

Little Bullskin - 225 acres - Gallia County
Little Bullskin
Patriot, OH 45658

\$259,900.00
225 +/- acres
Gallia County



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Patriot, OH / Gallia County

SUMMARY

Address

Little Bullskin

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Recreational Land

Latitude / Longitude

38.7239 / -82.2869

Acreage

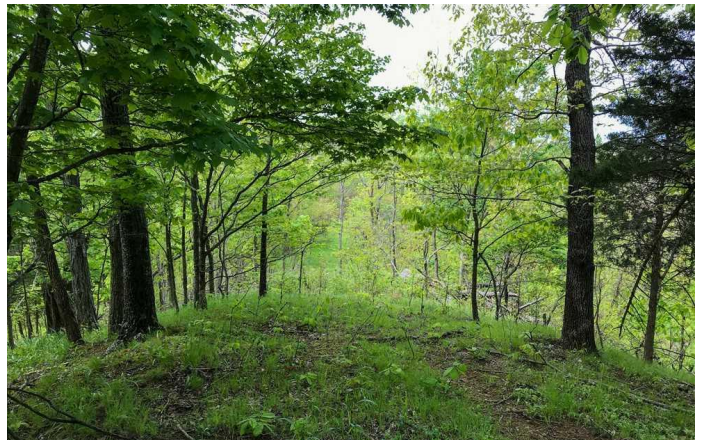
225

Price

\$259,900.00

Property Website

<https://ohiolandforsale.com/property/little-bullskin-225-acres-gallia-county-gallia-ohio/9290/>



PROPERTY DESCRIPTION

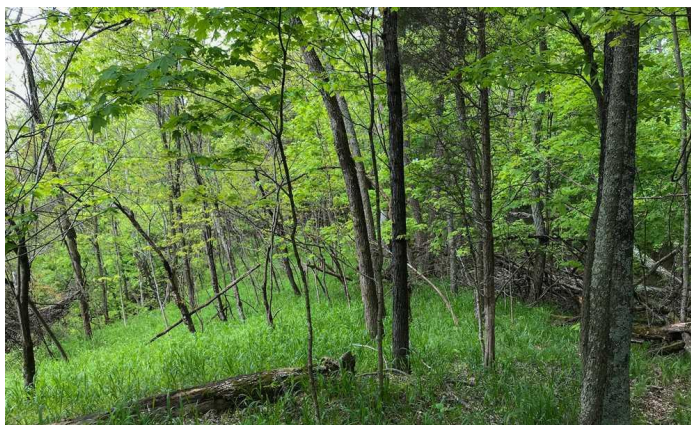
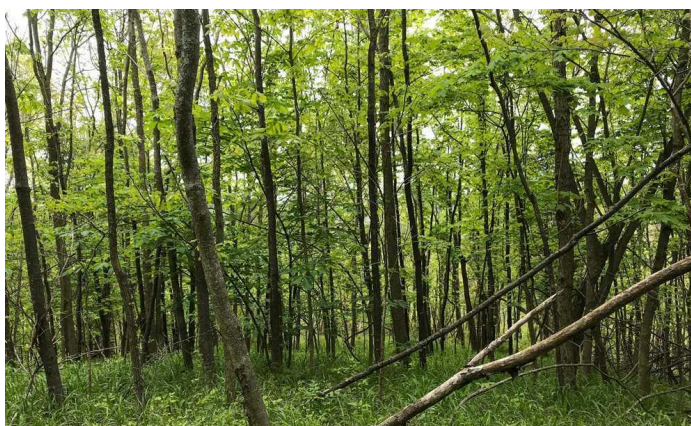
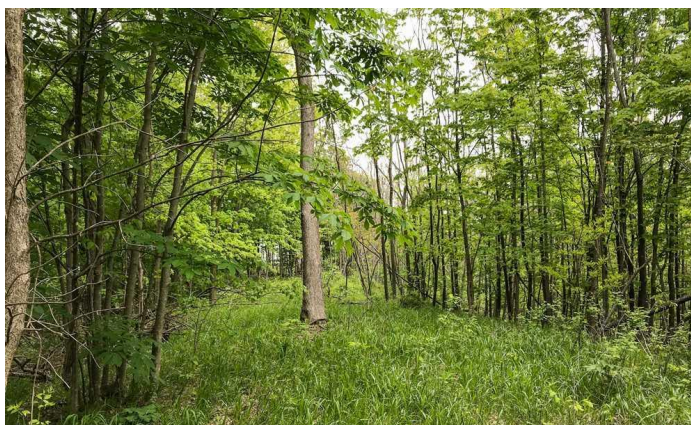
Wow what an awesome property at an even better price. Hunting at its finest with plenty of deer and turkey among the other wildlife. Accesses from two different roads. Great place to build and public water and electric are available at the road.

