

St Rt 141 Parcel 2 - 45 acres
Jake Road
Patriot, OH 45658

\$162,900
45± 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.



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St Rt 141 Parcel 2 - 45 acres
Patriot, OH / Gallia County

SUMMARY

Address

Jake Road

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

38.724134 / -82.459574

Acreage

45

Price

\$162,900

Property Website

<https://www.mossyoakproperties.com/property/st-rt-141-parcel-2-45-acres-gallia-ohio/111861/>



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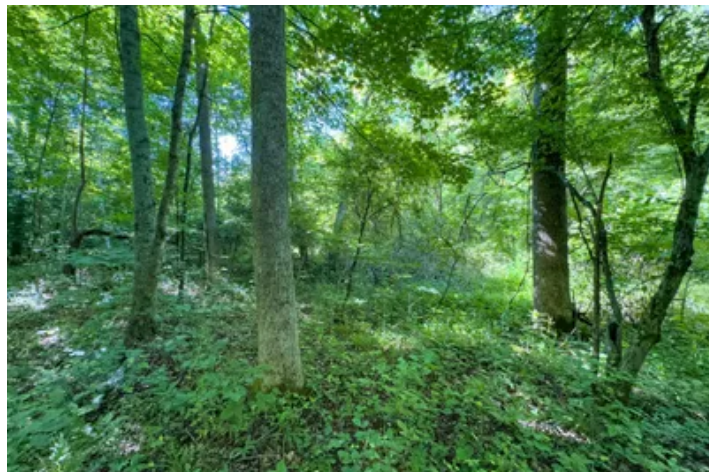
PROPERTY DESCRIPTION

Tract 2. This is 45 acres of recreational land for sale in Gallia County, Ohio. Mostly wooded with a mix of oak, hickory, and maple trees. Small creek and wetland area for waterfowl hunting! Should be good hunting for deer, turkey, and small game as well. Room to put a few deer stands or blinds on the property. Multiple cabin and camping sites. Jake Road is a gravel road and Tract 2 has approximately 917+/- feet of road frontage. Very private location. Elevation ranges from 624 to 846 feet. GPS coordinates are 38.7232, -82.4671. Located in Gallia County Local School District. Any mineral rights owned by the seller are to be transferred. Annual taxes are to be determined due to a new survey to split the parcel. Borders Wayne National Forest directly! Additional acreage available!

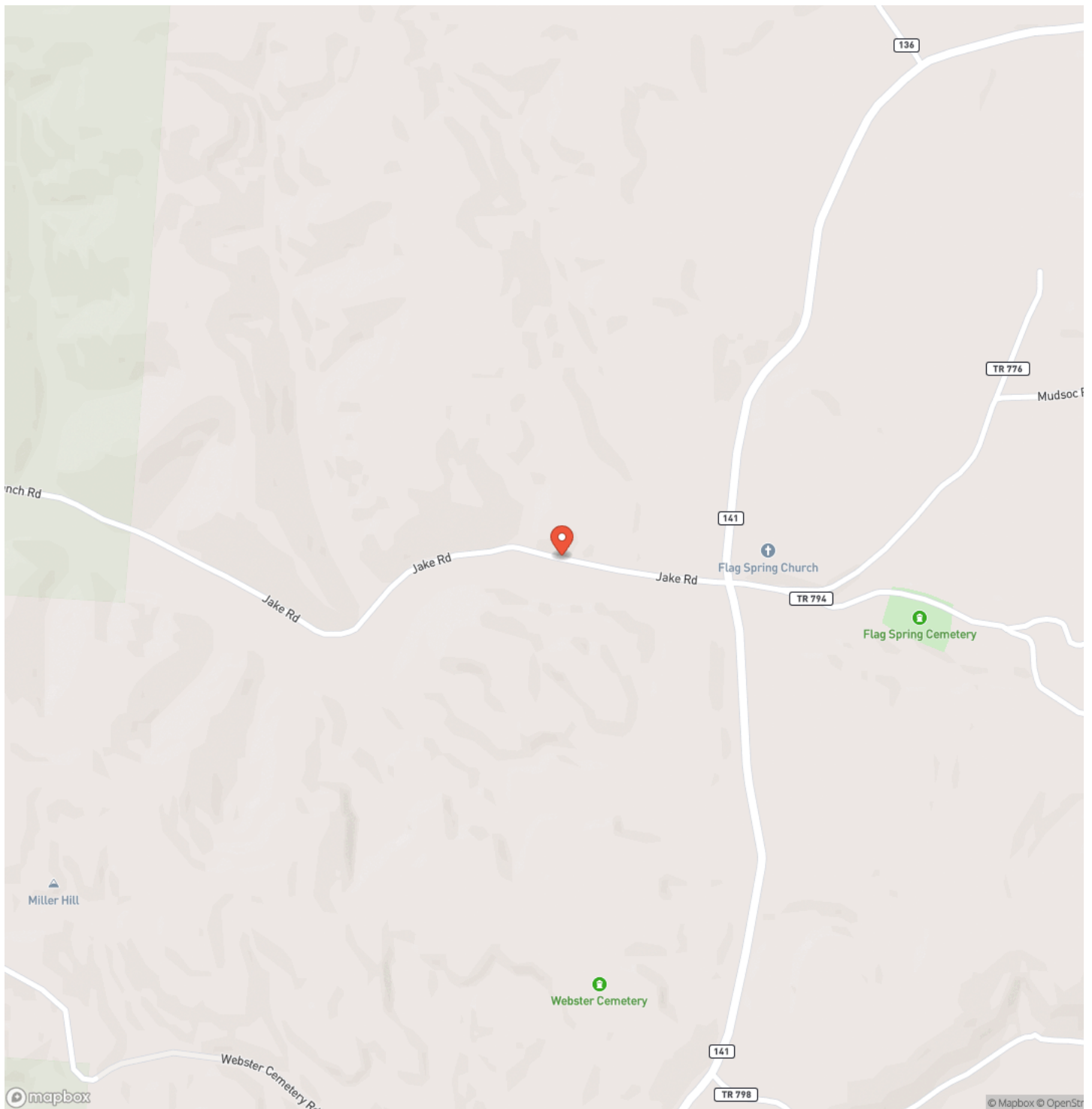
Multiple tracts available:

- Tract 1 is 20 acres for \$94,900
- Tract 2 is 45 acres for \$162,900
- Tract 3 is 42.1 acres for \$152,900 **UNDER CONTRACT
- Tract 4 is 66.9 acres for \$226,900 **UNDER CONTRACT
- Tract 5 is 7.4 acres for \$62,900 **UNDER CONTRACT
- Tract 6 is 40 acres for \$184,900 SOLD
- Tract 7 is 33.9 acres for \$132,900
- Tract 8 is 32.46 acres for \$259,900 SOLD

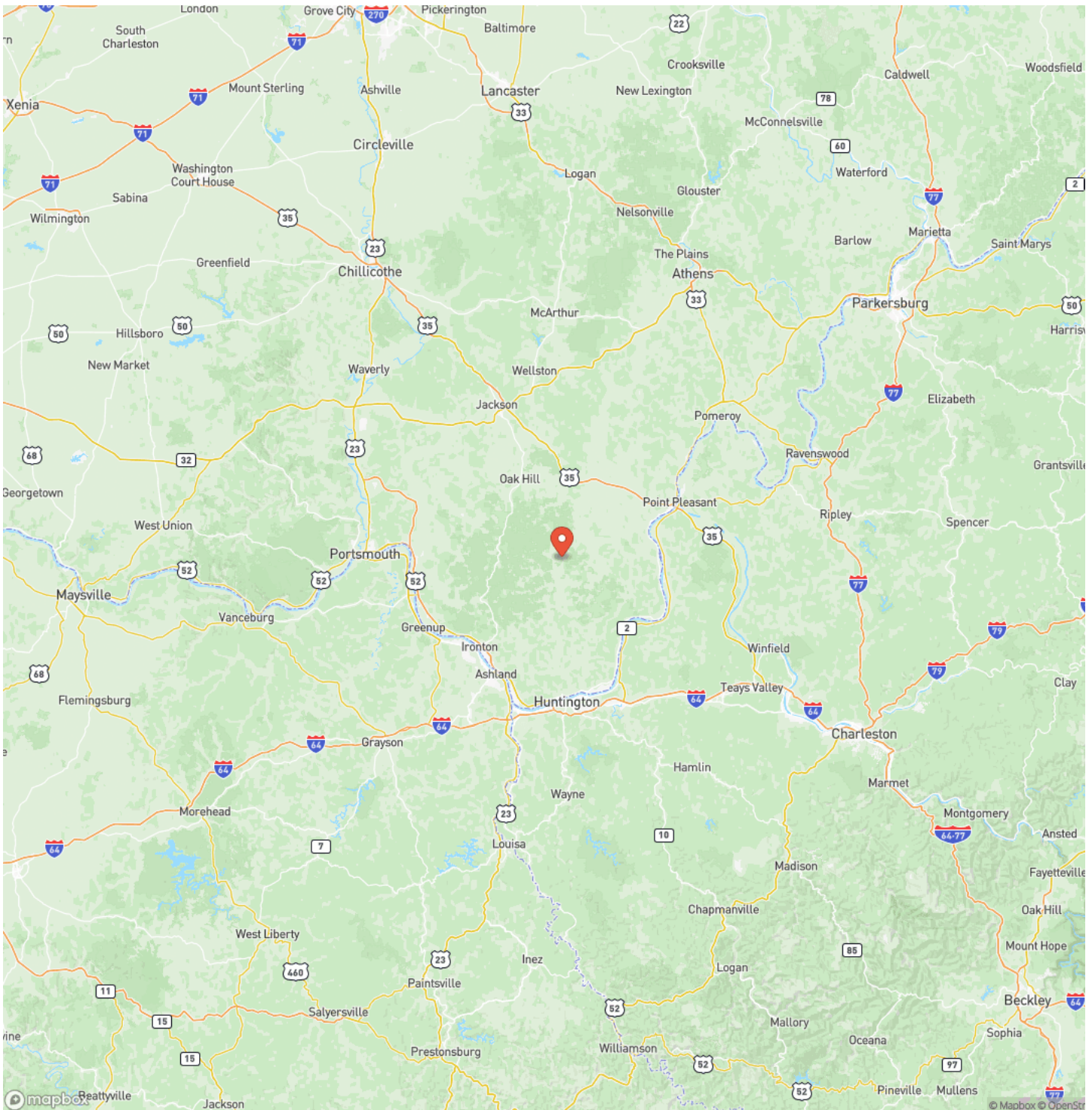
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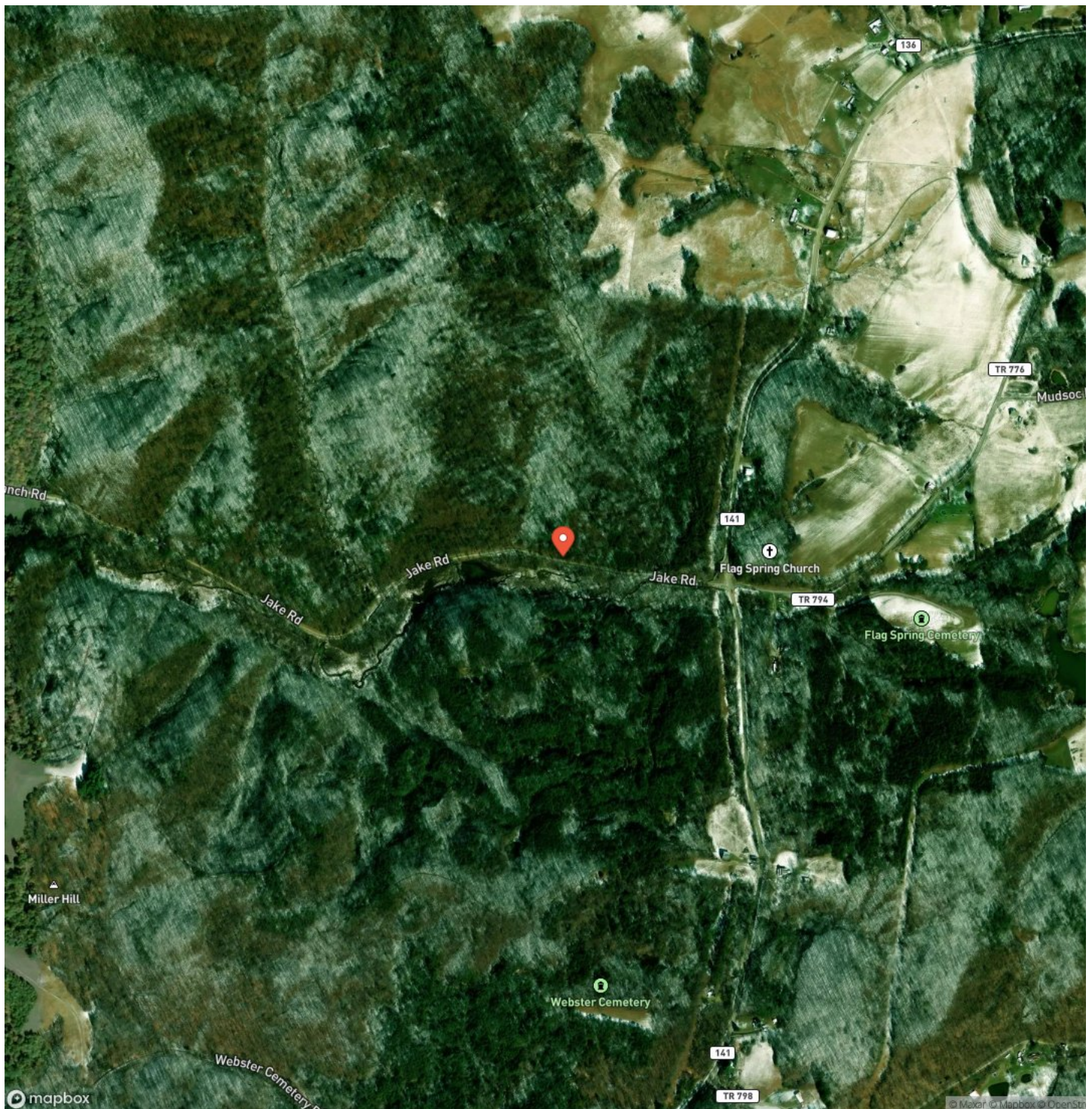
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare Jr.

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Address

City / State / Zip

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NOTES



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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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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