

Dugan Rd - 44 acres - Gallia County
0 DOUGAN Rd
Patriot, OH 45658

\$239,900
44± Acres
Gallia County



Dugan Rd - 44 acres - Gallia County
Patriot, OH / Gallia County

SUMMARY

Address

0 DOUGAN Rd

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Recreational Land

Latitude / Longitude

38.829521 / -82.44499

Acreage

44

Price

\$239,900

Property Website

<https://www.mossyoakproperties.com/property/dugan-rd-44-acres-gallia-county-gallia-ohio/49337/>



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PROPERTY DESCRIPTION

Land for sale in Gallia County Ohio. This would make for a great family retreat or hunting camp. This property is located in Southwestern Gallia County, which was ranked in the top 5 in 2023 for Ohio Big Buck entries.

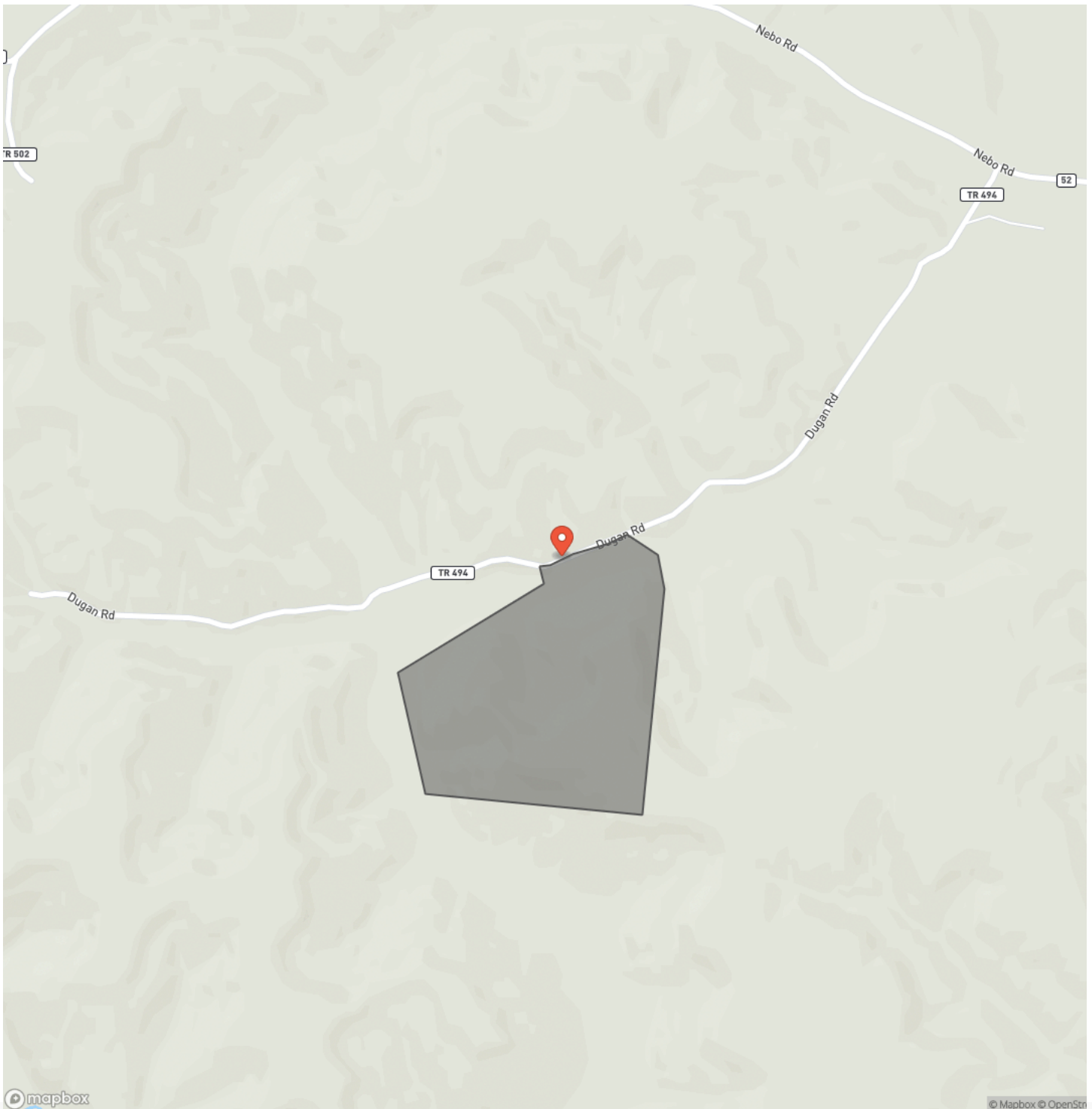
Property features include:

