

Smokey Row Patriot Farm
4723 State Route 775
Patriot, OH 45658

\$475,000
23± Acres
Gallia County



**Smokey Row Patriot Farm
Patriot, OH / Gallia County**

SUMMARY

Address

4723 State Route 775

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Farms, Hunting Land, Recreational Land, Residential Property, Horse Property, Single Family, Timberland

Latitude / Longitude

38.75537 / -82.35563

Dwelling Square Feet

1,870

Bedrooms / Bathrooms

2 / 2

Acreage

23

Price

\$475,000

Property Website

<https://arrowheadlandcompany.com/property/smokey-row-patriot-farm/gallia/ohio/94545/>



Smokey Row Patriot Farm Patriot, OH / Gallia County

PROPERTY DESCRIPTION

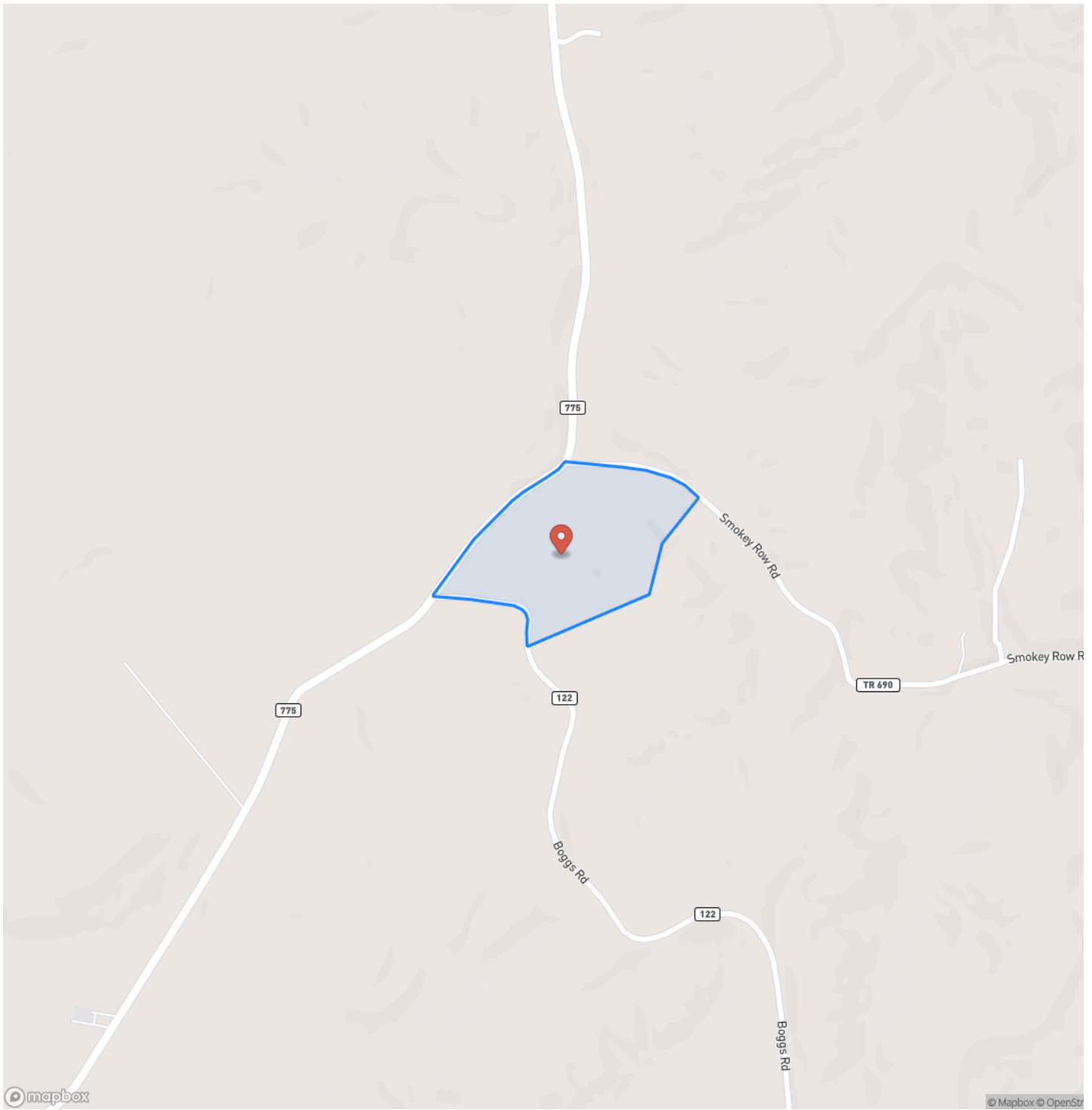
Take a look at the Smokey Row Patriot Farm, a beautiful, rolling 23 +/- acre property located in Gallia County, Ohio! The property offers a large home and barn, pole building and many out buildings. The land features scenic hills, gorgeous fenced pastures, a large pond stocked with hybrid bluegill and Red Ear sunfish, and a long, well-maintained gravel driveway that sets the tone as you enter the farm. The views from the front porch are tremendous-you can relax while overlooking the countryside and regularly watching deer move through the property! The newer home, built around 2016, includes two bed rooms, a spacious kitchen, large living room, office area, and two bathrooms. The home has gorgeous woodwork, great natural lighting, and an awesome basement which could be turned into multiple bedrooms! The possibilities are endless! A large barn with a concrete floor and high-quality crafted stalls provides excellent space for horses or livestock. An additional large pole building includes a fireplace, making it an ideal gathering place for guests, as well as a versatile storage or workshop area. Several smaller sheds offer housing for goats, chickens, and other animals. The property also includes a dock on the pond for easy fishing access, with years of quality angling ahead for family and friends. Beautiful timber stretches across the back of the property, creating a peaceful setting and offering great hunting opportunities. There is also another excellent build site on Boggs Road, giving the new owner added flexibility and possibilities for expansion, family, or investment. Electric is at the road, the property has public water, and the home is served by a newer septic system. With its combination of modern improvements, scenic land, abundant wildlife, and unmatched versatility, this rare homestead offers features you simply can't find all in one place. The farm is 25 +/- minutes to Gallipolis and Oak Hill; and 30 +/- minutes to Crown City and Jackson. The Sellers' Oil, Gas and Mineral rights convey. 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](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.

