

Tract 1 White Hollow Recreational Farm
0 White Hollow Road
Patriot, OH 45658

\$219,000
60± Acres
Gallia County



**Tract 1 White Hollow Recreational Farm
Patriot, OH / Gallia County**

SUMMARY

Address

0 White Hollow Road

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land,
Timberland

Latitude / Longitude

38.6982 / -82.4133

Acreage

60

Price

\$219,000

Property Website

<https://arrowheadlandcompany.com/property/tract-1-white-hollow-recreational-farm/gallia/ohio/106579/>



Tract 1 White Hollow Recreational Farm Patriot, OH / Gallia County

PROPERTY DESCRIPTION

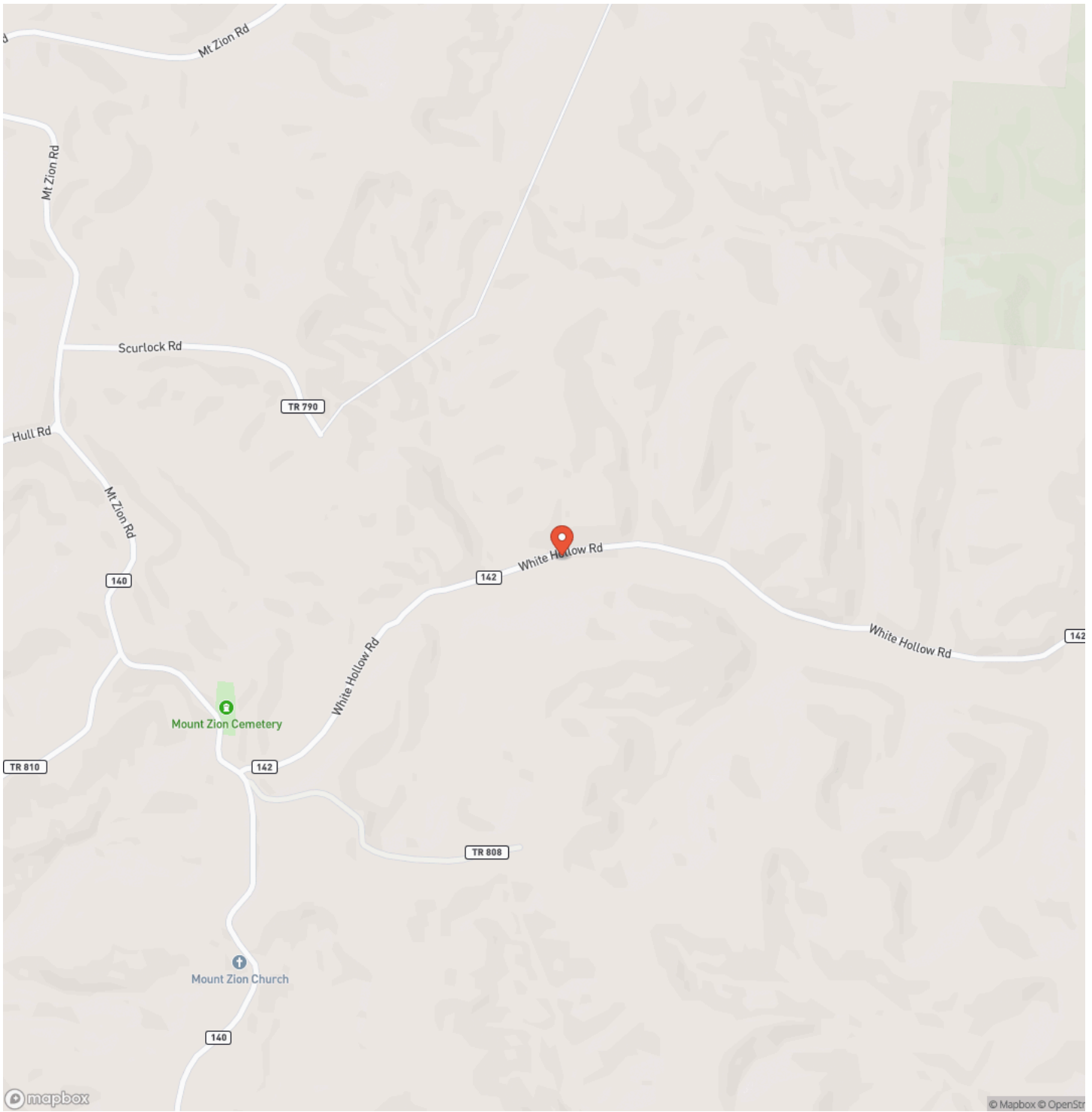
Escape to the peace and privacy of the countryside with this outstanding hunting and recreational property located on a quiet country road in Gallia County, Ohio! Featuring 60 +/- acres of a great mix of timber, established trails, and varied topography, this tract offers excellent habitat and endless opportunities for outdoor enjoyment. Whether you are looking for a hunting retreat, weekend getaway, or future cabin site, this property has the setting and potential to make it your own! The area is well known for producing giant whitetail bucks with excellent genetics, making this an exciting opportunity for serious hunters and outdoorsmen alike! There was a recent select cut done, and there is plenty of timber, wildlife openings and in the next 3-5 years, this property will explode with new growth creating the perfect deer hunting tract. The existing trail system provides easy access throughout the property, allowing you to navigate the land with ease while enjoying the natural beauty and diverse terrain. A new hunting blind and feeder are already in place and are negotiable with the sale, helping make this property even more turn-key for the upcoming season. If you have been searching for a private and versatile tract in a proven hunting area, this property deserves a look. Opportunities like this do not come around often. Electric is available at the road (Please verify Electric Utility), adding convenience for future improvements for a cabin or camping setups. The farm is 25 +/- minutes to Gallipolis and Oak Hill, and 30 +/- minutes to Crown City and Jackson. Seller's mineral, oil, and gas rights convey. All showings are by appointment only. If you would like more information or would like to schedule a private showing, 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.

