

Flag Spring Farm
19234 State Route 141
Patriot, OH 45658

\$599,000
107± Acres
Gallia County



Flag Spring Farm
Patriot, OH / Gallia County

SUMMARY

Address

19234 State Route 141

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

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

Latitude / Longitude

38.7301 / -82.461

Dwelling Square Feet

2356

Bedrooms / Bathrooms

4 / 3

Acreage

107

Price

\$599,000

Property Website

<https://arrowheadlandcompany.com/property/flag-spring-farm-gallia-ohio/55183/>



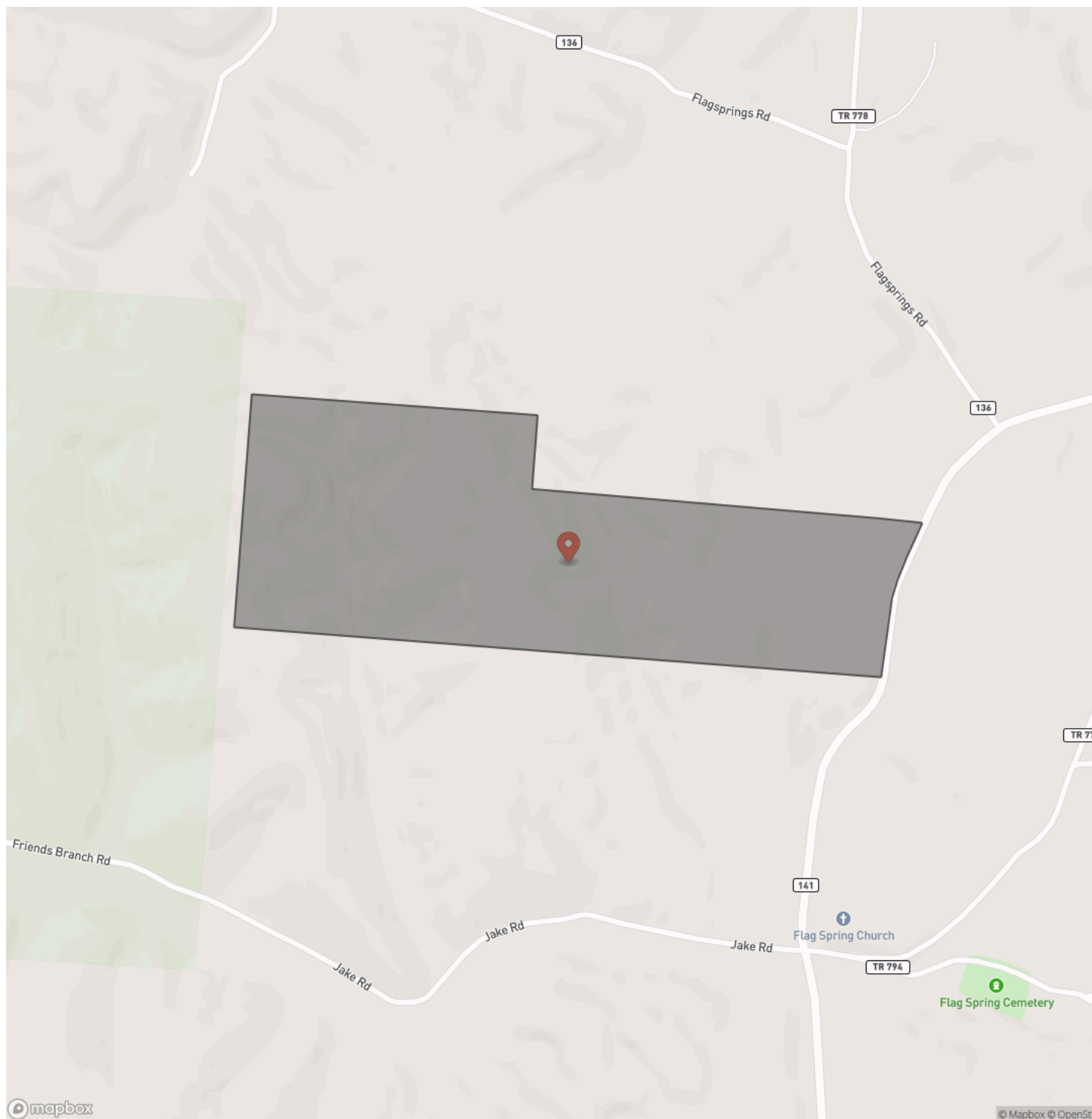
PROPERTY DESCRIPTION

Here is a chance to own a very nice piece of acreage with two houses! This property borders Wayne National Forest so there is even more land available to the buyer to hunt on or enjoy nature. This is a hunter's paradise! The rolling hills and pasture land have cattle currently on them, but there are areas that would be great for food plots. With the property being fenced, it would work great if someone wanted a turn key cattle farm. This place is set up for livestock already with a feedlot and water tanks. There are some well maintained atv/utv trails throughout the property to travel on. The main house has four bedrooms and two bathrooms with a full basement. This house has solar panels on the roof that help out with energy costs. The living room is very spacious with a fireplace for enjoyment on chilly nights. The bedrooms are all good sized and would be a