

**Cadmus Rd - 38 acres - Gallia County**  
**2250 CADMUS RD**  
**Patriot, OH 45658**

**\$145,000**  
**38± Acres**  
**Gallia County**



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**Patriot, OH / Gallia County**

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**SUMMARY**

**Address**

2250 CADMUS RD

**City, State Zip**

Patriot, OH 45658

**County**

Gallia County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

38.7583 / -82.4735

**Taxes (Annually)**

296

**Acreage**

38

**Price**

\$145,000

**Property Website**

<https://ohiolandforsale.com/property/cadmus-rd-38-acres-gallia-county-gallia-ohio/18239/>



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**PROPERTY DESCRIPTION**

38+/- acre property for sale in Gallia County's Walnut Township. Situated just outside the small town of Cadmus is a chance to get the size of property that dozens of buyers are looking for. This property should check off most of your wants or needs. Need more land to hunt or hike? Wayne National Forest is just a minute drive around the corner.

Property features include:

- Home site with county water and septic (condition unknown)
- Beautiful views
- Small shed on property for storage
- Timber is mostly younger Elm, White oak, Poplar and some larger Beech scattered
- Minor select cut was done approx. 15 years ago
- Seller claims area produces large whitetail
- Small stream on property that holds pools of water
- Approximately 7+ acre clover field
- Most of property has fence to mark borders
- 1,000' road frontage
- 45 minutes to Jackson
- 30 minutes to Gallipolis
- 50 minutes to Ironton
- 80 minutes from Chillicothe
- 80 minutes from Athens
- 70 minutes from Portsmouth
- Aerial picture shows a pond that no longer exists

Not every deer camp has a deli store for your lunch just a minute away but this camp will. Come park your camper and stay a week. Properties of this size and in this market do not last long. Act fast and contact the listing agent today. It may be gone tomorrow. Current annual taxes are \$295.92

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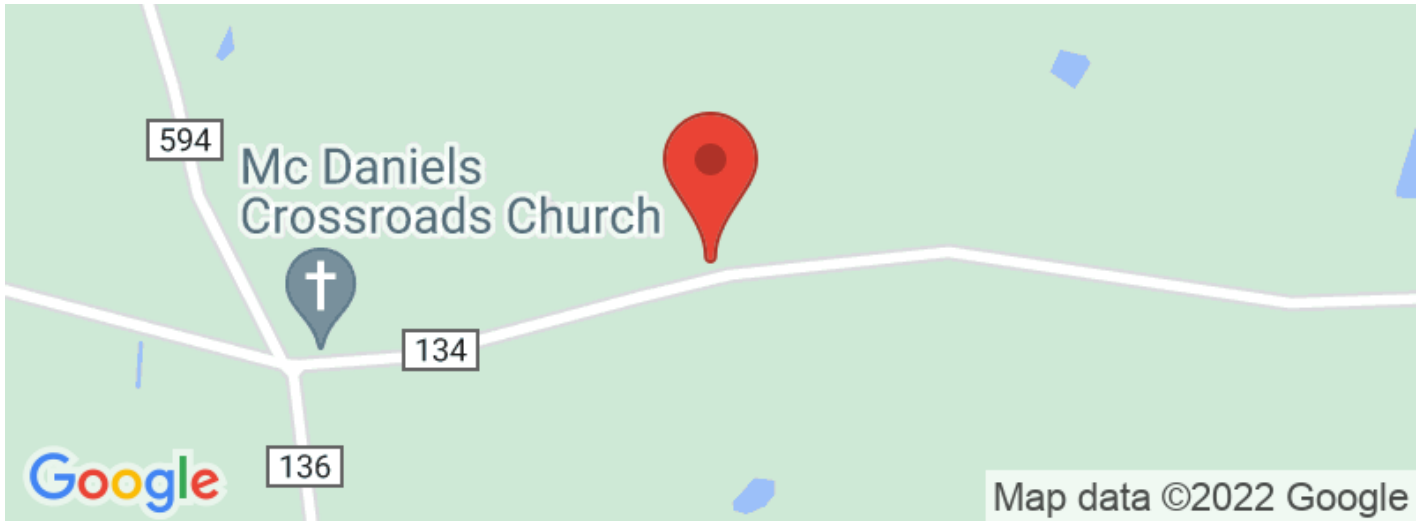
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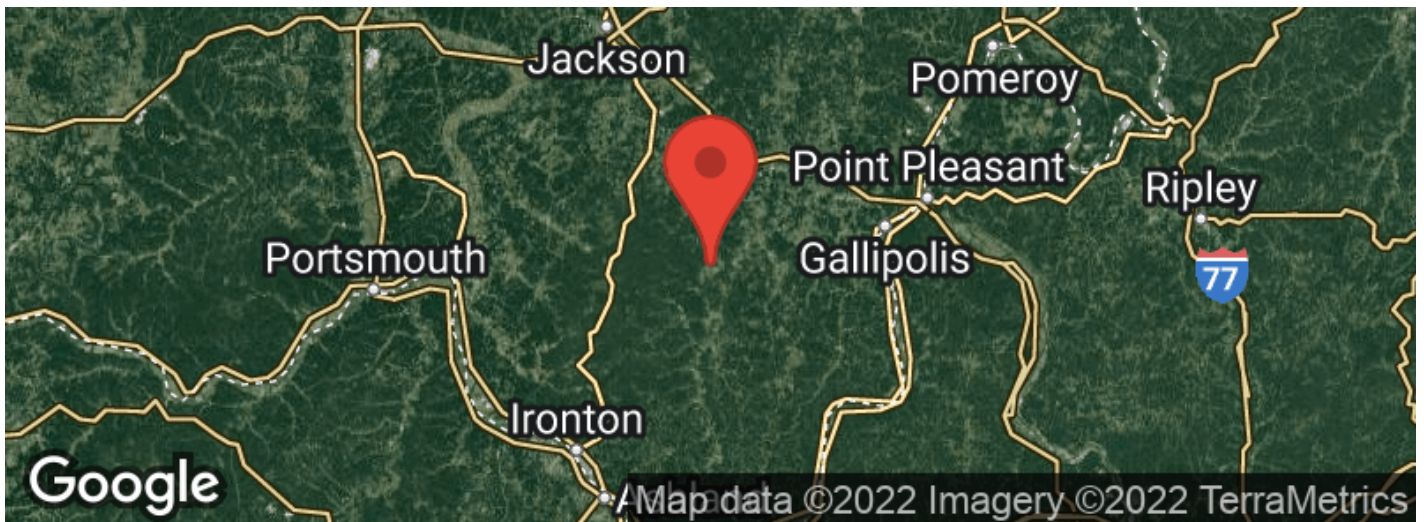
## Locator Maps



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## Aerial Maps



**Cadmus Rd - 38 acres - Gallia County  
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**LISTING REPRESENTATIVE**

**For more information contact:**



**Representative**

Keith McClaskey

**Mobile**

(614) 778-9103

**Email**

kmclaskey@mossyoakproperties.com

**Address**

PO Box 896

**City / State / Zip**

Pickerington, OH 43147

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**NOTES**

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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**

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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