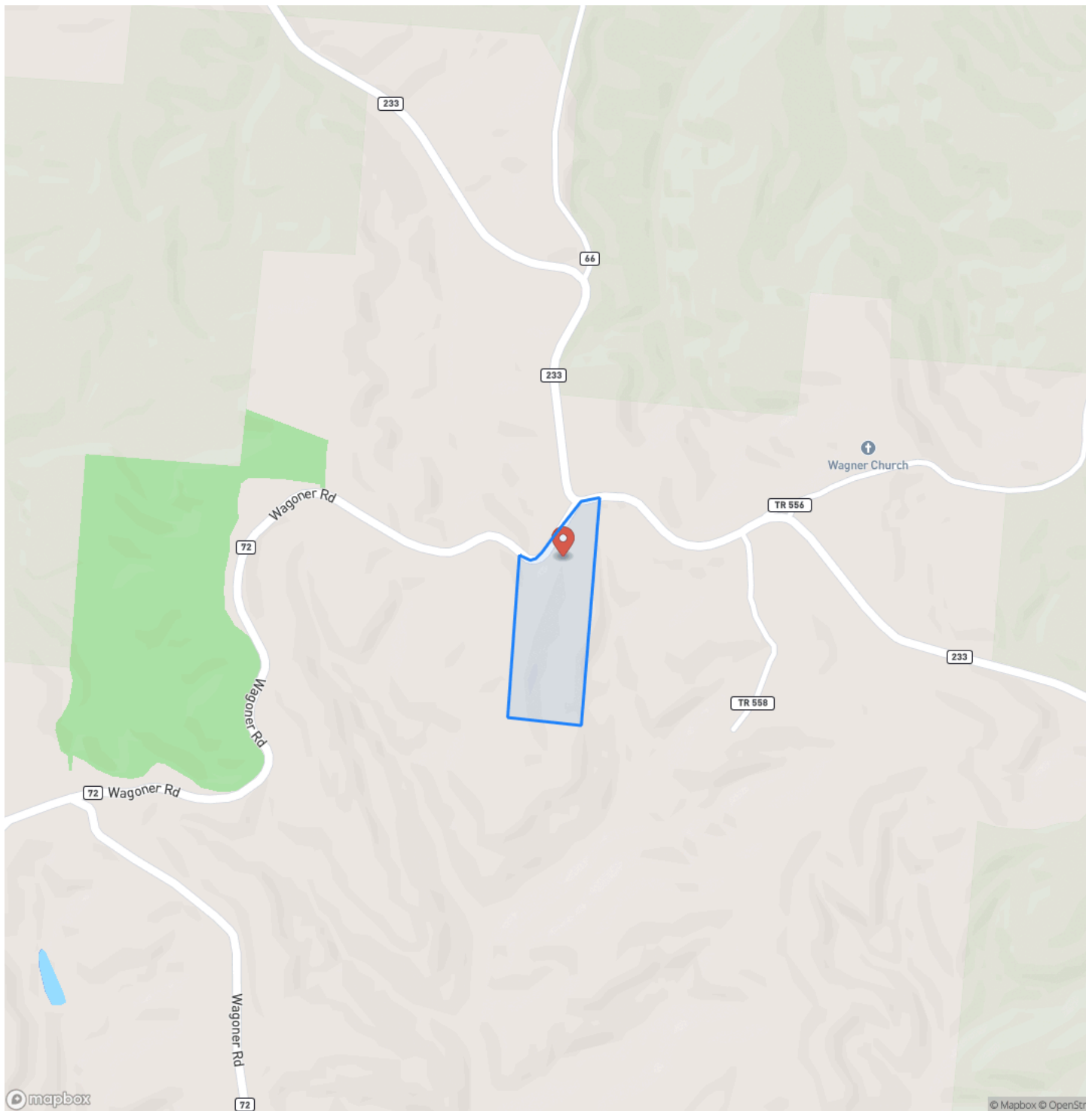
PROPERTY DESCRIPTION

Tucked away in the quiet countryside of Gallia County, Ohio, this beautiful log home on +/- 12 wooded acres offers the perfect blend of rustic charm and modern comfort! Whether you're looking for a peaceful full-time residence, weekend getaway, or hunting retreat, this property delivers. Step inside to a warm, inviting interior featuring three spacious bedrooms, two full bathrooms, and a basement offering plenty of storage or potential for additional living space. The heart of the home is the kitchen, complete with a massive island, ample cabinet space, and room to entertain family and friends. Outside, the land is a true highlight with mature timber that adds both beauty and long-term value, while the prime deer hunting location offers great opportunities right out your back door. A detached two-car garage provides room for vehicles, tools, or ATVs. With a private, serene setting and land that's ready to explore, this is country living at its best. Bring your boots and come see what this incredible property has to offer! Explore the woods and even a really neat cave that's on the property! This property is just +/- 9 miles from Oak Hill, OH, +/- 23 miles to Jackson, OH, and +/- 18 miles to Gallipolis, OH, offering plenty of places for any amenities you may need. Sellers mineral rights convey. All Showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Brian Whitt at [\(937\) 545-7764](tel:(937)545-7764) or Brian Salmons at [\(740\) 646-9378](tel:(740)646-9378).

