

**Friendly Ridge Rd - 94 acres - Gallia  
County**  
Friendly Ridge Rd  
Crown City, OH 45623

**\$224,900**  
94.850 +/- acres  
Gallia County





## Friendly Ridge Rd - 94 acres - Gallia County Crown City, OH / Gallia County

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### **SUMMARY**

**Address**

Friendly Ridge Rd

**City, State Zip**

Crown City, OH 45623

**County**

Gallia County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

38.41246 / -82.24296

**Taxes (Annually)**

1351

**Acreage**

94.850

**Price**

\$224,900

**Property Website**

<https://ohiolandforsale.com/property/friendly-ridge-rd-94-acres-gallia-county-gallia-ohio/21341/>





## **PROPERTY DESCRIPTION**

94.85 acres of land for sale in Gallia County Ohio. This all-wooded tract is level at the road and has a nice secluded clearing to park a camper or build a cabin. Located under 9 miles south of Gallipolis this property has a lot to offer. Beautiful open woods with some steep ravines. Owner states that hunting is phenomenal.

Property features include:

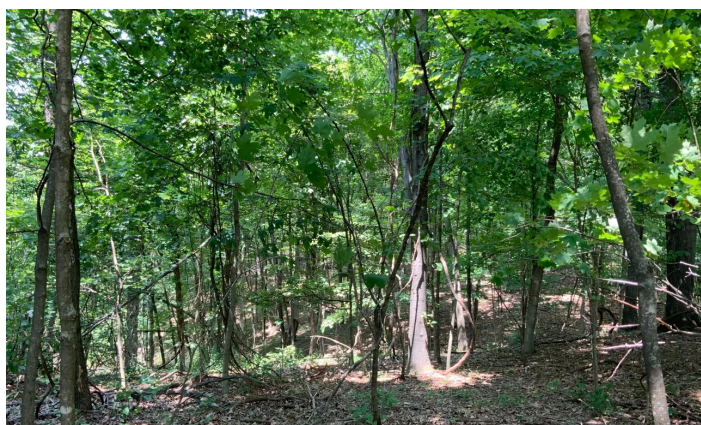
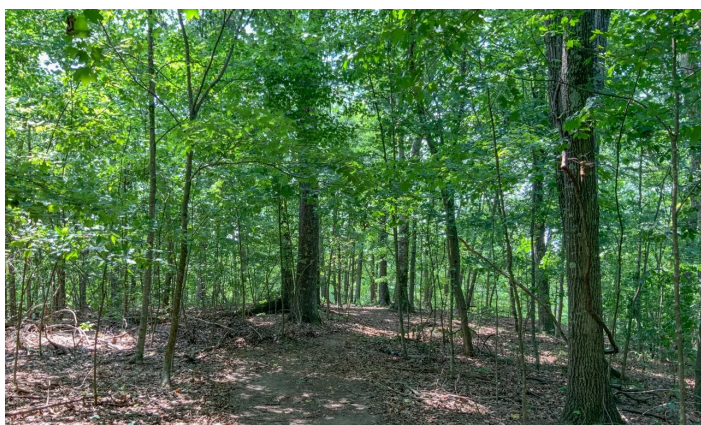
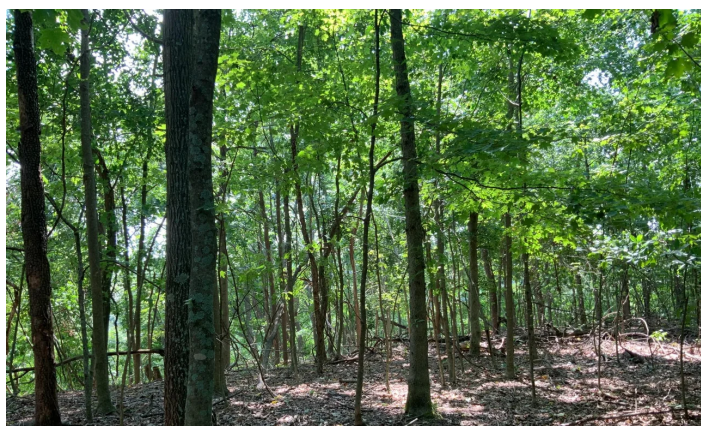
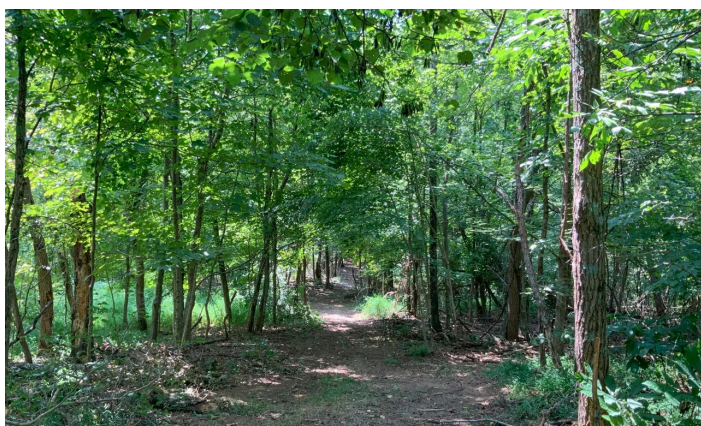
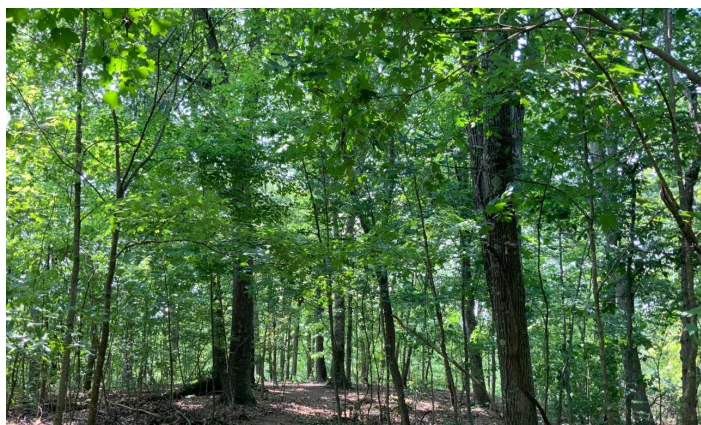
- Approx. 3 acres cleared to build or park campers
- Nice long flat ridge top
- Beautiful woods with some current and future timber value
- Some steep topography
- Electric at the road

