

St Rt 141 Parcel 6 - 40 acres
St Rt 141 Parcel 6
Patriot, OH 45658

\$184,900
40.48± 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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St Rt 141 Parcel 6 - 40 acres
Patriot, OH / Gallia County

SUMMARY

Address

St Rt 141 Parcel 6

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Hunting Land, Recreational Land

Latitude / Longitude

38.7192 / -82.4561

Acreage

40.48

Price

\$184,900



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PROPERTY DESCRIPTION

40.48 +/- acres and cabin for sale in Gallia County, Ohio. Very nice acreage to build a home on and enjoy the country life! Large barn with hay loft and 2-car block garage already on the property. Multiple build sites that are gently rolling to a level. Some trails through the property and an old fenced-in family graveyard are located in the woods.

Property features include:

- Tract 6
- 40.48 +/- acres pending new survey
- Parcel is a good mix of woods and open fields
- Almost 4 acres of cleared land
- Mix of oak, hickory, and maple trees
- 830 +/- feet of road frontage on SR 141
- Electric on the property
- Good paved road access
- Elevation ranges from 700 to 780 feet
- Should be good hunting for deer, turkey, and small game
- GPS coordinates are 38.7192, -82.4561

Multiple tracts available:

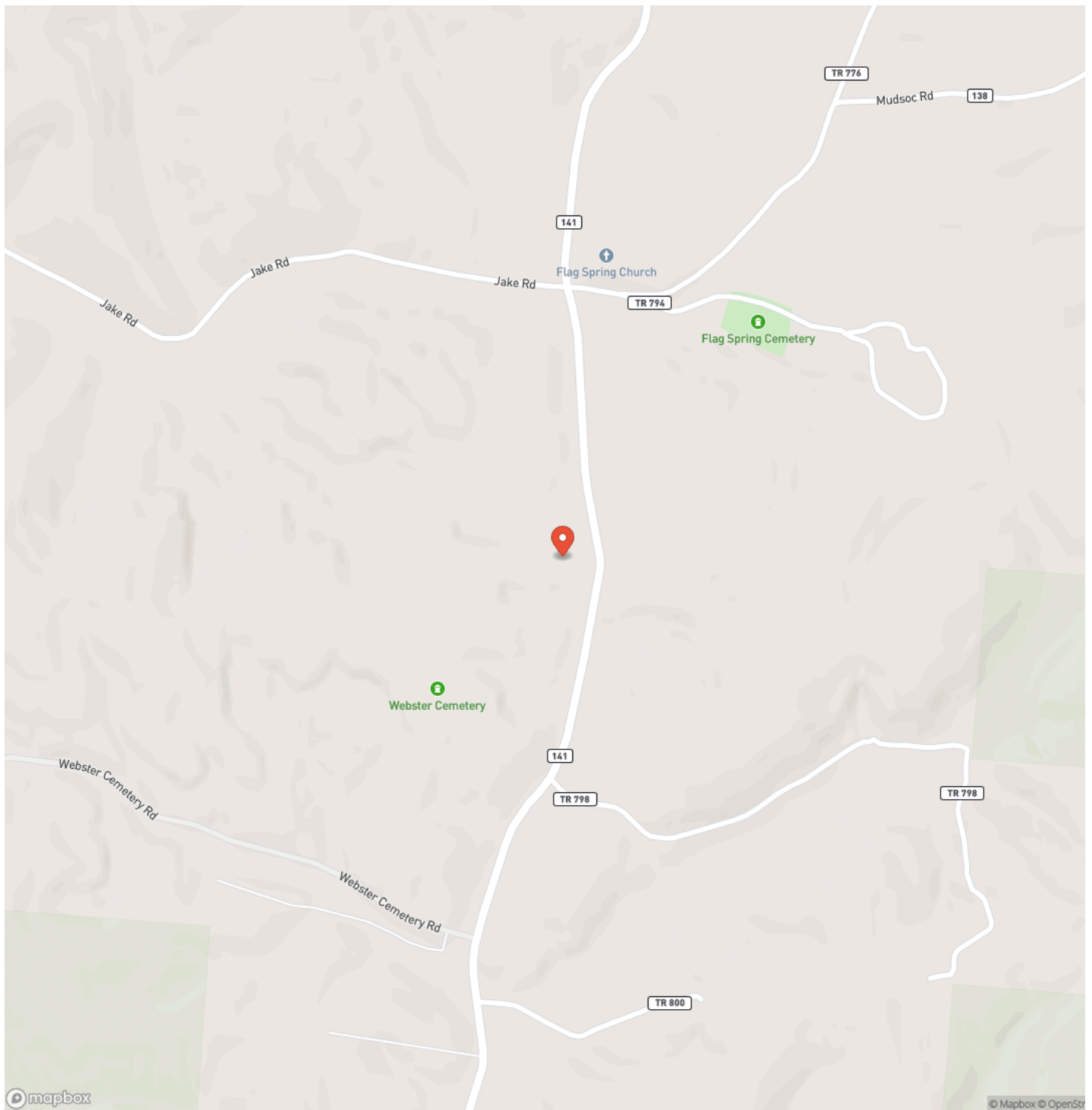
- Tract 1 is 20.25 +/- acres for \$104,900
- Tract 2 is 46.48 +/- acres for \$184,900
- Tract 3 is 43.25 +/- acres for \$173,900
- Tract 4 is 64.73 +/- acres for \$226,900
- Tract 5 is 7.84 +/- acres for \$62,900
- Tract 6 is 40.48 +/- acres for \$184,900 UNDER CONTRACT
- Tract 7 is 32.75 +/- acres for 149,900
- Tract 8 is 32.46 +/- acres for \$259,900 IN CONTRACT