perfect fit for anybody that needs some extra space. There is even a huge office with plenty of shelves that would make a great place to do work or studies. If an office isn't needed, this room could be used for other purposes. The basement offers a second kitchen area along with all kinds of storage options and even a man cave area! There is shelving in the basement that has been utilized in the past for storing canned goods and other food items. There is easy access to the furnace and hot water heater as well. There is also a really neat concrete sink in the basement that can be used. The second residence on this property is a two bedroom and one bathroom home and has many options for use. In the past, it was used as an air bnb which produced income for the seller. This home is very clean and has an open concept living room and kitchen. This home could still be used as an air bnb for the new owners or could be used as a second residence. This property will require a survey. Sellers Mineral rights convey. 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 Brian Salmons at [\(740\) 646-9378](tel:(740)646-9378).

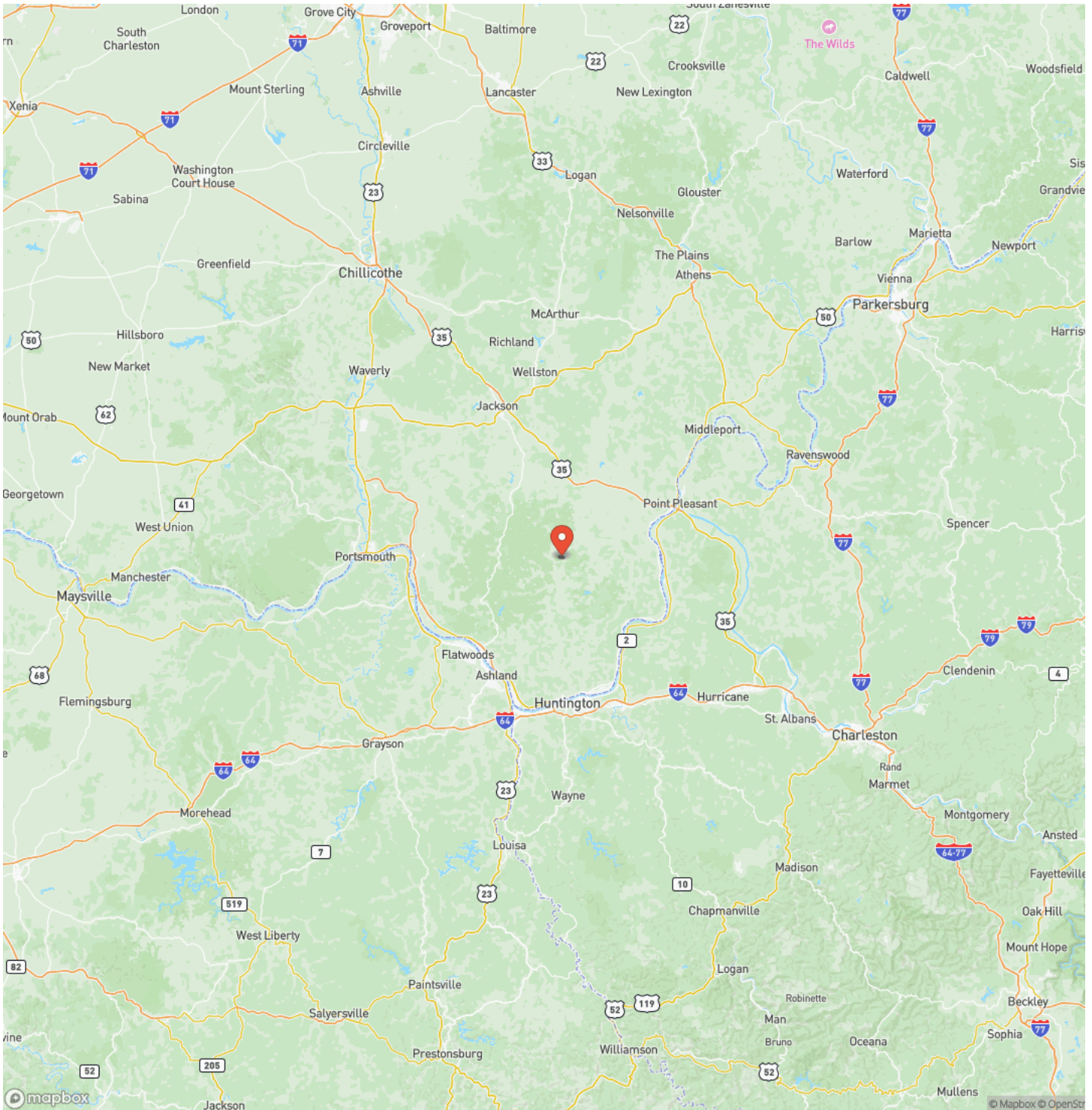
Flag Spring Farm
Patriot, OH / Gallia County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

Caryville, TN 42349

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



www.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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