Features of this property include:

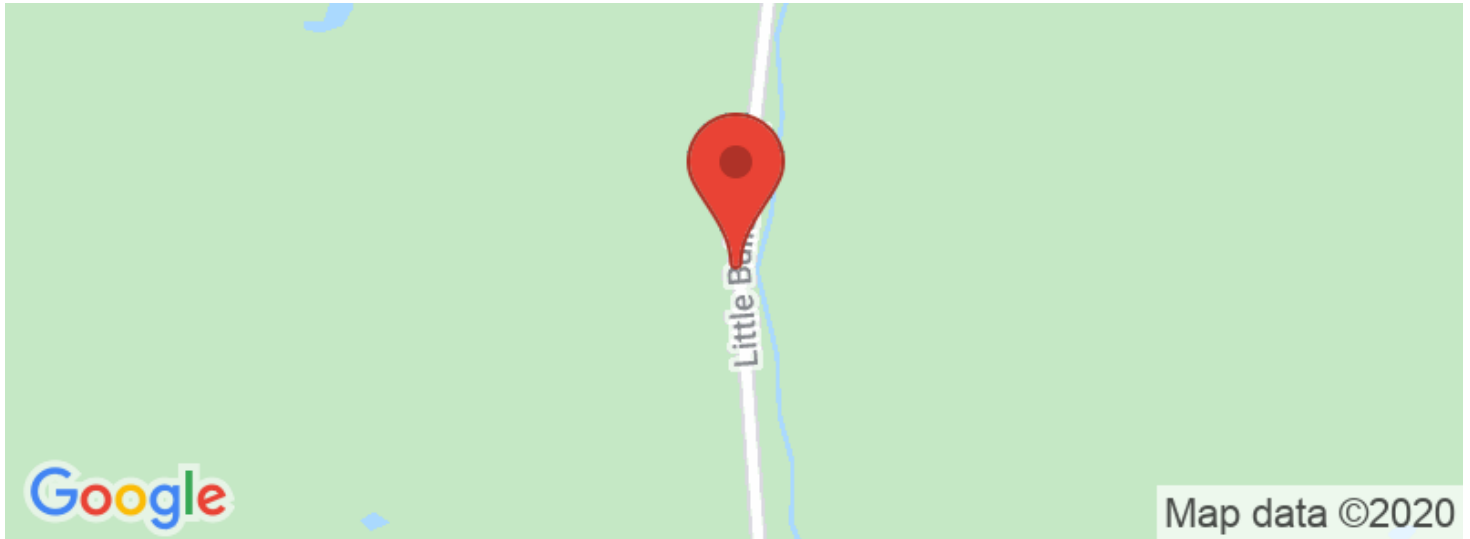
- 225+/- total acres
- Mostly wooded
- Timber is mostly immature with some mature
- Several small fields throughout (perfect for food plots)
- Recently opened trail system
- Fantastic hunting opportunity
- Good cover and habitat for wildlife
- Plenty of deer and turkey
- Draws, funnels, & ridge-tops throughout making great stand locations
- Few long strip ponds for a great water source
- Topography is rolling to steep with some high walls
- Accesses from the East and West sides of property
- Nice place to build your home or cabin
- Electric and public water available at the road
- Perfect for the ATV rider with miles of trails
- Couple of streams runs through the property
- Additional acreage may be available

You don't want to miss out on this opportunity. Annual taxes are to be determined. Call today with any questions or to schedule a time to view.

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Locator Maps



Aerial Maps



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Patriot, OH / Gallia County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jon Collins

Mobile

(614) 419-3924

Email

jcollins@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH, 43147

NOTES

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.



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.

Mossy Oak Properties Bauer Real Estate

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