If you're in the market for a great hunting or recreational property in this area, call today. Current annual taxes are approx.\$1351.00 and any mineral interest owned by the seller will transfer



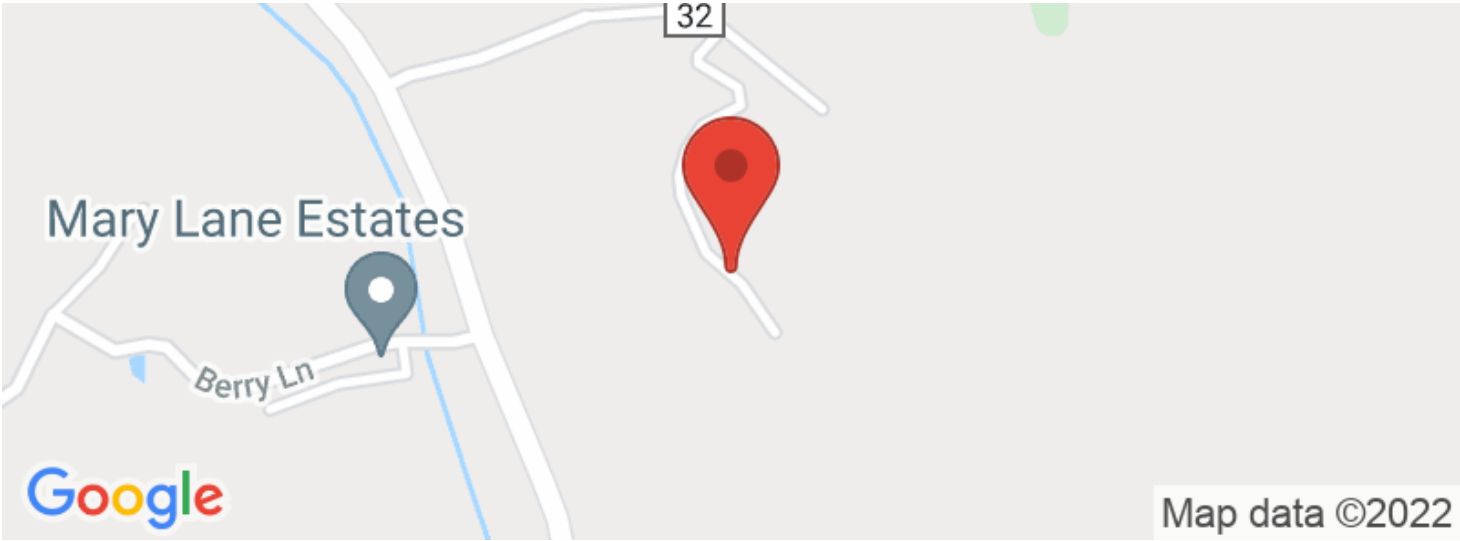
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**Crown City, OH / Gallia County**

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# Locator Maps





# Aerial Maps





Friendly Ridge Rd - 94 acres - Gallia County  
Crown City, OH / Gallia County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Matt Whiteman

**Mobile**

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**Email**

mwhiteman@mossyoakproperties.com

**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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