

**Elliot Rd - 101 acres - Gallia County**  
Elliot Rd  
Crown City, OH 45623

**\$179,500**  
101.500 +/- acres  
Gallia County



**Elliot Rd - 101 acres - Gallia County**  
**Crown City, OH / Gallia County**

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## **SUMMARY**

**Address**

Elliot Rd

**City, State Zip**

Crown City, OH 45623

**County**

Gallia County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

38.6850 / -82.3376

**Dwelling Square Feet**

1320

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

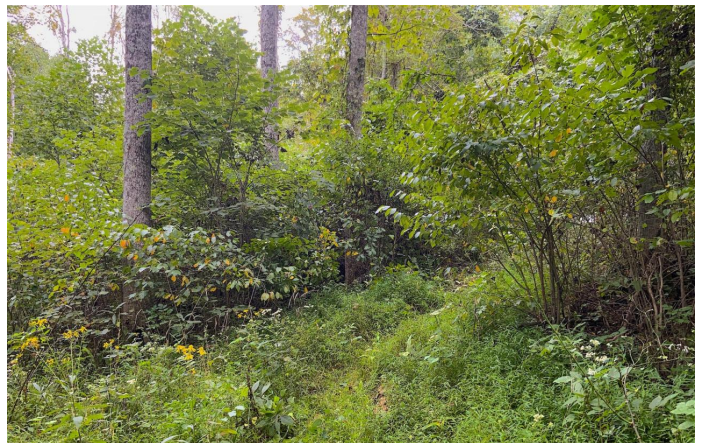
101.500

**Price**

\$179,500

**Property Website**

<https://ohiolandforsale.com/property/elliott-rd-101-acres-gallia-county-gallia-ohio/10682>





## **PROPERTY DESCRIPTION**

101 acres of land for sale in Gallia County, Ohio. This private and secluded 101 acre tract borders public hunting land of Crown City Wildlife Area. This area is known to produce big Whitetails with its multitude of Habitat.

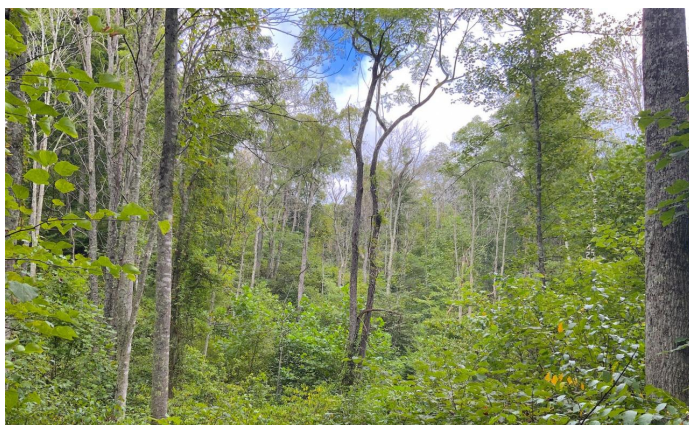
Property features include:

- Approx. 20 acres of hay fields
- One 3.5 acre hay field will make an incredible location for a food plot
- Great deer habitat
- Good travel corridors to and from food sources and cover
- Timber had minor select cut 5-8 years ago
- 2 enclosed barns/garages for storage and older barn once used for hanging tobacco
- Barn close to house has frost free water hydrant
- County water and septic
- "Handyman special" 1320 sq.ft. home
- House has 3 bed 1 bath
- 2000+ feet of road frontage
- Located on dead end road
- Topography is mostly rolling with some steeper areas
- All rights owned by seller conveys to the buyer
- 30 minutes from Gallipolis
- 60 minutes from Jackson
- 90 minutes from Portsmouth
- 45 minutes to Huntington
- 2 hours from Columbus
- Coordinate are 38.6850 -82.3376

The potential for this property is endless and the value can only go up. Whether you are looking for a property to hunt or live, this would make a great investment. The home needs a lot of blood, sweat and tears but the end result is left to one's imagination. Current annual taxes are \$1103.

