

Peters Cave Rd - 40 acres
742 Peters Cave Road
Patriot, OH 45658

\$324,900
40.88± Acres
Gallia County



Merlin Hershberger

OHIO AGENT

Merlin Hershberger is a licensed Auctioneer and Realtor with Mossy Oak Properties / Bauer Real Estate & Auctions, serving clients in Ohio and nearby areas. Raised in rural Stark County, he learned about auctions alongside his uncle. After attending Ohio Auction School in 2020 and earning his auctioneer license in 2021, he transitioned to full-time auctioneering in 2022, gaining experience in various auction formats. Merlin is licensed in Ohio, Pennsylvania, and Indiana, and has participated in major auctions. In 2024, he obtained his Ohio Real Estate License and FAA Drone Pilot License for enhanced marketing. He is dedicated to helping clients buy and sell recreational properties and auction assets with integrity and modern marketing strategies.



mhershberger@mossyoakproperties.com | 330-473-2577

Peters Cave Rd - 40 acres
Patriot, OH / Gallia County

SUMMARY

Address

742 Peters Cave Road

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

38.70291 / -82.365469

Dwelling Square Feet

1,800

Bedrooms / Bathrooms

3 / 2.5

Acreage

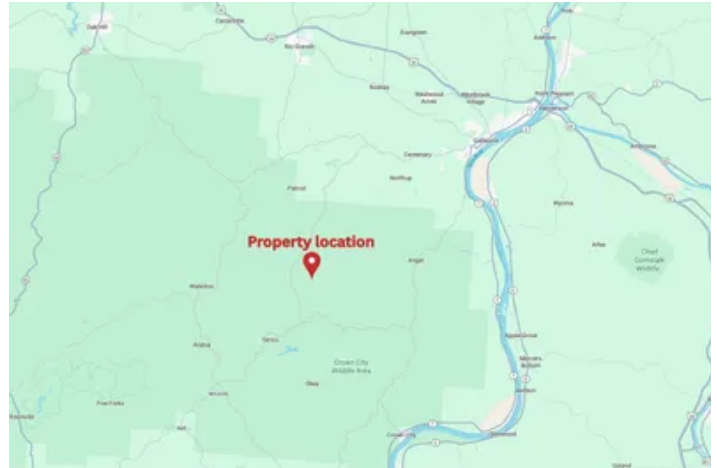
40.88

Price

\$324,900

Property Website

<https://www.mossyoakproperties.com/property/peters-cave-rd-40-acres-gallia-ohio/116400/>



