

Turn-Key Patriot Farm
5188 State Route 775
Patriot, OH 45658

\$450,000
7± Acres
Gallia County



Turn-Key Patriot Farm
Patriot, OH / Gallia County

SUMMARY

Address

5188 State Route 775

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Farms, Ranches, Recreational Land, Residential Property,
Commercial, Horse Property, Single Family

Latitude / Longitude

38.72365 / -82.42345

Dwelling Square Feet

3934

Bedrooms / Bathrooms

11 / 3

Acreage

7

Price

\$450,000

Property Website

<https://arrowheadlandcompany.com/property/turn-key-patriot-farm-gallia-ohio/87394/>



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PROPERTY DESCRIPTION

Here is a once-in-a-lifetime opportunity in Gallia County, Ohio! The key features are two large homes and three barns which could be rented to locals for manufacturing or livestock. You and your family could live in one home and rent the other. The possibilities are endless!

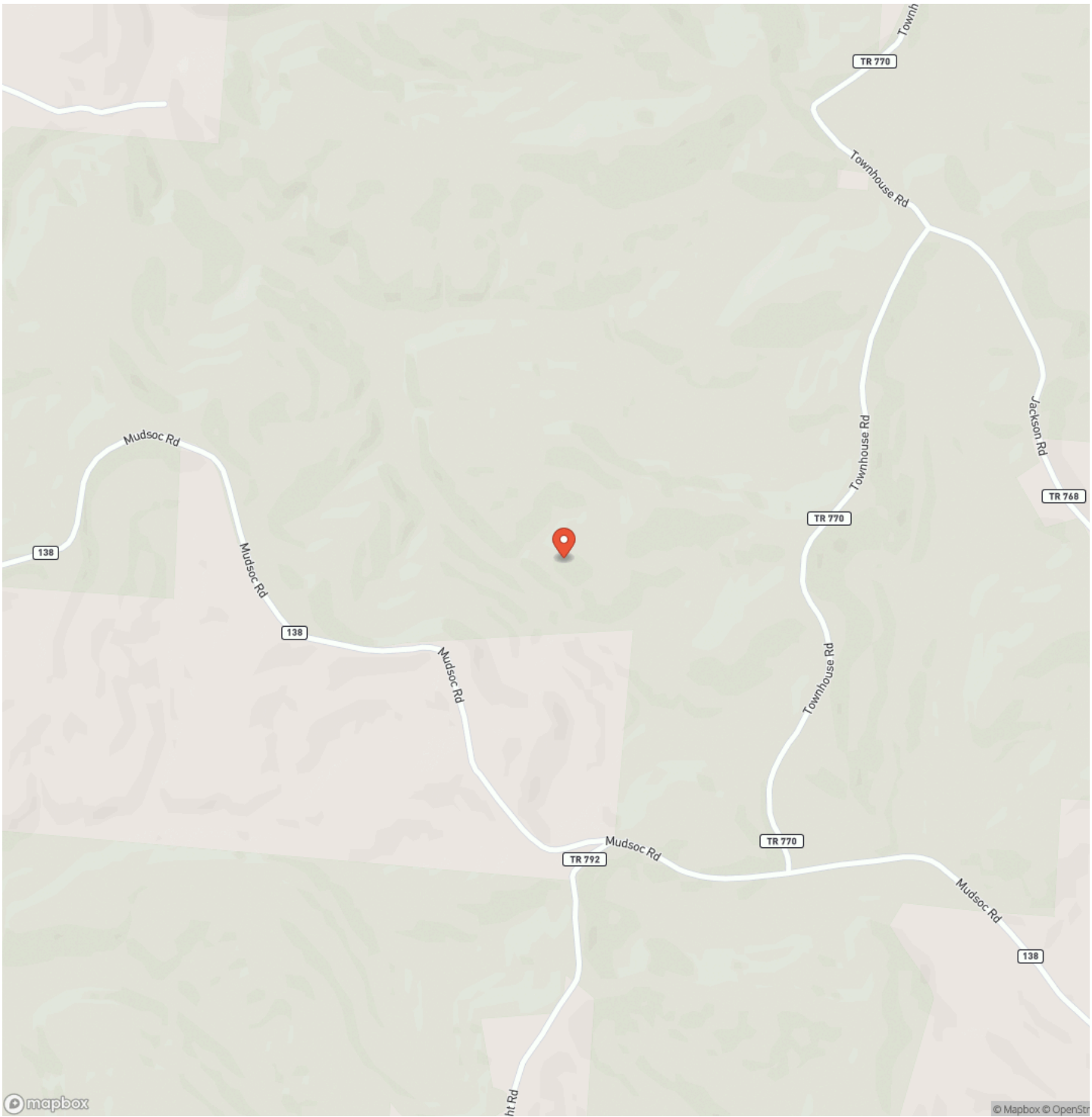
The main home features eleven rooms and two bathrooms, offering plenty of space for family living or creative use. A charming porch invites you to relax and take in the peaceful surroundings, and the chimney is ready for a woodburner/stove to be added for warmth and rustic charm. The second home includes five rooms and one bathroom—perfect for guests, extended family, or as a rental—and also has a chimney in place, ready for a woodburner/stove. Both homes are serviced by public water and septic, and already have plumbing in place, making them truly move-in ready. Outside, the land is open and scenic, with fencing already in place and incredible views in every direction. The barns are not only conveniently located near the homes but are also functional and versatile. Whether you're planning to house livestock, store hay, repair vehicles, work with wood, or create rental income through storage or events, the infrastructure is ready. The peaceful, quiet setting makes this property ideal for a horse farm, a wedding venue, a vacation rental, or a turn-key homestead. Patriot, Ohio, is a tight-knit, highly desirable community—offering rural charm while staying within reach of essential amenities. Don't miss out on this unique chance to own a little slice of Southern Ohio paradise! It's more than just property—it's a lifestyle waiting to be lived. Electric is available at the road. Seller's oil, gas, and mineral rights convey. All showings are by appointment only and require 48 hours notice. Agents must be present for all showings. NO Sunday showings. 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 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.

