

Tract 3 White Hollow Recreational Farm
0 White Hollow Road
Patriot, OH 45658

\$119,000
35± Acres
Gallia County



Tract 3 White Hollow Recreational Farm
Patriot, OH / Gallia County

SUMMARY

Address

0 White Hollow Road null

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Hunting Land, Recreational Land, Timberland, Lot, Undeveloped Land

Latitude / Longitude

38.6982 / -82.4133

Acreage

35

Price

\$119,000

Property Website

<https://arrowheadlandcompany.com/property/tract-3-white-hollow-recreational-farm/gallia/ohio/106581/>



Tract 3 White Hollow Recreational Farm Patriot, OH / Gallia County

PROPERTY DESCRIPTION

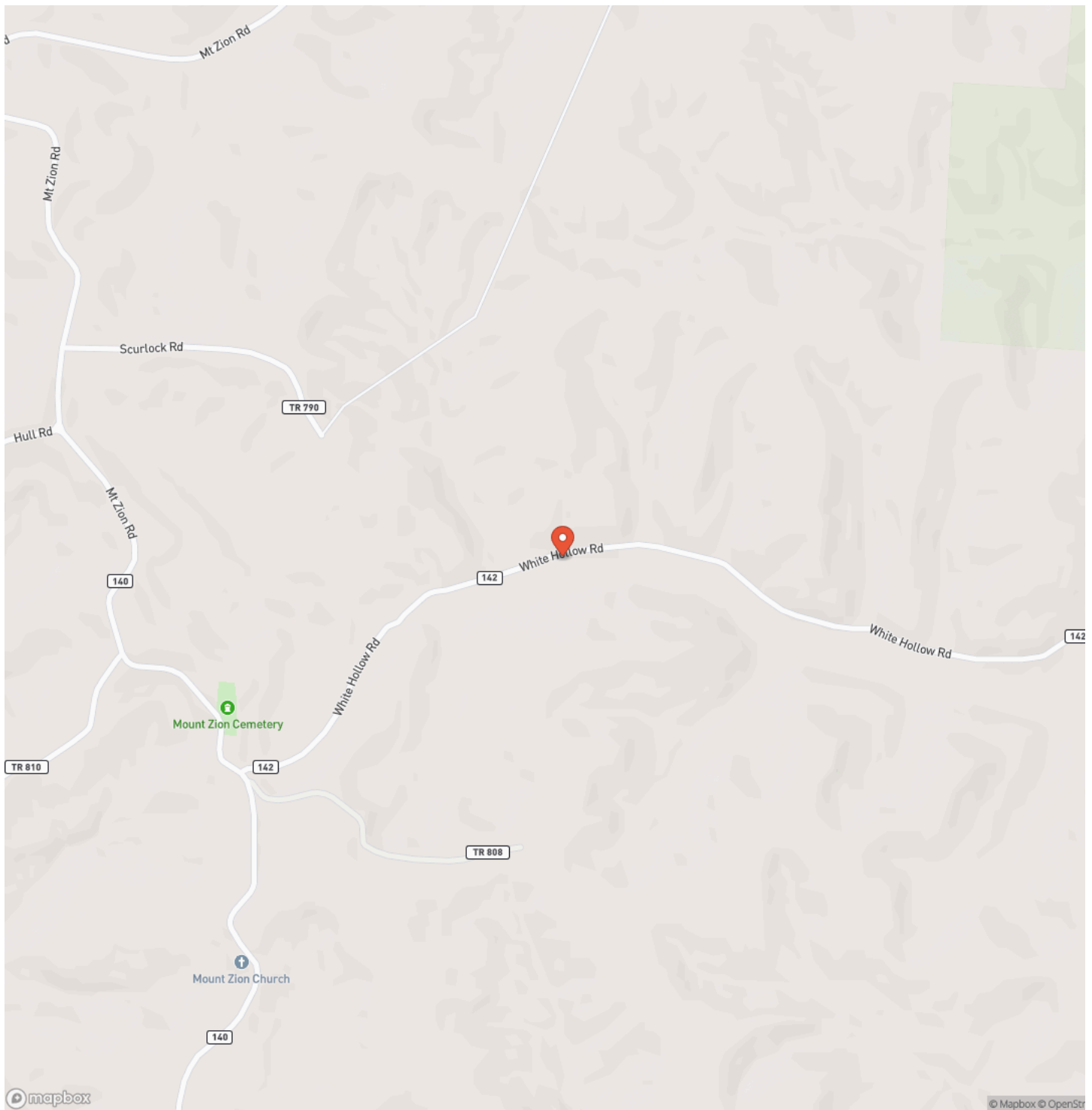
Take a look at this 35 +/- acres in Gallia County, Ohio! This tract is part of a whole 60 +/- acres that is also available for purchase. It is located in a beautiful area of Gallia County that provides you with outstanding hunting and recreational opportunities! Featuring electric at the road and an established trail system, this tract offers excellent accessibility while maintaining the secluded feel serious outdoorsmen are looking for. The property showcases diverse terrain and habitat, rolling benches, and natural drainages that create outstanding wildlife habitat and travel corridors. A recent select timber cut has transformed the landscape into what will become a premier whitetail hunting property, providing exceptional bedding cover, browse, and long-term habitat improvement. Hunters will appreciate the numerous natural pinch points and funnels throughout the property, making stand placement potential abundant. Several ideal locations are already in place for future food plots, giving you the opportunity to further enhance the hunting potential and hold mature deer on the property. Whether you are looking for a dedicated hunting tract, recreational getaway, or long-term land investment, this property offers tremendous potential with additional acreage available if desired. Don't miss your chance to own a versatile piece of ground in a quiet and highly desirable setting. Electric is available at the road (buyer please verify utility), adding convenience for future improvements or camping setups. The farm is 25 +/- minutes to Gallipolis and Oak Hill, and 30 +/- minutes to Crown City and Jackson. The property will require a survey to transfer, and final acreage/property is subject to survey. Seller's mineral, oil and gas rights convey. All showings are by appointment only. If you would like more information or are interested in a private viewing, 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.