Located in Gallia County, LSD. Annual taxes are to be determined due to a new survey of this parcel.

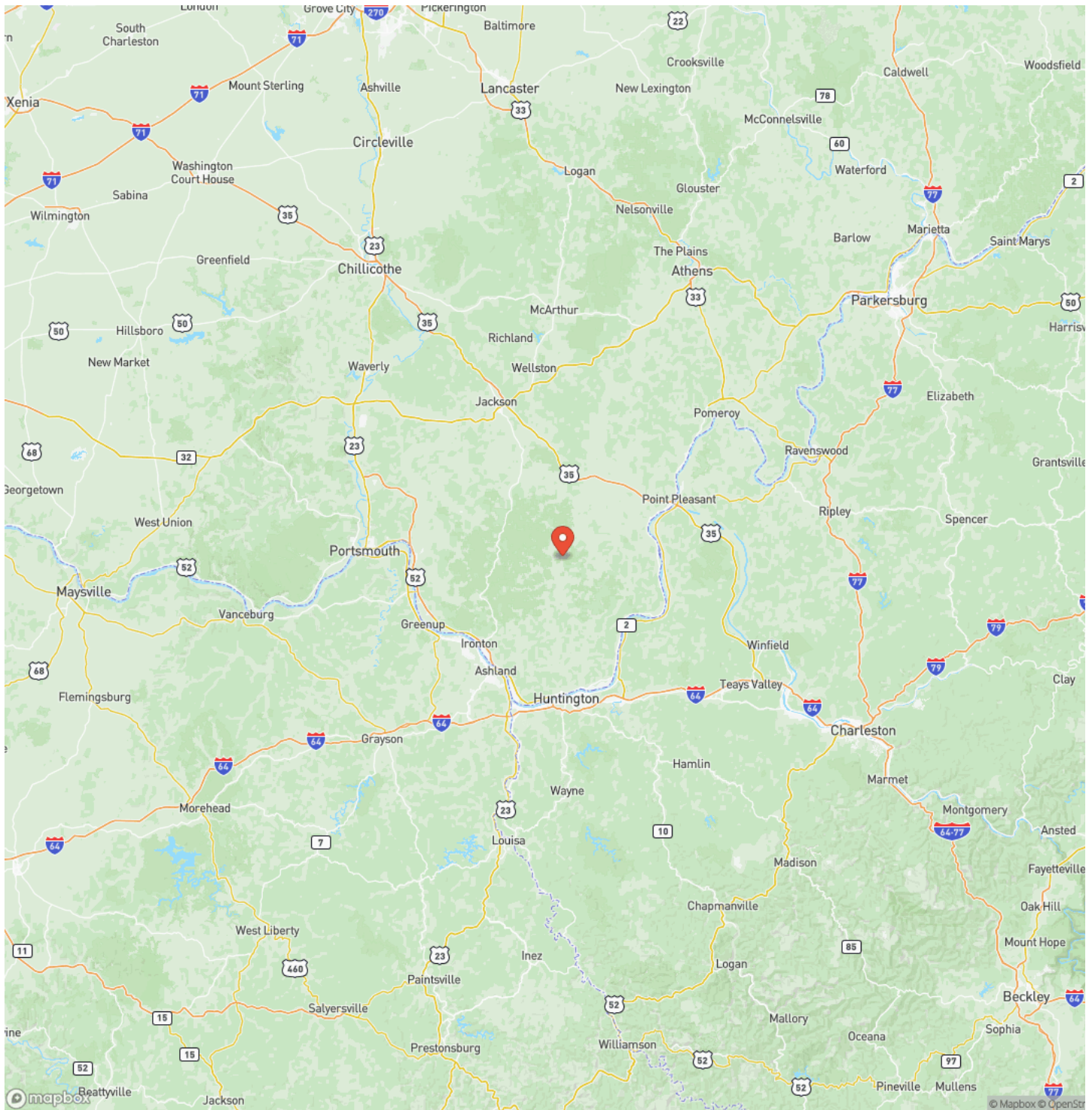
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Locator Map



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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