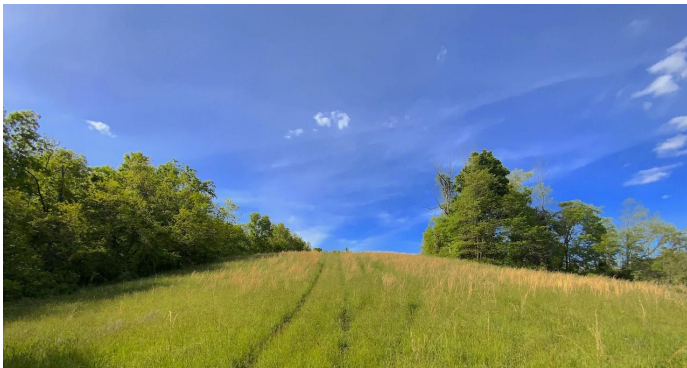


Hannan Trace - 107 acres - Gallia County
0 Hannan Trace Rd
Patriot, OH 45658

\$184,500
107 +/- acres
Gallia County



Hannan Trace - 107 acres - Gallia County Patriot, OH / Gallia County

SUMMARY

Address

0 Hannan Trace Rd

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Hunting Land, Recreational Land

Latitude / Longitude

38.7087 / -82.3376

Taxes (Annually)

337

Acreage

107

Price

\$184,500

Property Website

<https://ohiolandforsale.com/property/hannan-trace-107-acres-gallia-county-gallia-ohio/18240>



PROPERTY DESCRIPTION

107+/- acres for sale in Gallia County. This large property has amazing potential to be a whitetail haven. It has everything that a deer needs to feel secure and comfortable. This tract has access points from Hannan Trace to the north and Houck Rd to the south

Property features include:

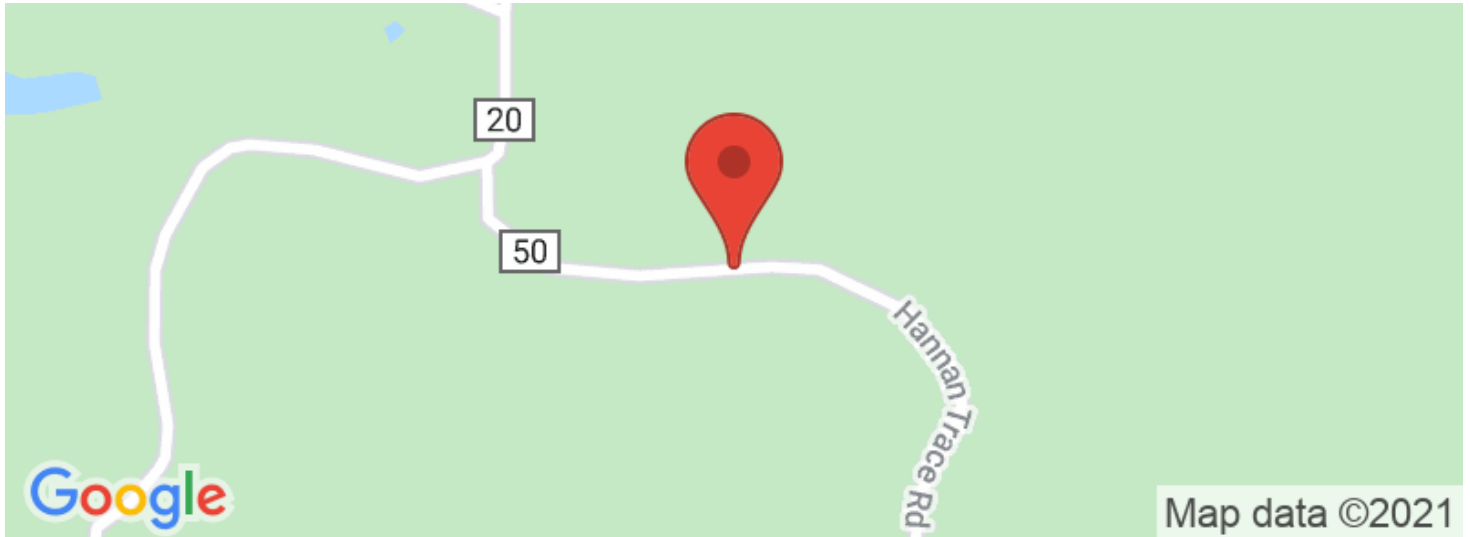
- New survey in 2019
- Most of the property is easily accessible
- Select cut in summer of 2016
- Building site for rustic cabin overlooking small pond off Hannan Trace access
- Multiple food plot sites
- Approximately 12 acres of hay fields
- Old fences mark approximate boundaries
- Excellent deer, turkey, and small game habitat
- Trail from access to access is around 1.25 miles
- Creek on edge of property
- Short drive to Crown City Wildlife Area
- Hannan Trace Coordinates 38.7087 -82.3376
- Houck Rd Coordinates 38.6973 -82.3467
- Seller will not accept land contract or owner financing