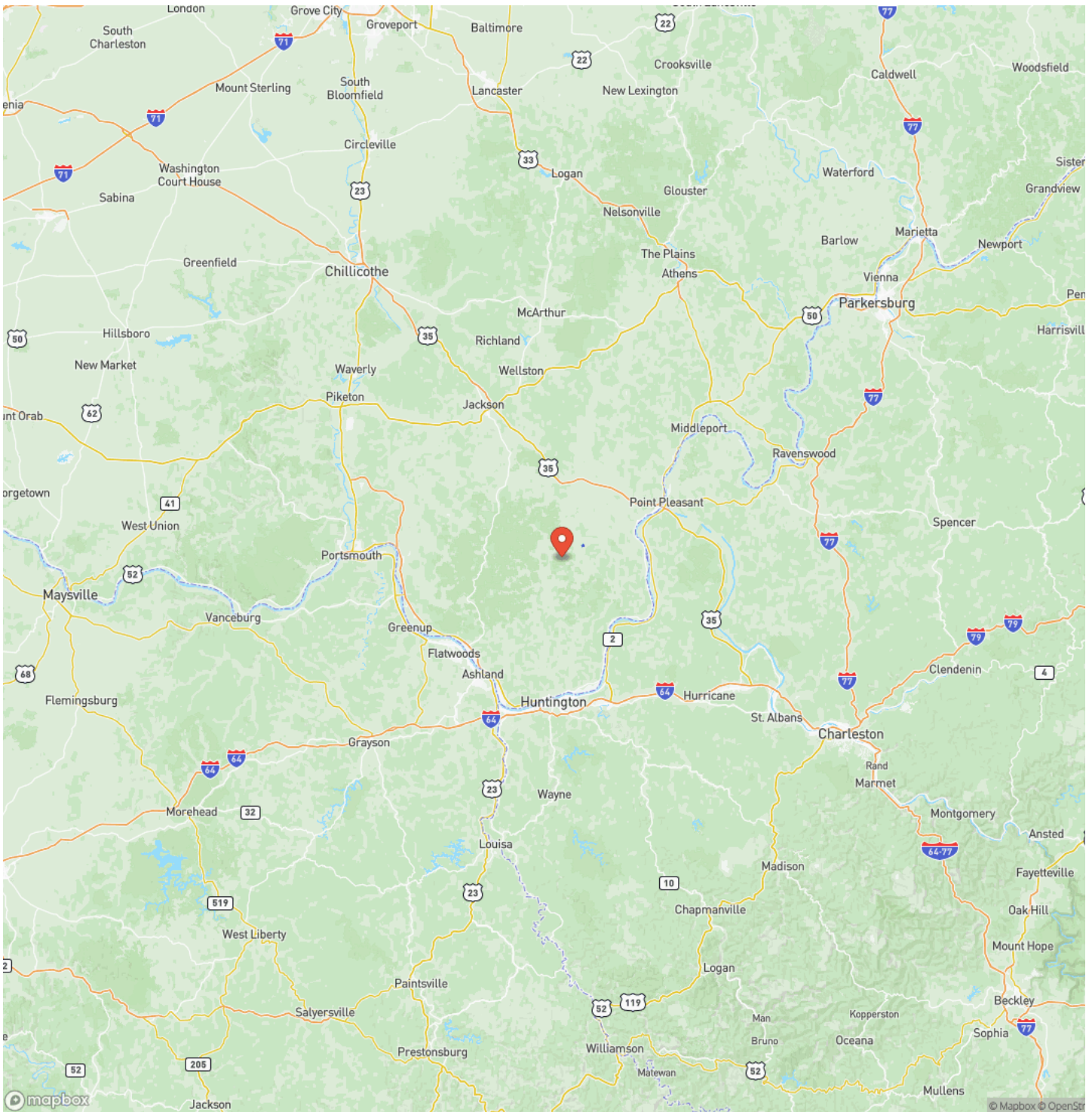
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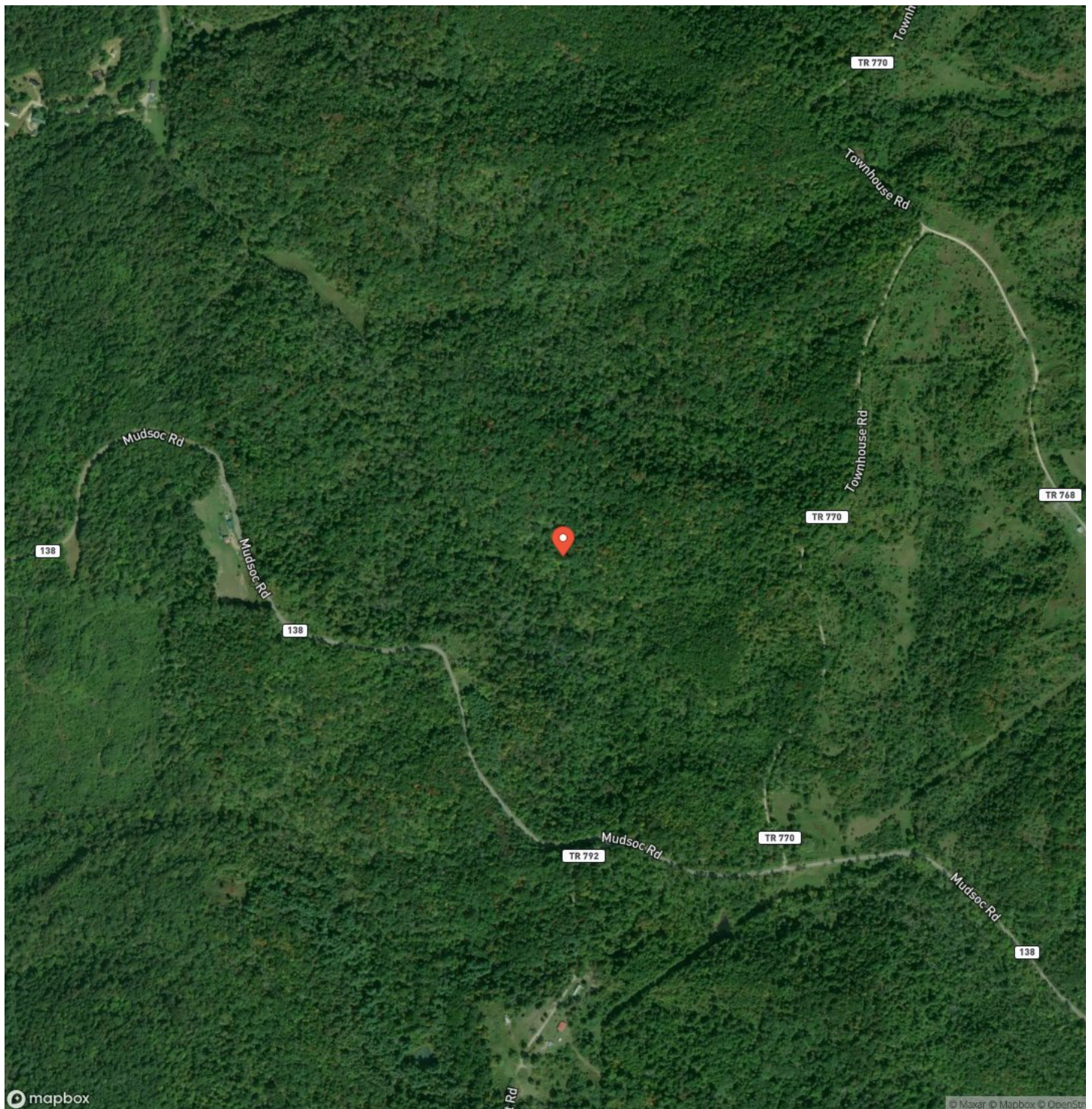
Locator Map



Locator Map



Satellite Map



Turn-Key Patriot Farm

Patriot, OH / Gallia County

LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

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(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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DISCLAIMERS

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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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