

St Rt 141 Parcel 1 - 20 acres
St Rt 141
Patriot, OH 45658

\$94,900
20± 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 1 - 20 acres
Patriot, OH / Gallia County

SUMMARY

Address

St Rt 141

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

38.720259 / -82.461507

Acreage

20

Price

\$94,900

Property Website

<https://www.mossyoakproperties.com/property/st-rt-141-parcel-1-20-acres-gallia-ohio/111614/>



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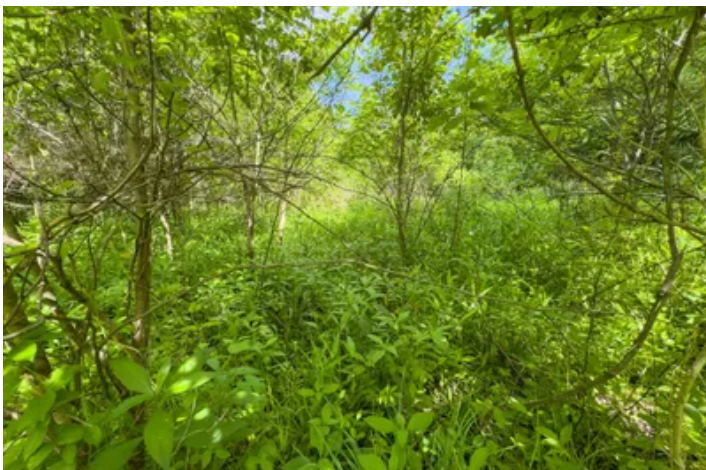
PROPERTY DESCRIPTION

Tract 1. This is 20 acres of recreational land for sale in Gallia County, Ohio. The new survey is in progress to create this parcel. All wooded with a mix of oak, hickory, and maple trees. Should be good hunting for deer, turkey, and small game. Room to put a few deer stands or blinds on the property. Multiple cabins and camping sites. Jake Road is a gravel road and Tract 1 has approximately 1900+/- feet of road frontage. Very private location. Elevation ranges from 640 to 780 feet. GPS coordinates are 38.7241, -82.4656. Located in Gallia County Local School District. Any mineral rights owned by the seller to be transferred. Annual taxes are to be determined due to a new survey to split the parcel. Borders Wayne National Forest directly!

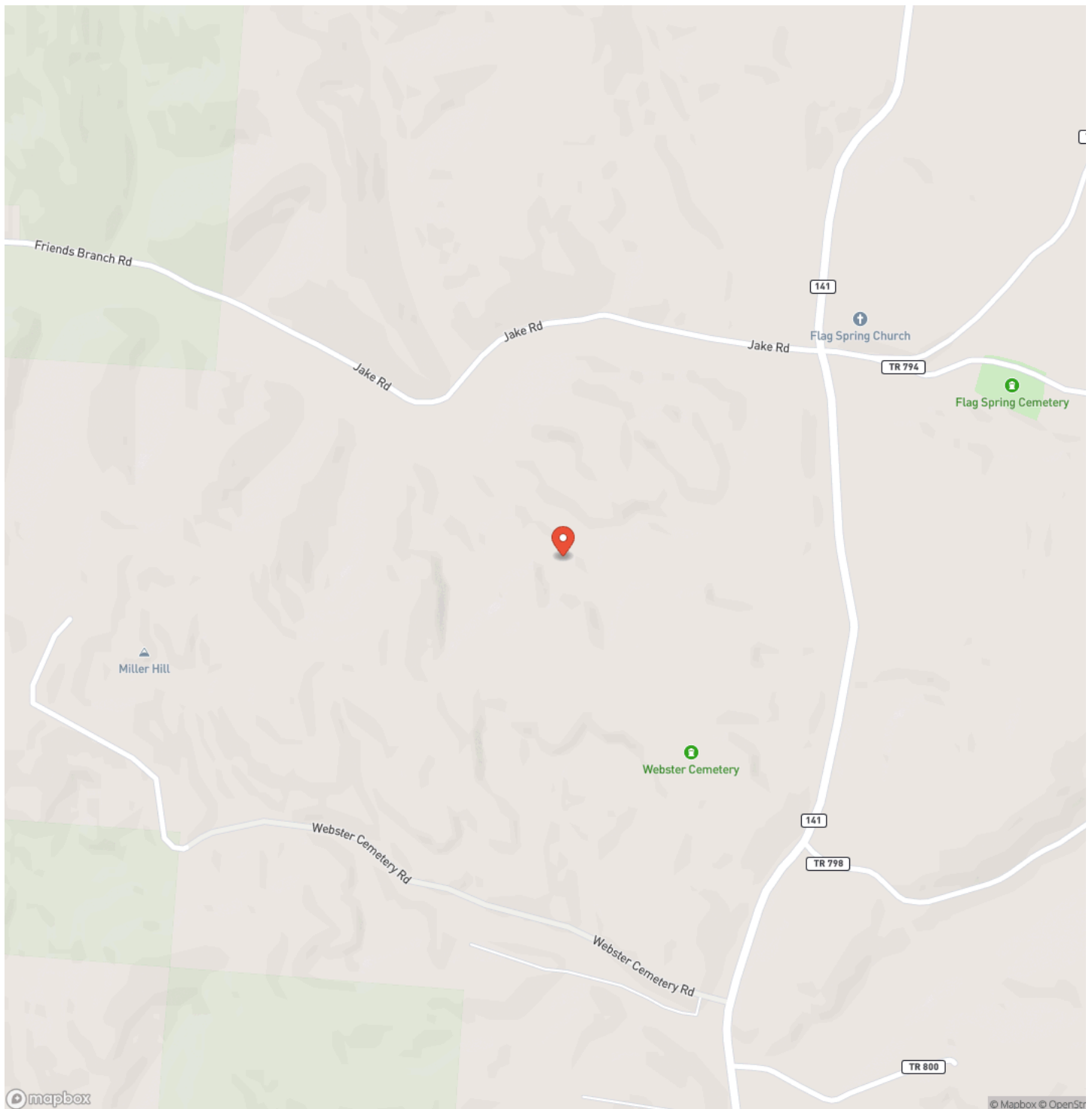
Multiple tracts available:

- 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

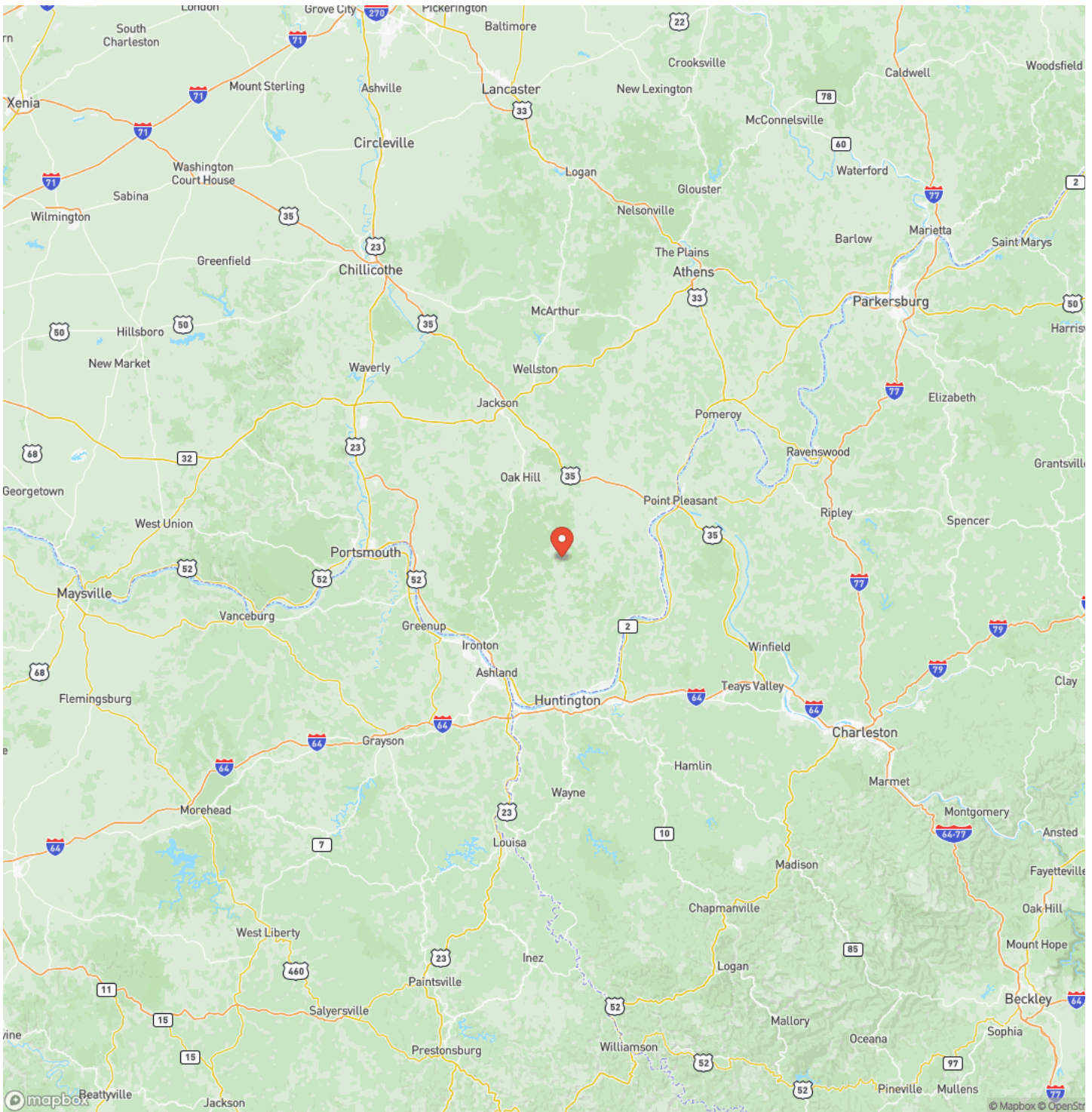
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Mobile

(740) 404-8915

Email

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Address

City / State / Zip

Zanesville, OH 43701

NOTES



MORE INFO ONLINE:

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

This image shows a single 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.



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

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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