

St Rt 141 Parcel 7 - 32 acres  
St Rt 141 Parcel 7  
Patriot, OH 45658

**\$149,900**  
32.750± Acres  
Gallia County



**Scott Bare Jr.**  
OH & WV AGENT

Scott has 40 years of outdoor experience in land sales and management with Mossy Oak Properties, rooted in childhood adventures with his father. A lifelong Ohio resident, he is knowledgeable about land prices in central, eastern, and southeastern Ohio. Living on a farm in Muskingum County, Scott is dedicated to providing excellent client service, aiming to secure the best deals for sellers and assisting buyers and sellers in Ohio.



**MOSSY OAK PROPERTIES**  
Bauer Realty & Auctions

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**Patriot, OH / Gallia County**

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**SUMMARY**

**Address**

St Rt 141 Parcel 7

**City, State Zip**

Patriot, OH 45658

**County**

Gallia County

**Type**

Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

38.7175 / -82.4561

**Acreage**

32.750

**Price**

\$149,900

**Property Website**

<https://www.mossoakproperties.com/property/st-rt-141-parcel-7-32-acres-gallia-ohio/101950/>



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**PROPERTY DESCRIPTION**

32.75 +/- acres and cabin for sale in Gallia County, Ohio. Don't miss out on this nice hunting tract with an authentic log cabin! Used for years as a deer camp and a weekend getaway. The cabin needs some repairs, and the floor is soft in several locations. Multiple rooms, including a kitchen and bathroom. Has a separate out-house as well. Existing metal gate and gravel driveway. Sit on the covered front porch and enjoy your coffee and the sunrise!

Property features include:

- Tract 7
- 32.75 +/- acres pending new survey
- All wooded parcel
- Mix of oak, hickory, and maple trees
- 639 +/- feet of road frontage on SR 141
- Electric to cabin
- Good paved road access
- Elevation ranges from 660 to 760 feet
- Should be good hunting for deer, turkey, and small game
- GPS coordinates are 38.7175, -82.4561

Multiple tracts available:

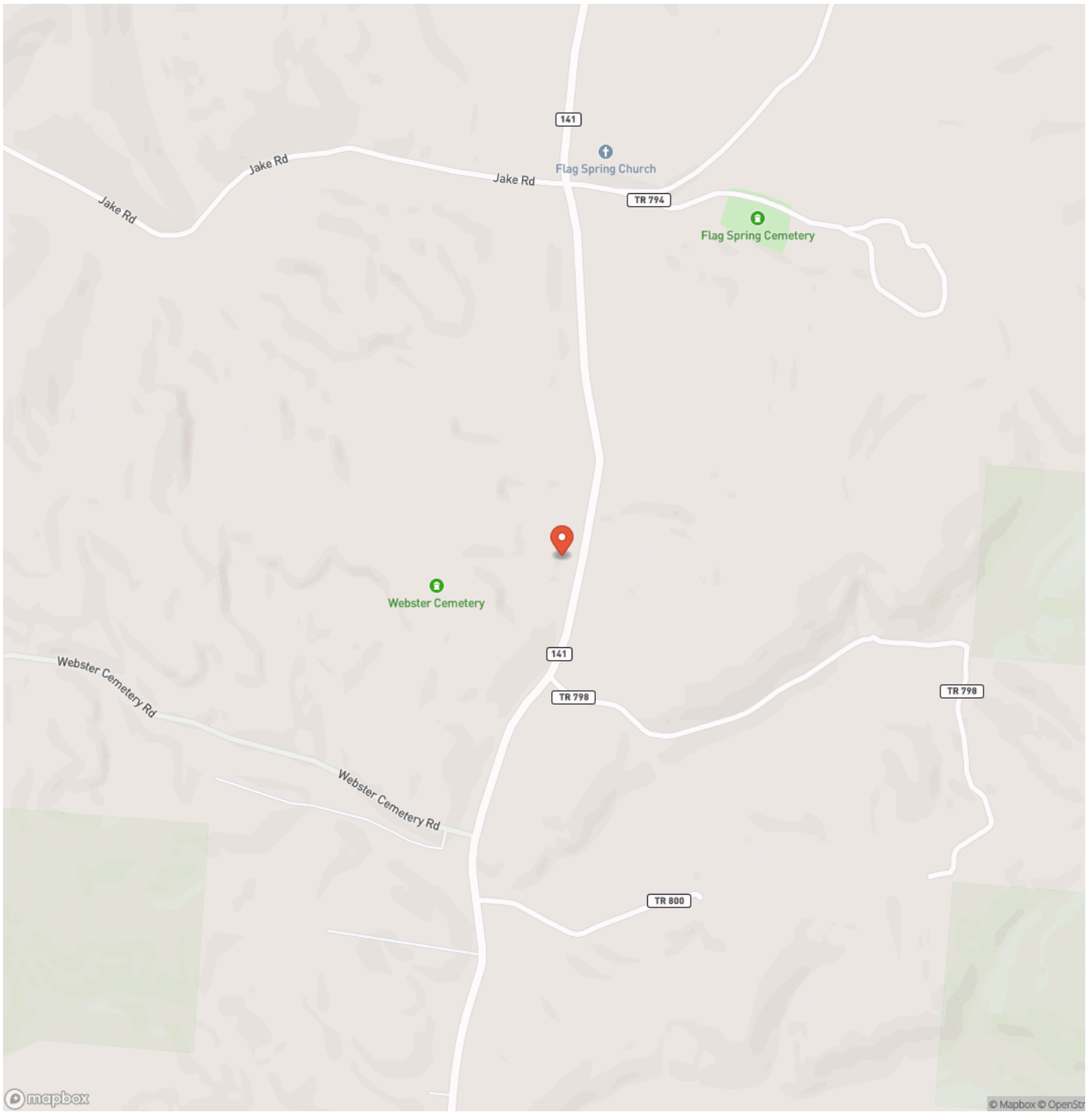
- Tract 1 is 20.25 +/- acres for \$104,900
- Tract 2 is 46.48 +/- acres for \$184,900
- Tract 3 is 43.25 +/- acres for \$173,900
- Tract 4 is 64.73 +/- acres for \$226,900
- Tract 5 is 7.84 +/- acres for \$62,900
- Tract 6 is 40.48 +/- acres for \$184,900
- Tract 8 is 32.46 +/- acres for \$259,900 IN CONTRACT