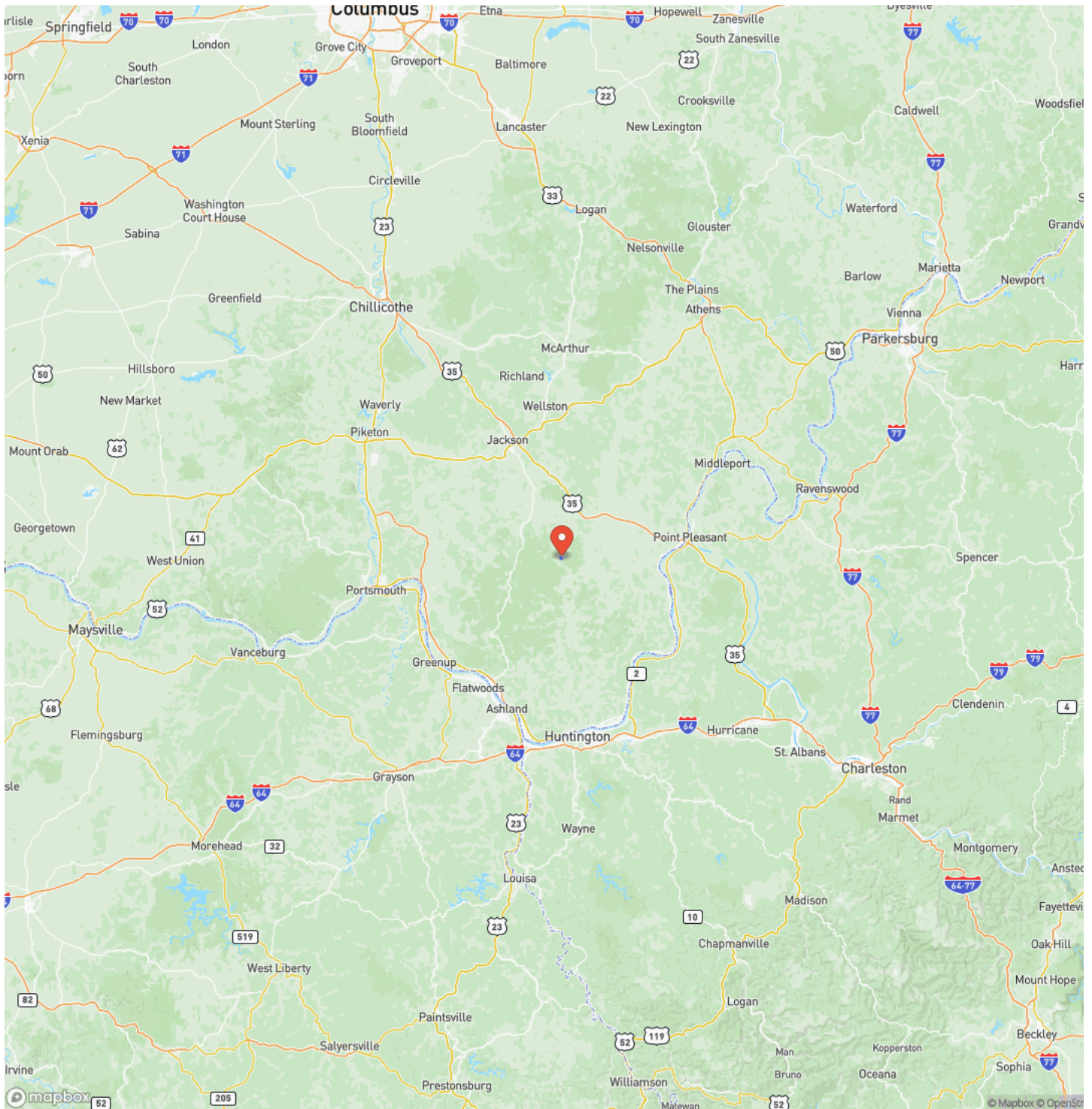
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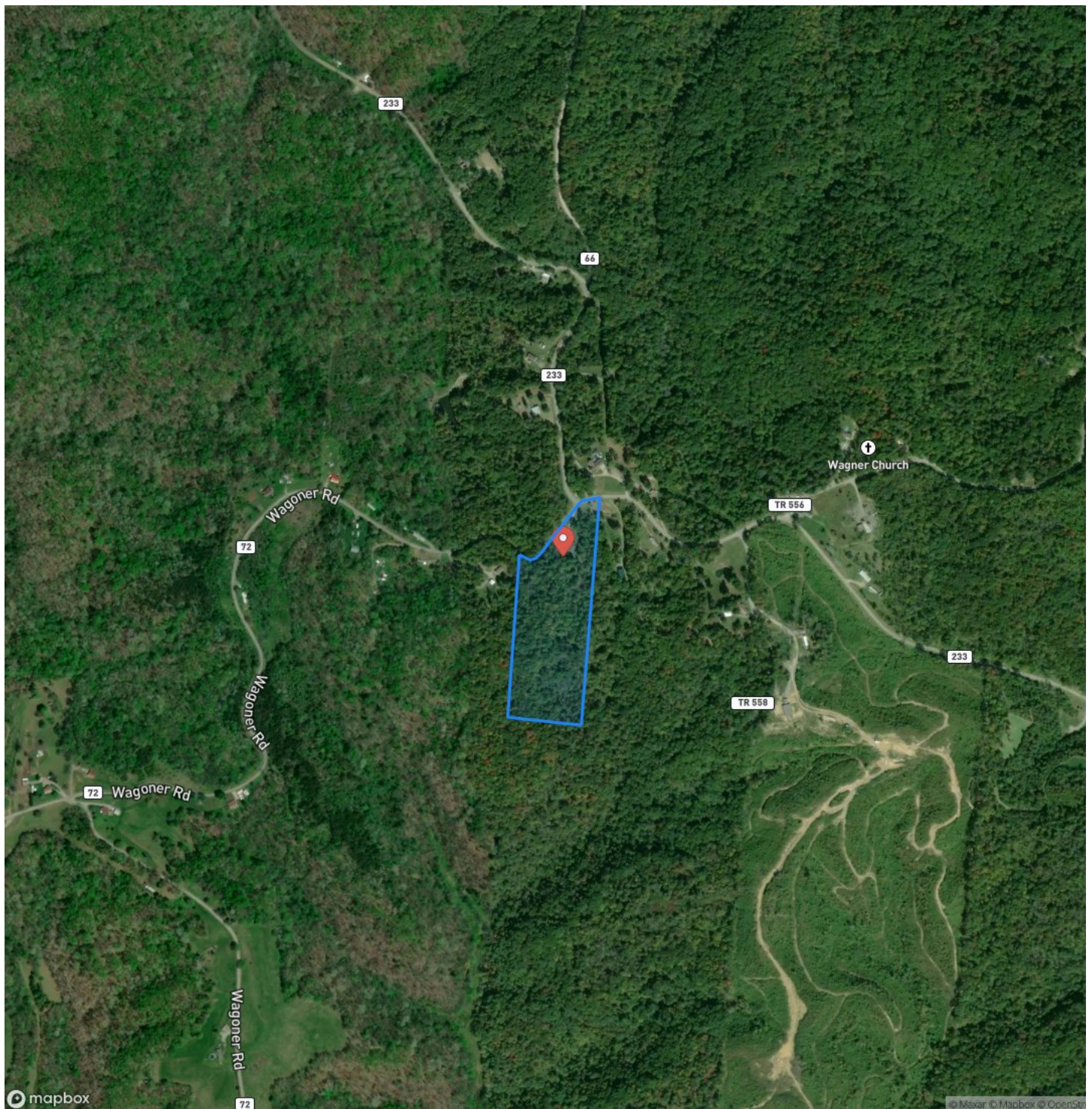
Locator Map



Locator Map



Satellite Map



Country Cabin with Acreage

Patriot, 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

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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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