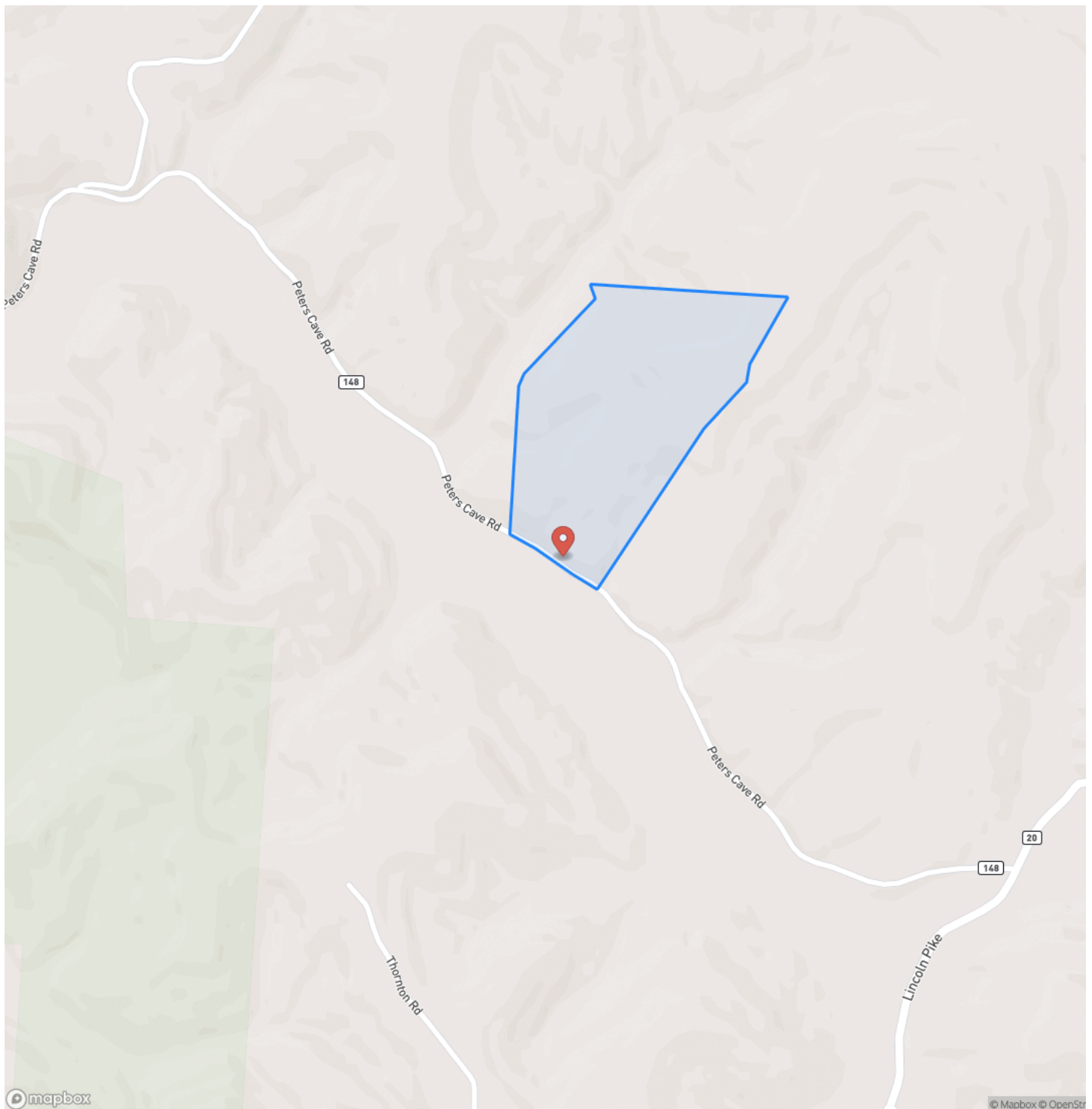
PROPERTY DESCRIPTION

Beautiful 40.889-acre property featuring approximately 21.889 wooded acres, 18 tillable acres, and a 1-acre homesite with rolling to steep terrain and scenic views. Property includes a 1,800 sq. ft. ranch home built in 2002 with 3 bedrooms, 1.5 baths, and a full basement. Do not walk or enter the property without prior approval from the listing agent. Use caution when walking the property due to steep terrain. Buyers and buyers' agents are responsible for verifying all property information, acreage, measurements, utilities, and intended uses.

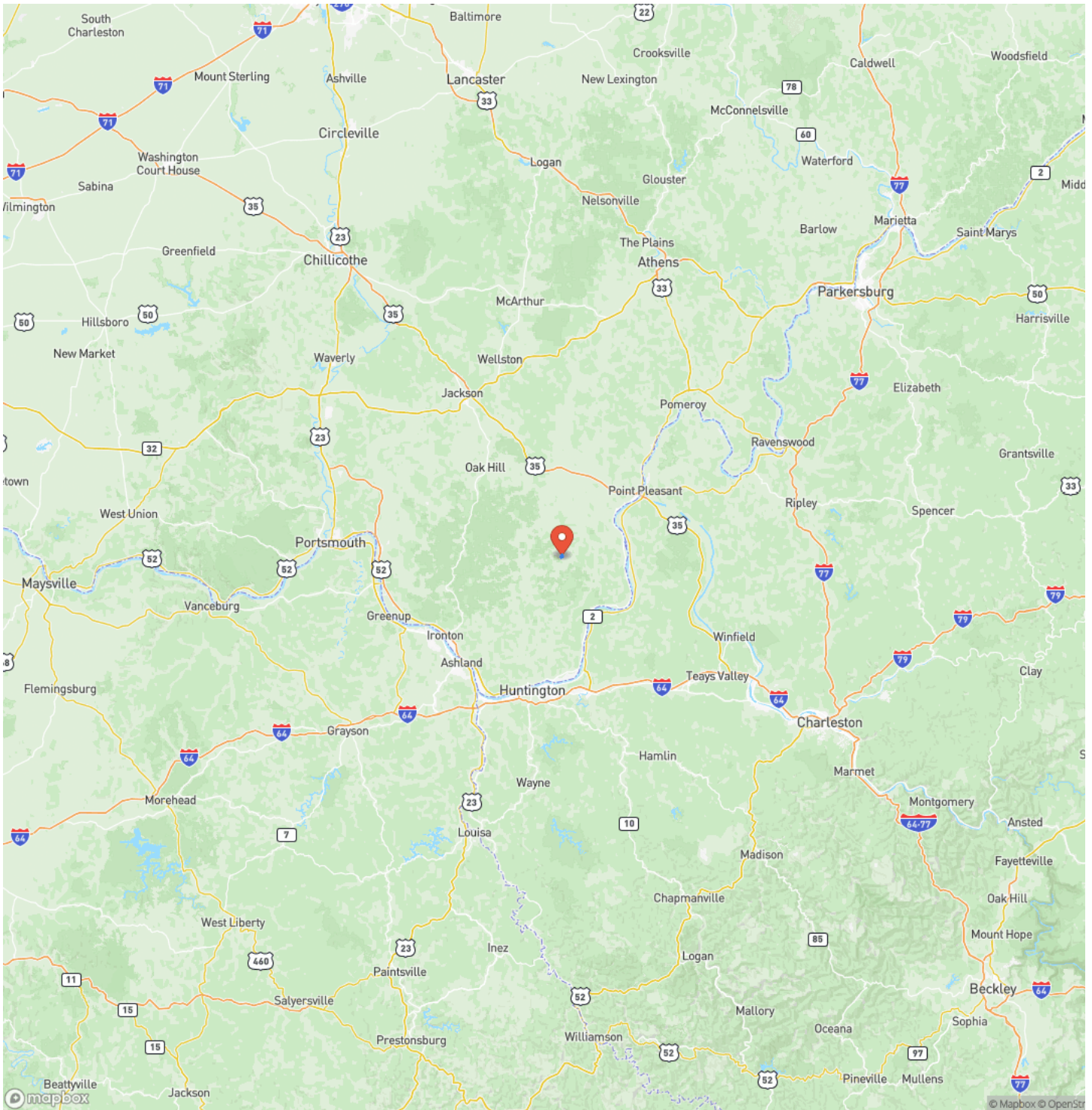
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Locator Map



Locator Map



Satellite Map



Peters Cave Rd - 40 acres
Patriot, OH / Gallia County

LISTING REPRESENTATIVE

For more information contact:



Representative

David Miller

Mobile

(330) 473-3430

Office

(614) 829-7070

Email

dmiller@mossyoakproperties.com

Address

8417 Sate Route 241

City / State / Zip

Fredericksburg, OH 44627

NOTES



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

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.

Mossy Oak Properties Bauer Realty & Auctions

PO BOX 896

Pickerington, OH 43147

(614) 829-7070

<https://www.mossyOakproperties.com/>

