Tract 1 Hilltop View Patriot Farm
1975 Boggs
Patriot, OH 45658

$405,000
20± Acres
Gallia County

ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
1975 Boggs

City, State Zip
Patriot, OH 45658

County
Gallia County

Type
Farms, Hunting Land, Recreational Land, Residential Property, Timberland, Horse Property, Single Family, Business Opportunity

Latitude / Longitude
38.73479 / -82.34121

Dwelling Square Feet
4,757

Bedrooms / Bathrooms
8 / 2.5

Acreage
20

Price
$405,000

Property Website
https://arrowheadlandcompany.com/property/tract-1-hilltop-view-patriot-farm-gallia-ohio/96229/

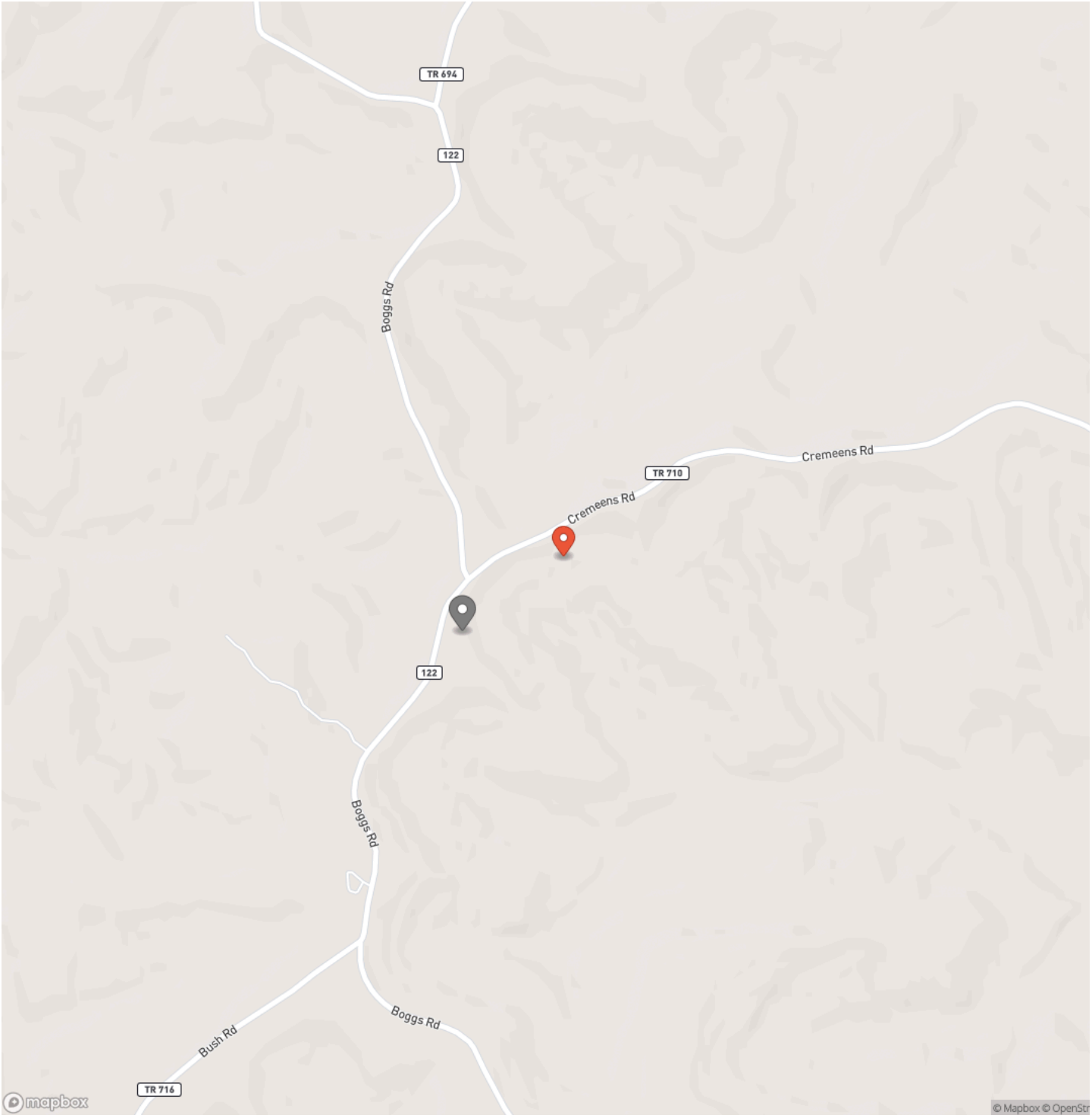
PROPERTY DESCRIPTION

Introducing Tract 1 of the Hilltop View Patriot Farm, a beautiful 20 +/- acre, Gallia County turn-key property in the heart of a thriving farming community! This spacious two-story home offers 8 bedrooms with room for expansion, 2.5 baths, a large basement, mudroom, and a beautifully designed layout for comfortable country living. The expansive kitchen is perfect for family gatherings and guests, while the concrete walkways, a charming back porch, and a screened-in porch add to the outdoor enjoyment. Step outside to enjoy an outdoor pavilion with a million-dollar view overlooking your very own horse pasture. The sunsets and sunrises here are truly something to see, and from the pavilion and back porches you'll enjoy plenty of wildlife sightings. On clear days, you may be able to see over a mile to the east. The farm is complete with a classic horse bank barn featuring a hay loft, numerous stalls, a concrete floor, quality fencing, multiple gates, and a generous overhang ideal for tractors, buggies, or vehicles. Additional improvements include a large garage with a work area, a convenient garden near the house, a storage shed, and even a playhouse for the little ones. The property sits on a quiet yet convenient road and offers a nice gravel drive for easy access. For outdoorsmen, this farm is also known for excellent deer hunting! The topography is rolling-to-hilly with wildlife openings, trails and great access. With multiple potential food plot areas, outstanding habitat, a few oaks, and well-laid-out access trails, it provides some of the best hunting opportunities in the region. The farm is 25 +/- minutes to Gallipolis and Oak Hill, and 30 +/- minutes to Crown City and Jackson. Electric is at the road. The property is subject to a survey, deed and recorded boundary agreement. All showings are by appointment only and NO Sunday showings. All showings require 48 hours notice and Proof of Funds or a pre-approval letter from a financial institution. If you have any questions or are interested in a private showing, please contact Brian Whitt at (937) 545-7764 or Josh Grant at (330) 341-0997 .