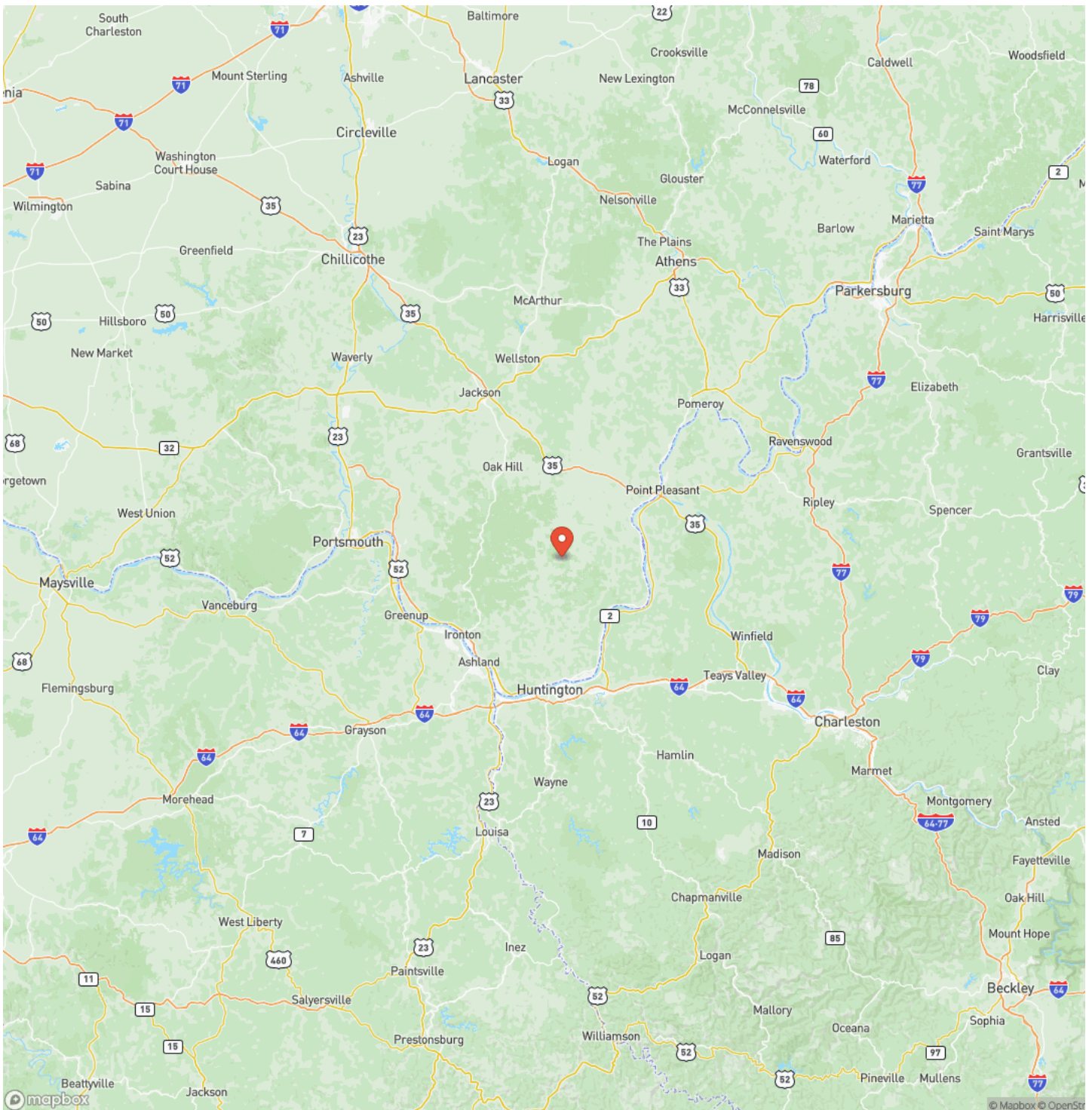
Tract 3 White Hollow Recreational Farm
Patriot, OH / Gallia County



Locator Map



Locator Map



Satellite Map



Tract 3 White Hollow Recreational Farm Patriot, OH / Gallia County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

210 Cheeyo Trace

City / State / Zip

Loudon, TN 37774

NOTES

[illegible]

This image shows a single page from a notebook or ledger. It features approximately 20 evenly spaced horizontal black lines across its entire width. The margins are uniform on all sides, creating a clean space for writing. There are no vertical lines, text, or other markings present.



<https://arrowheadlandcompany.com/>

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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