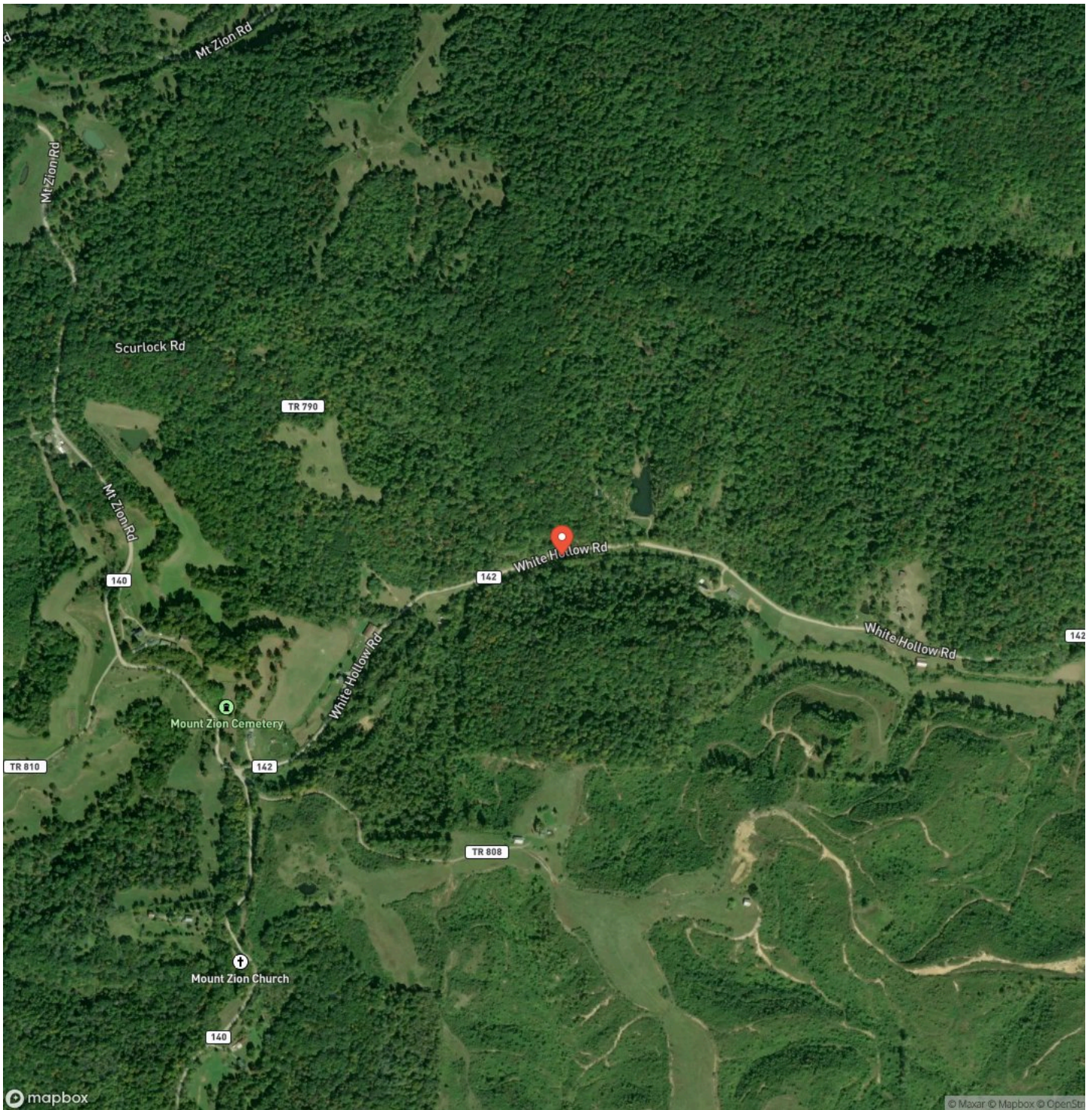
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Locator Map



Satellite Map



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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