Annual taxes are to be determined due to a new survey of this parcel.

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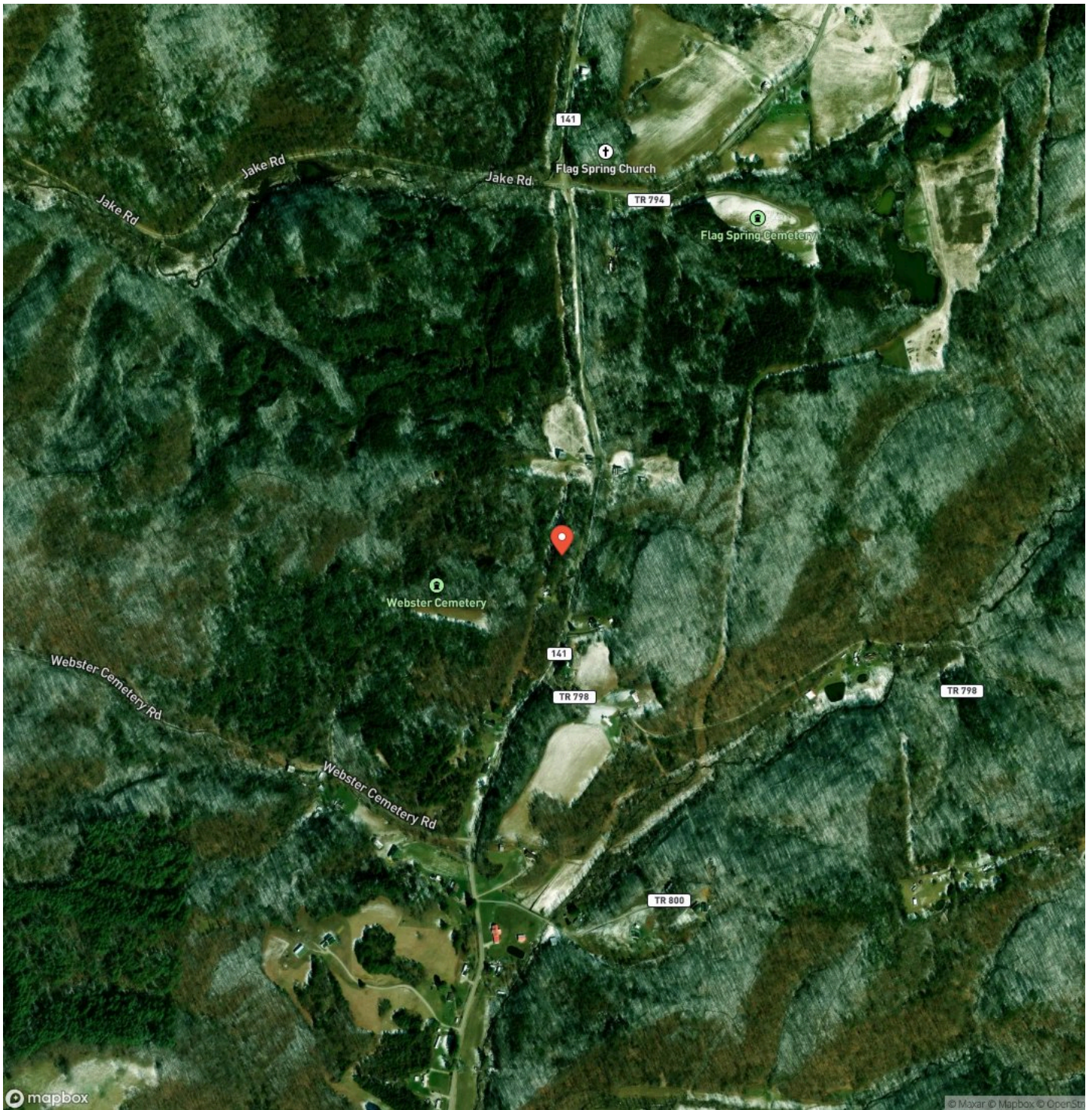


## Locator Map





## Satellite Map







## **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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