With 107 acres and a wildlife management plan, this property could make a great place to grow big whitetails. Taxes are approximately \$366.36 annually.

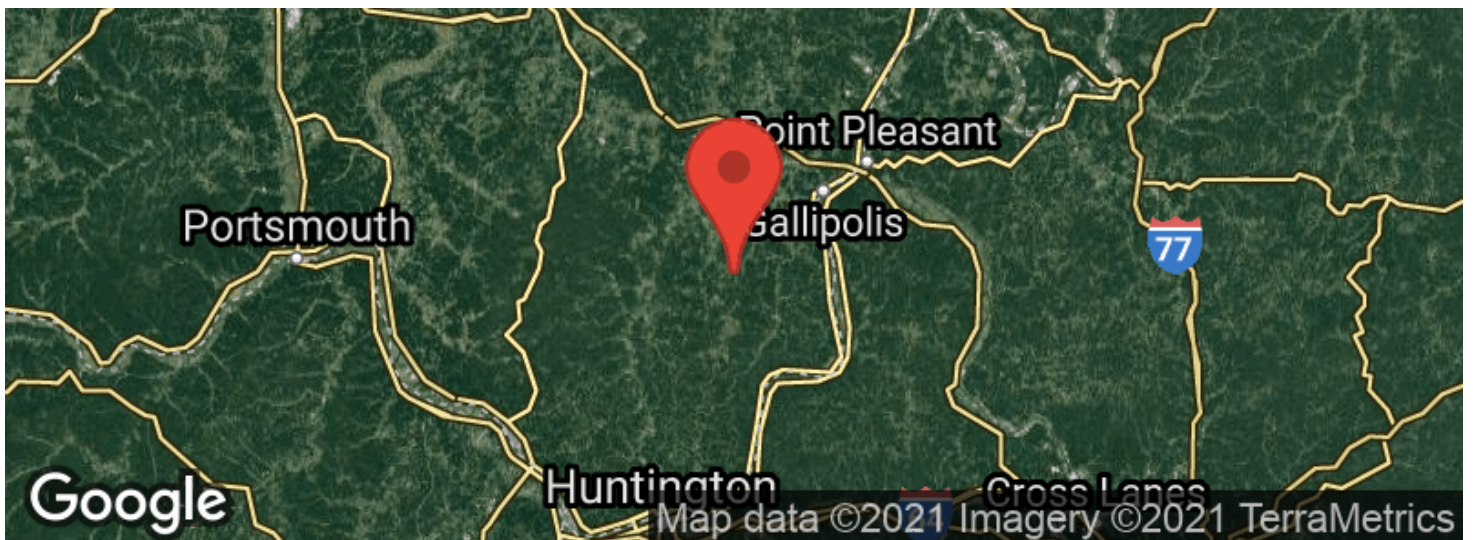
Hannan Trace - 107 acres - Gallia County
Patriot, OH / Gallia County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Keith McClaskey

Mobile

(614) 778-9103

Email

kmccclaskey@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 extend 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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