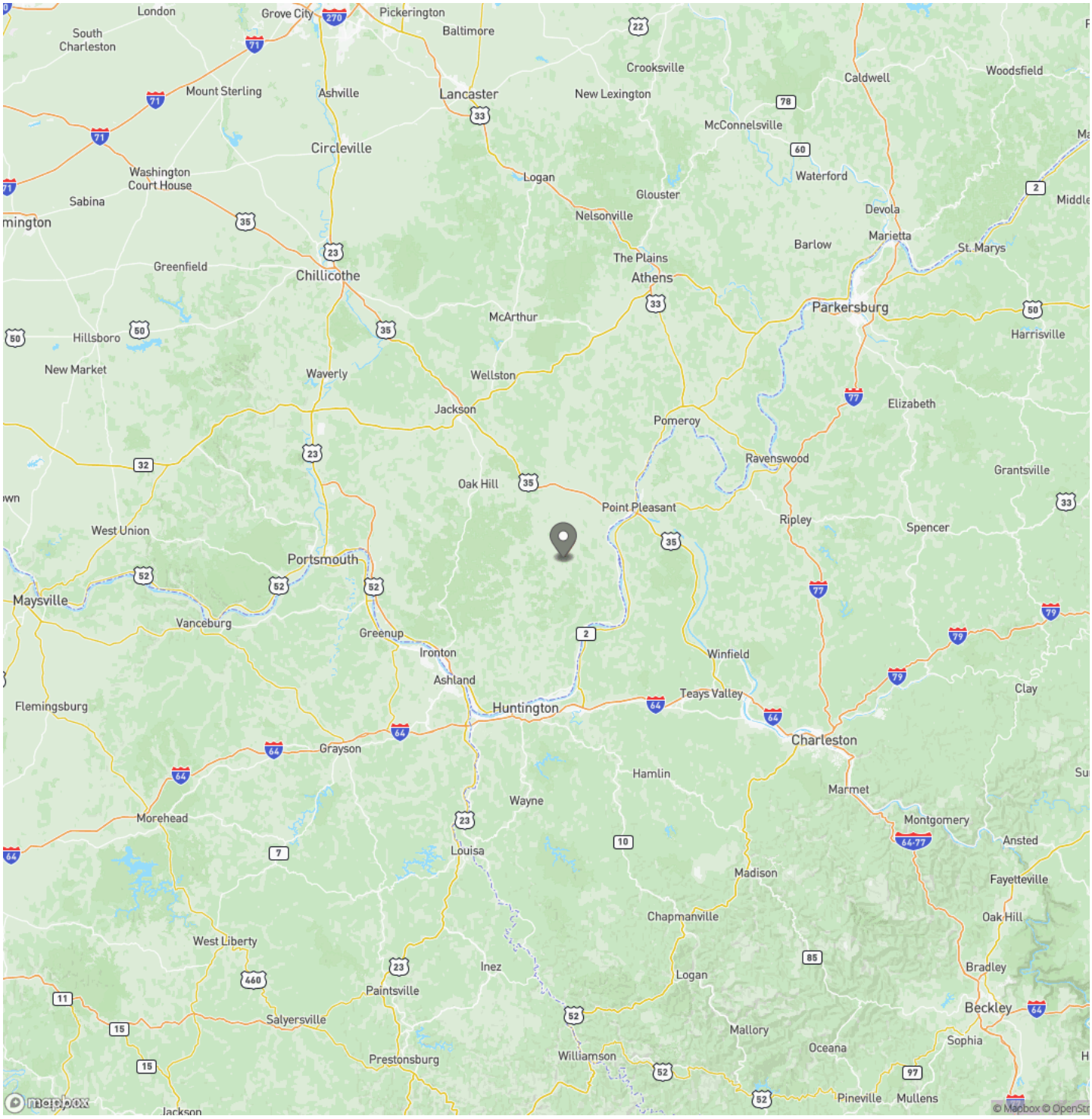
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

Tract 1 Hilltop View Patriot Farm
Patriot, OH / Gallia County

Locator Map


TR 694
122
Boggs Rd
Cremeens Rd
TR 710
Cremeens Rd
122
Boggs Rd
Boggs Rd
Bush Rd
TR 716
mapbox
© Mapbox © OpenStr

Locator Map


London
Grove City
Pickerington
South Charleston
Baltimore
Crooksville
Caldwell
Woodsfield
Mount Sterling
Ashville
Lancaster
New Lexington
McConnelsville
Circleville
Washington Court House
Logan
Waterford
Sabina
Glouster
Nelsonville
Devola
Marietta
Barlow
St. Marys
Greenfield
Chillicothe
The Plains
Athens
Parkersburg
Harrisville
Hillsboro
McArthur
New Market
Waverly
Wellston
Jackson
Elizabeth
Pomeroy
Ravenswood
Grantsville
Oak Hill
Point Pleasant
Ripley
Spencer
West Union
Portsmouth
Maysville
Vanceburg
Greenup
Ironton
Ashland
Winfield
Flemingsburg
Huntington
Teays Valley
Clay
Charleston
Grayson
Hamlin
Marmet
Wayne
Morehead
Montgomery
Louisa
Ansted
Madison
Fayetteville
Chapmanville
Oak Hill
West Liberty
Inez
Logan
Bradley
Paintsville
Beckley
Salyersville
Mallory
Sophia
Oceana
Prestonsburg
Williamson
Pineville
Mullens
Jackson
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Satellite Map

LISTING REPRESENTATIVE

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City / State / Zip
Loudon, TN 37774

NOTES

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