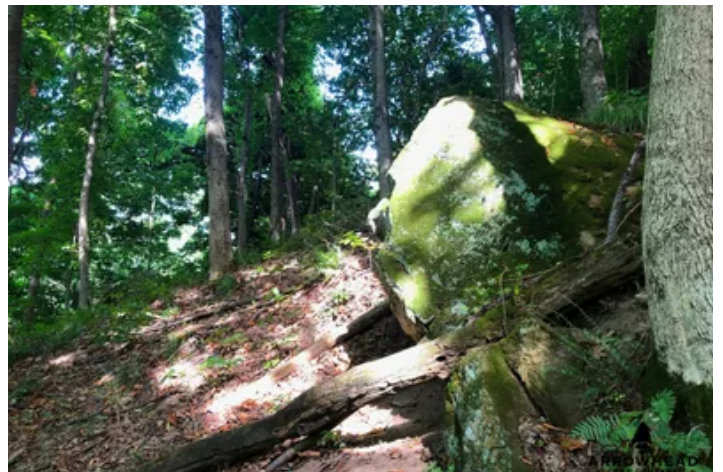


**Clay Lick Hunting Property**  
0 Clay Lick Rd  
Patriot, OH 45631

**\$149,000**  
33± Acres  
Gallia County





**Clay Lick Hunting Property**  
**Patriot, OH / Gallia County**

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**SUMMARY**

**Address**

0 Clay Lick Rd

**City, State Zip**

Patriot, OH 45631

**County**

Gallia County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

38.7159 / -82.2988

**Acreage**

33

**Price**

\$149,000

**Property Website**

<https://arrowheadlandcompany.com/property/clay-lick-hunting-property-gallia-ohio/42289/>



**PROPERTY DESCRIPTION**

Southern Ohio Deer Hunters, Here is your opportunity to own some prime Ohio land. Located in a quiet area and far from any main roads is this affordable and awesome hunting property and build site. If you are looking for a tract of land that offers great hunting, great views, great timber, and the potential to build on, then you need to check this one out. This area is loaded with deer, turkey and other wildlife. Have you heard hunters say the access is all wrong on a certain property? Well, with this tract of timber, you have two access points, each one off of quiet country roads, located at opposite ends of the property. Are you a mature timber fan? As you walk the woods, you will see some awesome timber, including poplars and oaks. It's difficult to find a tract of land these days with nice timber, you will appreciate what this property offers. You will have plenty of acorns, and there is some great understory offering deer and turkey cover. The property is loaded with deer sign and there is a mineral lick the size of a pickup truck bed. There are some atv trails that need a little TLC, but passable and make access easier. The bench top/saddle is amazing, and imagine the potential this has with a couple strategically placed stands. With a little clearing, you could put an awesome food plot in. This would make a gorgeous cabin location also. There is public water and electricity at the road. You will definitely want to check this one out. "Sellers" mineral rights convey. Please call Brian Whitt, [937.545.7764](tel:937.545.7764) , or Josh Grant, [330.341.0997](tel:330.341.0997) for complete details of this property and showing.





