

SR 233 - 57 acres - Gallia County
162 State Route 233
Patriot, OH 45658

\$169,000
57.260 +/- acres
Gallia County



SR 233 - 57 acres - Gallia County
Patriot, OH / Gallia County

SUMMARY

Address

162 State Route 233

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Recreational Land, Residential Property,
Timberland

Latitude / Longitude

38.7814 / -82.4463

Dwelling Square Feet

2112

Bedrooms / Bathrooms

2 / 1

Acreage

57.260

Price

\$169,000

Property Website

<https://ohiolandforsale.com/property/sr-233-57-acres-gallia-county-gallia-ohio/9052>



PROPERTY DESCRIPTION

This nice homestead includes 2 homes, a barn for animals, shop building, and plenty more. A great place to raise your family or make it into the ultimate hunting camp with plenty of room for guest.

Features of this property include:

- 57.26 total acres
- Mostly wooded with some marketable mature timber
- Approximately 2-3 acres of fenced pasture
- Long bottom field in center of property would make a great food plot
- Fantastic hunting
- Surrounded by thousands of acres of Wayne National Forest
- Perfect place for a hunting camp
- Some trails
- Stream runs through property
- Barn with stall for animals and a hay loft
- 20 x 60 pole barn previously used as a workshop
- Chicken coupe

Features of the two homes include:

- Front home has 2 bedrooms & 1 full bath
- Pellet Stove and wood stove
- Public water and septic
- Water filtration system
- Newer electric service
- Walk out basement

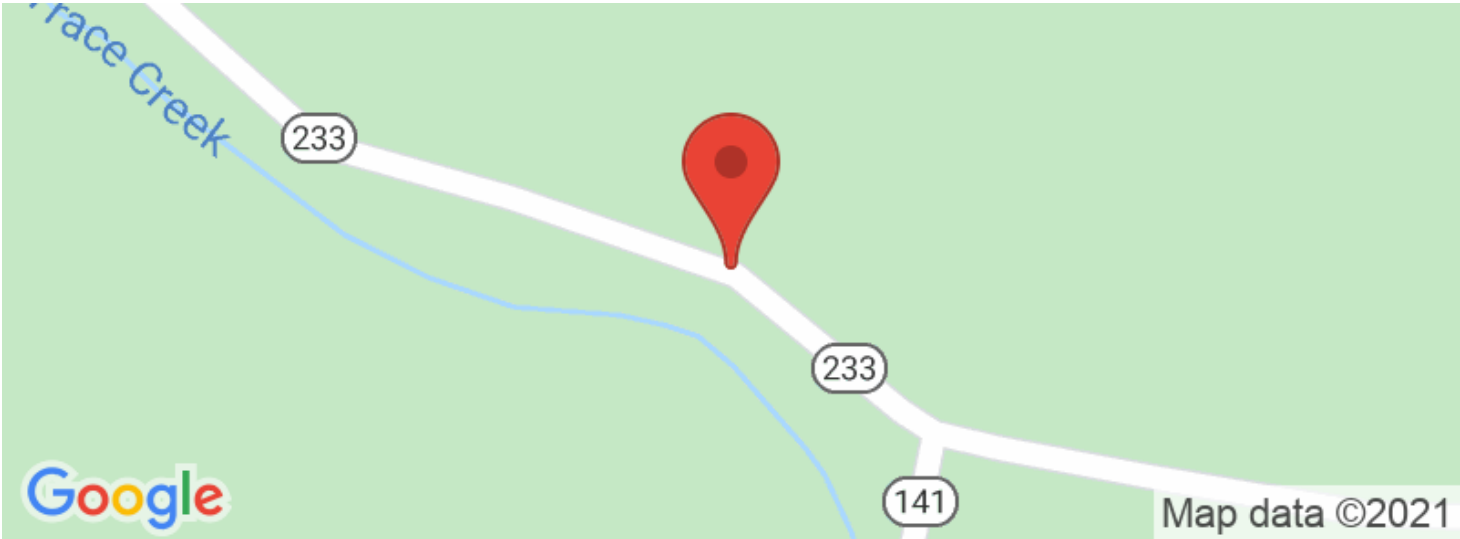
- Rear home has 2 bedrooms & 1 full bath
- Wood stove
- Public water and septic
- Water filtration system
- Newer electric service
- Walk out basement
- Needs finished

This property has a lot to offer and with being surrounded by National Forest makes it perfect for the outdoorsman. Both homes need some TLC but for the price you can't beat it. Current annual taxes are \$1909. Call today with any questions or to schedule a time to view the property.

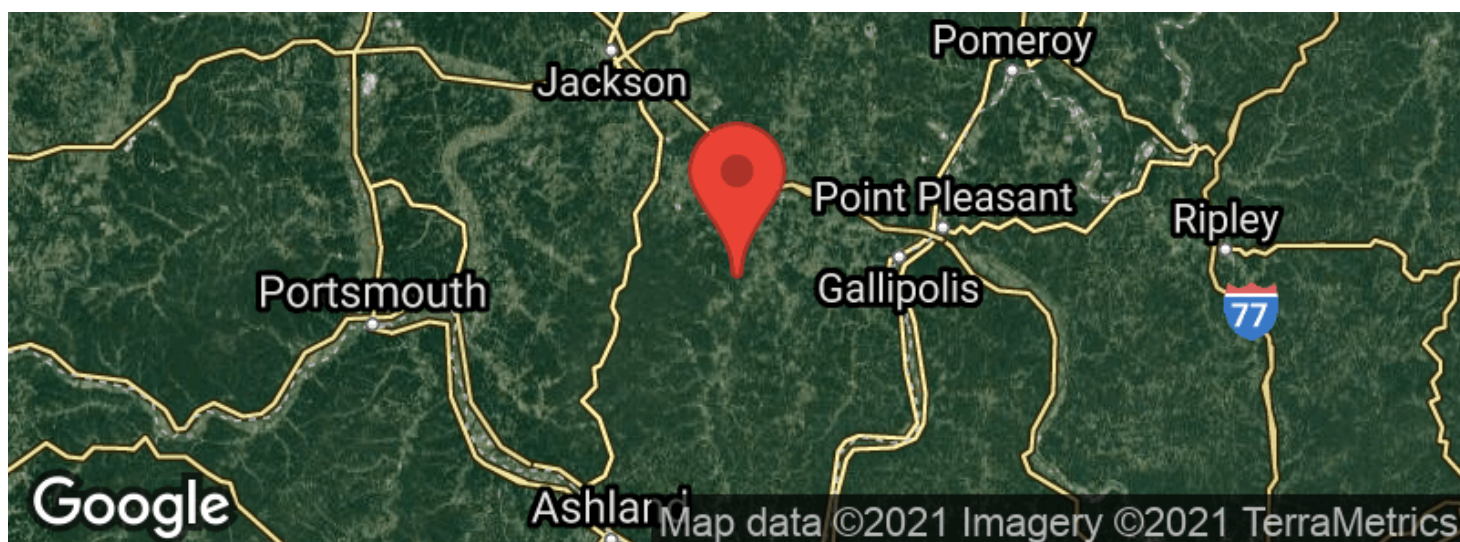
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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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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

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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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