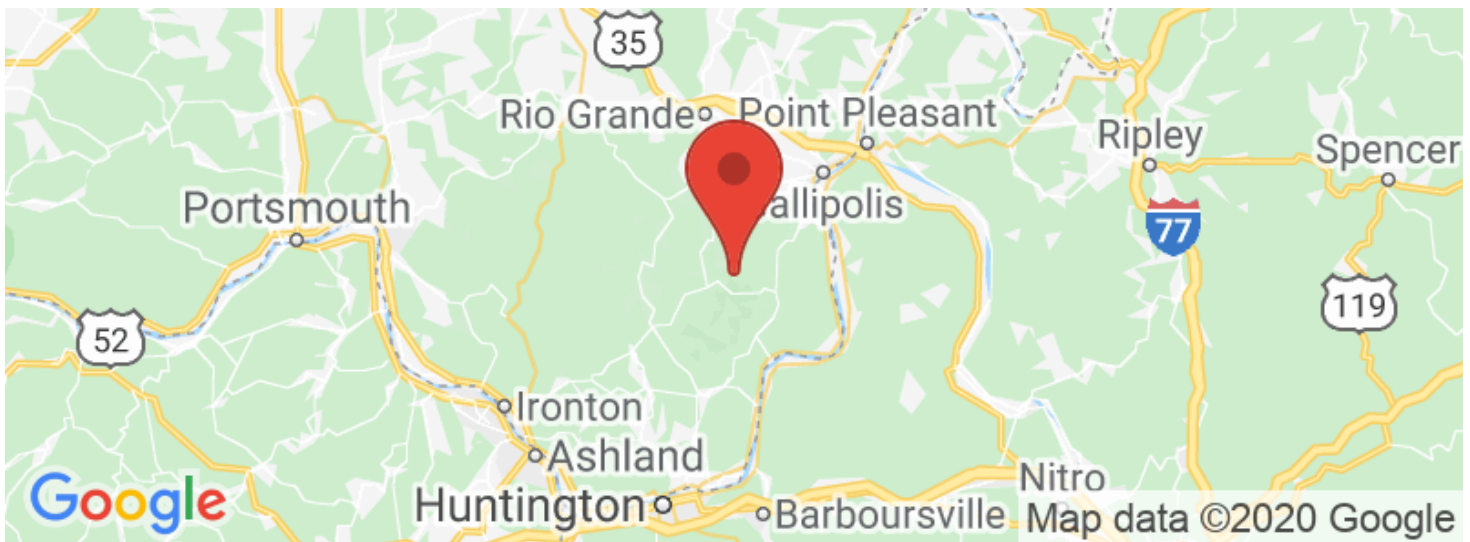
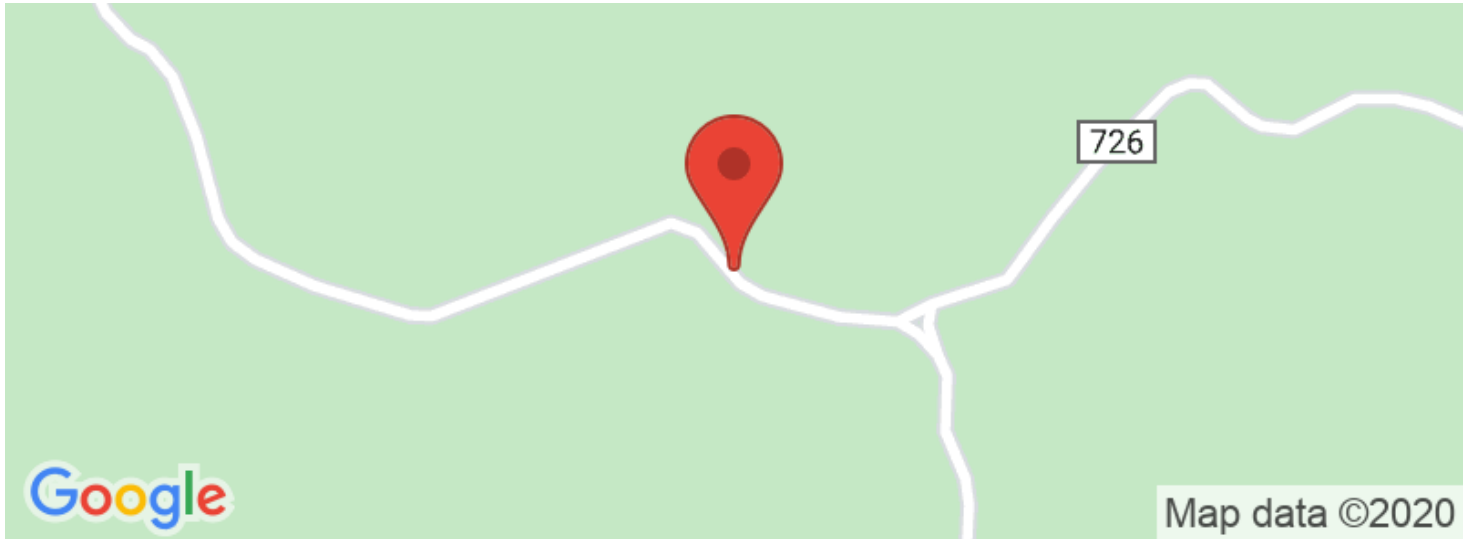
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## Locator Maps



## Aerial Maps



Elliot Rd - 101 acres - Gallia County  
Crown City, OH / Gallia County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

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(614) 778-9103

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**Address**

PO Box 896

**City / State / Zip**

Pickerington, OH, 43147

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**NOTES**

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## 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.

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