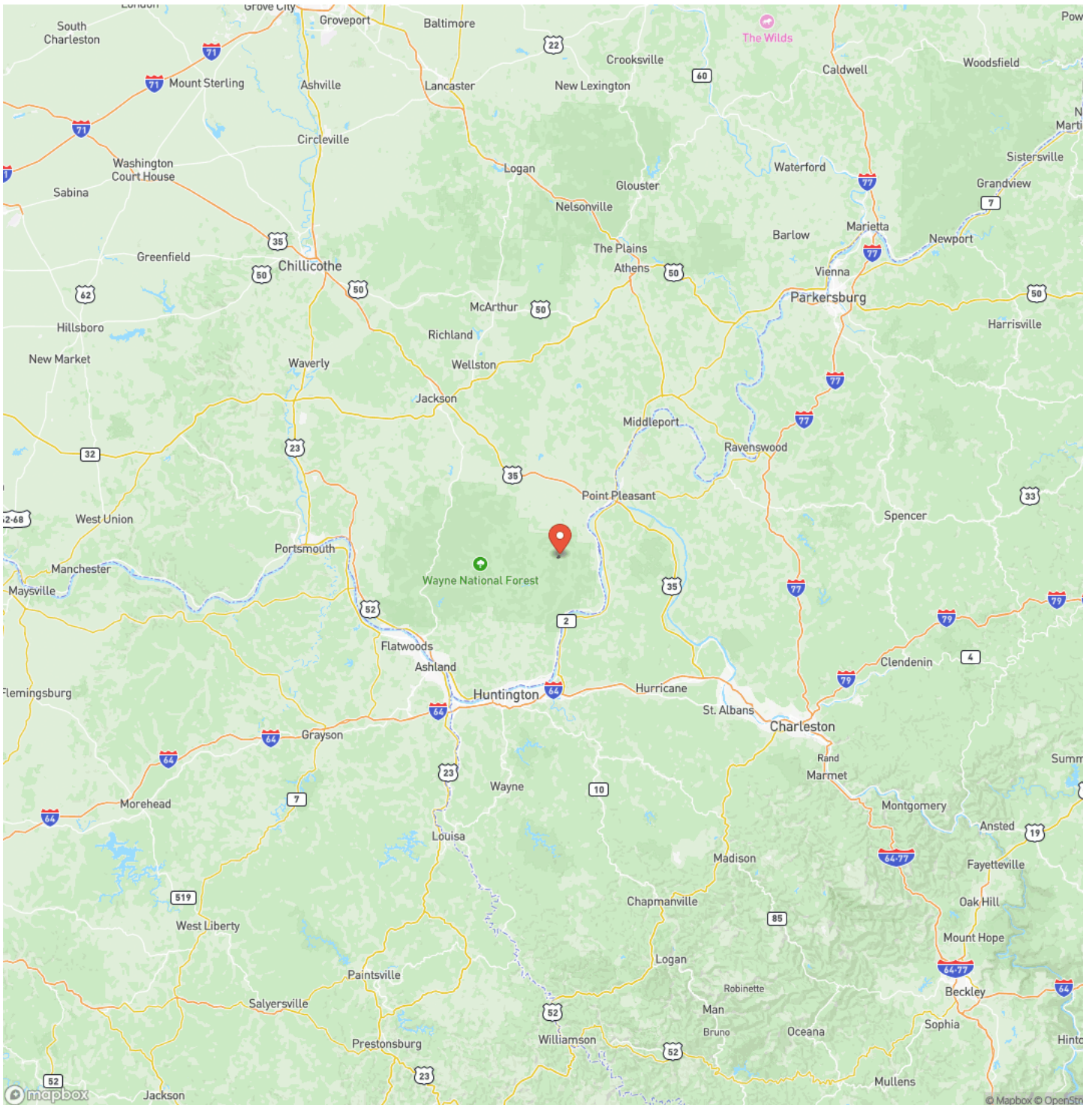




## Locator Map

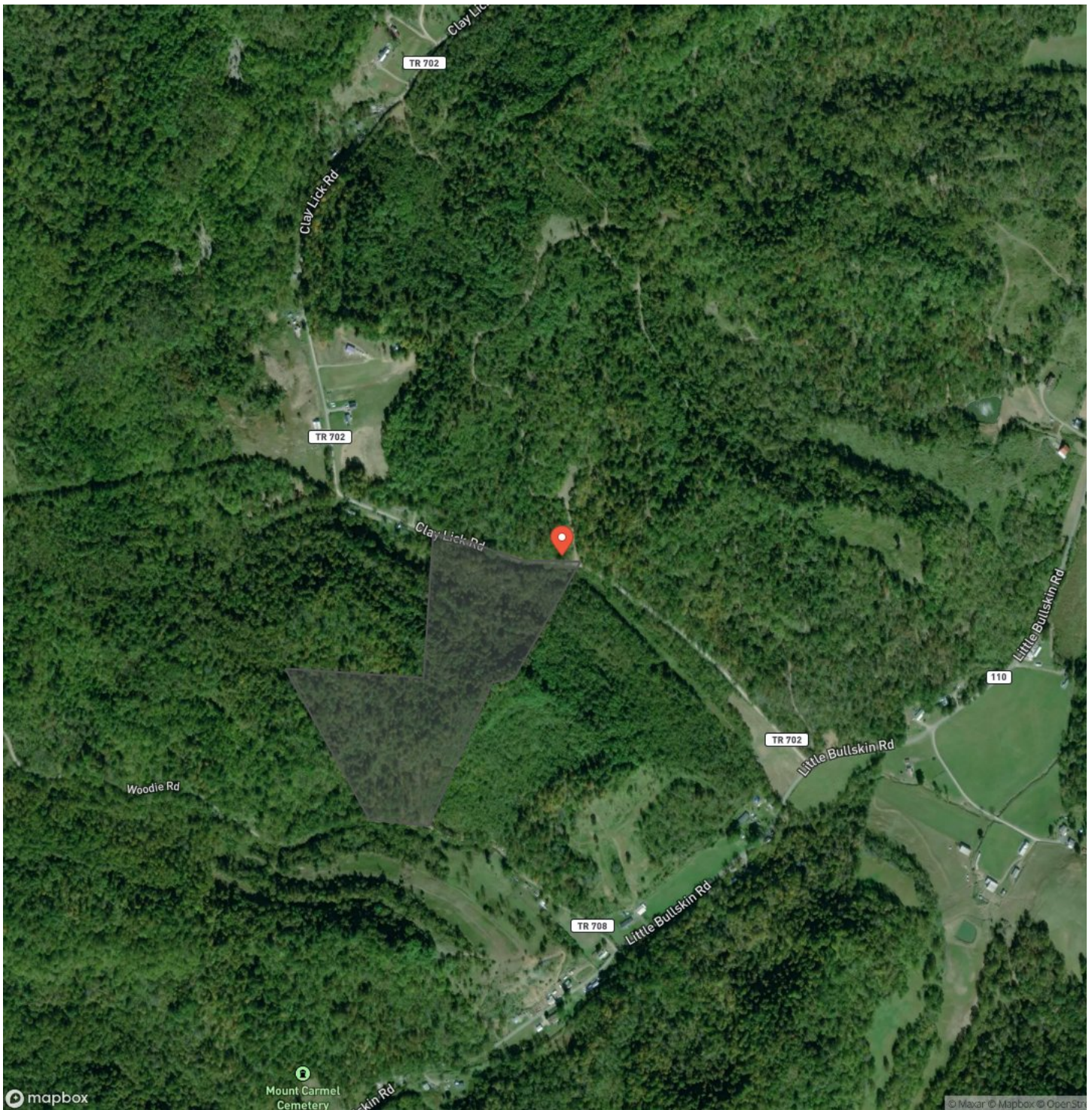


## Locator Map





## Satellite Map







[illegible]



## **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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