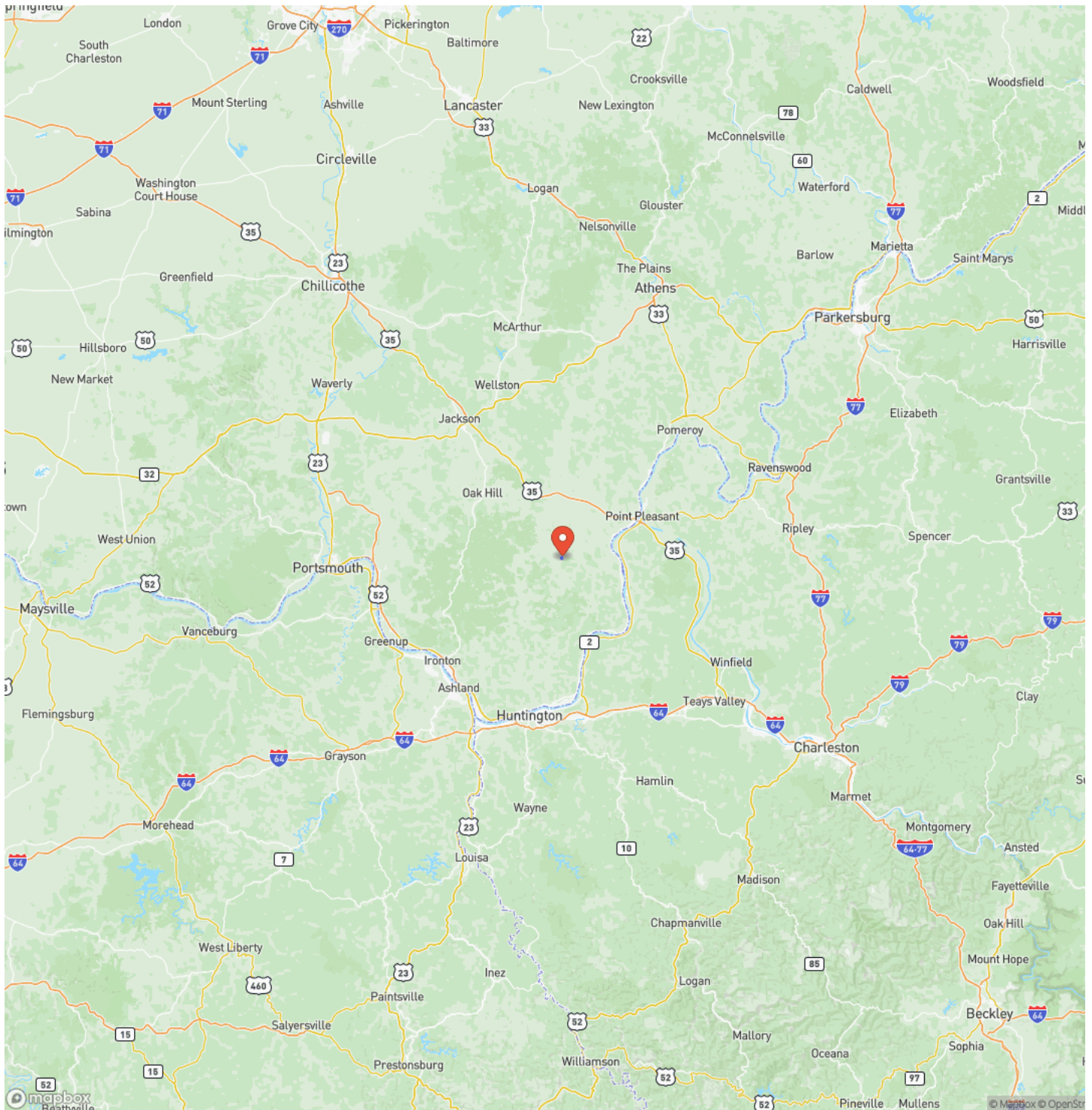
**Smokey Row Patriot Farm
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Locator Map



Locator Map



Satellite Map



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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