- Touches thousands of acres of Wayne National Forest
- Several areas of mature timber
- Topography is steep to rolling
- recent deer sign
- Gated driveway
- 40-foot Shipping container for secure storage
- Established RV/campsites
- Established trail system
- 2 food plots
- High elevation for great ridgetop views

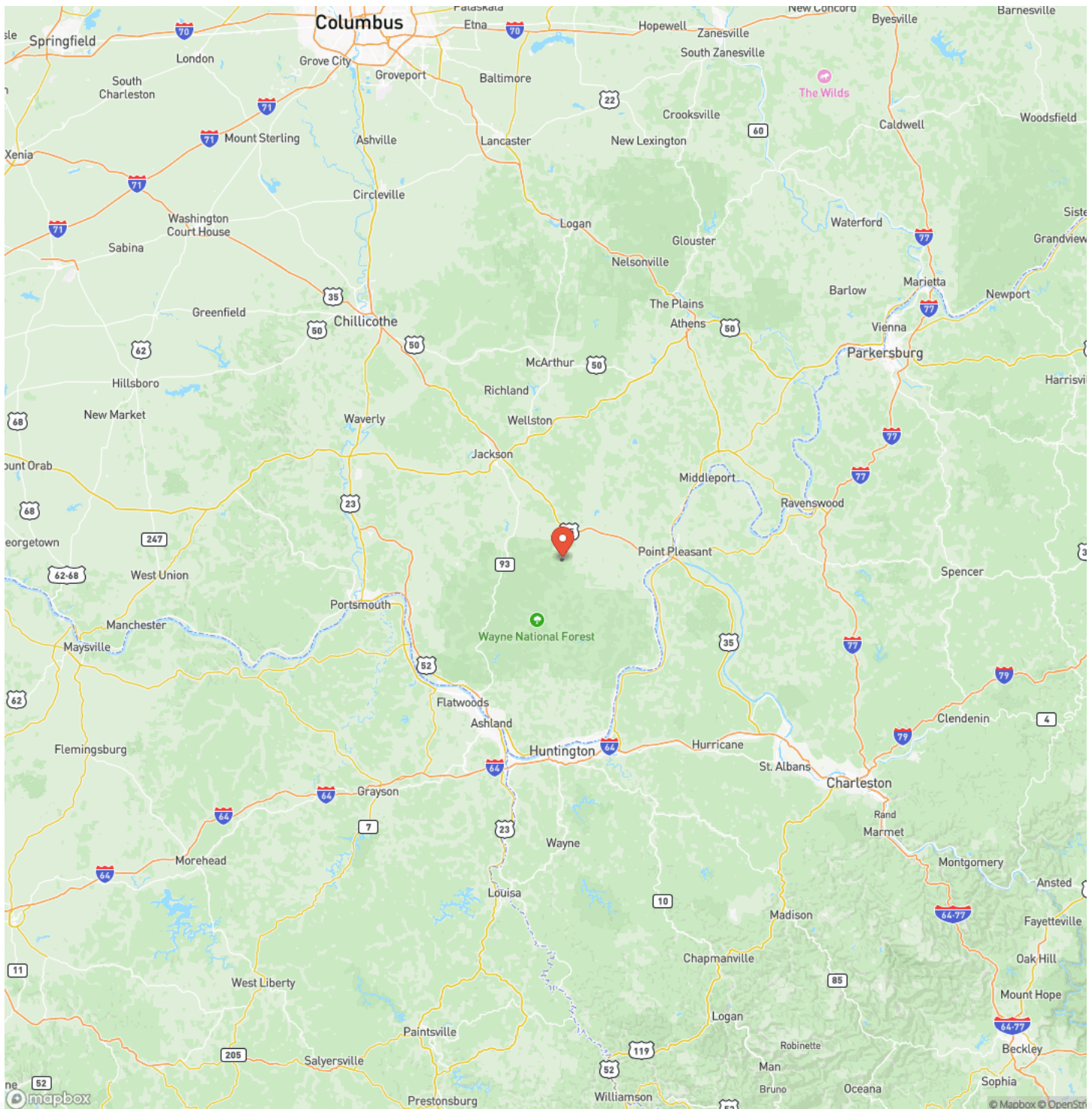
Annual taxes are approximately 811. Call today for more information or to schedule a showing!



Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Carroll, OH 43147

NOTES



MOSSY OAK®
PROPERTIES
Bauer Real Estate Company
America's Land Specialist

MORE INFO ONLINE:

www.mossyoakproperties.com/land-for-sale/ohio/

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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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