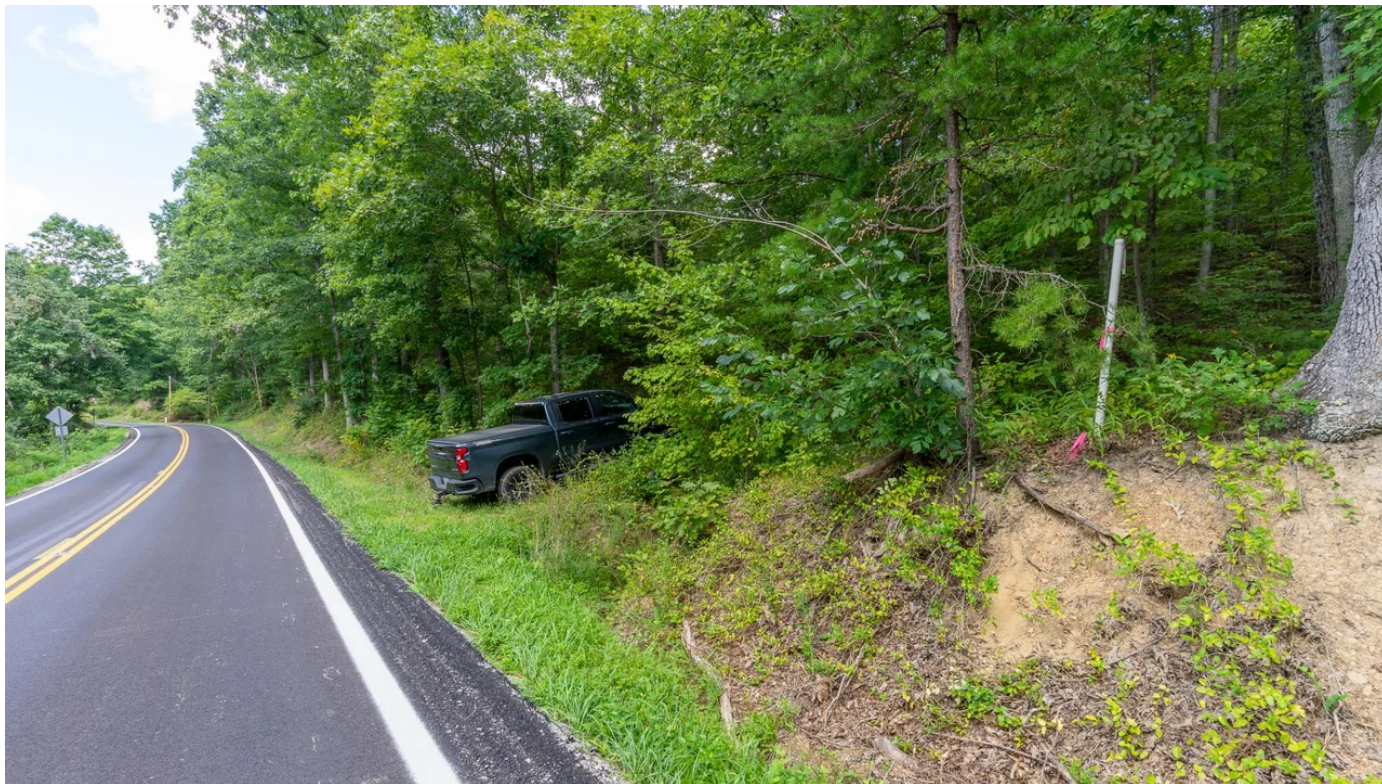


SR 233 - 6 acres - Gallia County
3608 SR 233
Patriot, OH 45658

\$44,900
6.439± Acres
Gallia County



SR 233 - 6 acres - Gallia County
Patriot, OH / Gallia County

SUMMARY

Address

3608 SR 233

City, State Zip

Patriot, OH 45658

County

Gallia County

Type

Hunting Land, Recreational Land

Latitude / Longitude

38.808104 / -82.491770

Taxes (Annually)

431

Acreage

6.439

Price

\$44,900

Property Website

<https://ohiolandforsale.com/property/sr-233-6-acres-gallia-county-gallia-ohio/31931/>



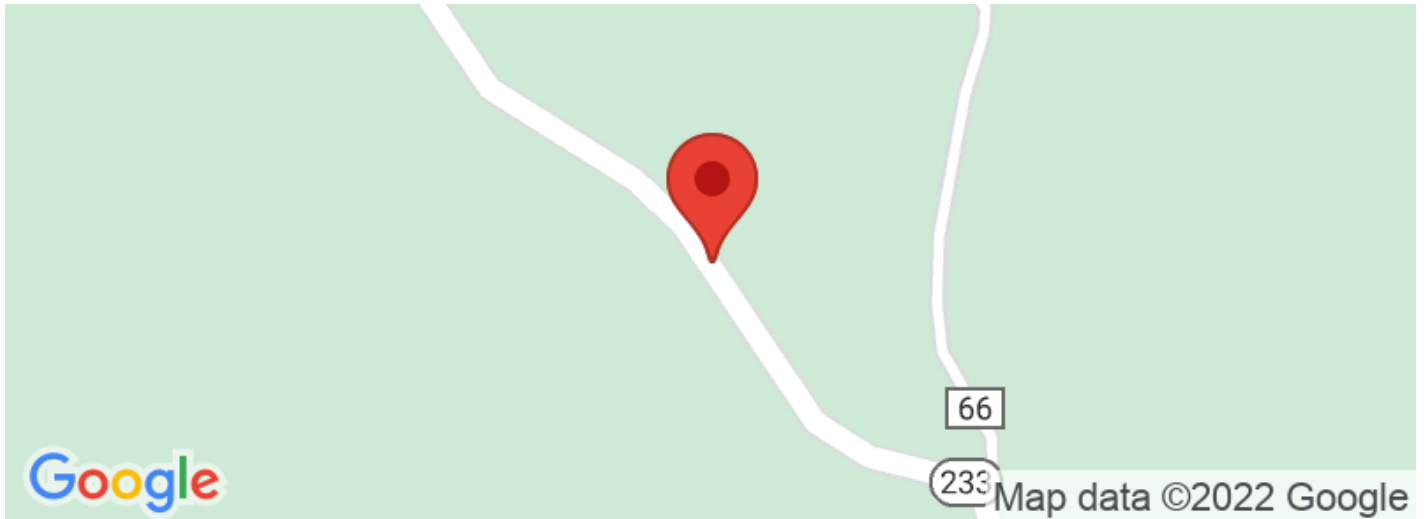
PROPERTY DESCRIPTION

Land for sale in Gallia County, Ohio. This property is in two parcels and has frontage on two roads, SR 233 and Pumpkintown Rd. The frontage, along with the main trail, makes access very easy. The property directly borders to the east thousands of acres of Wayne National Forest. Wayne National Forest offers public recreational opportunities, including hunting. There is a dilapidated structure on the property that would need torn down or considerable work. Some mature timber is on the property, including red and white oak. The topography is a gradual incline from SR 233 to Pumpkintown Rd. The only public utility is electric service running along SR 233. This is a tremendous opportunity to own an affordable recreational property with the added benefits of touching public land!

SR 233 - 6 acres - Gallia County
Patriot, OH / Gallia County

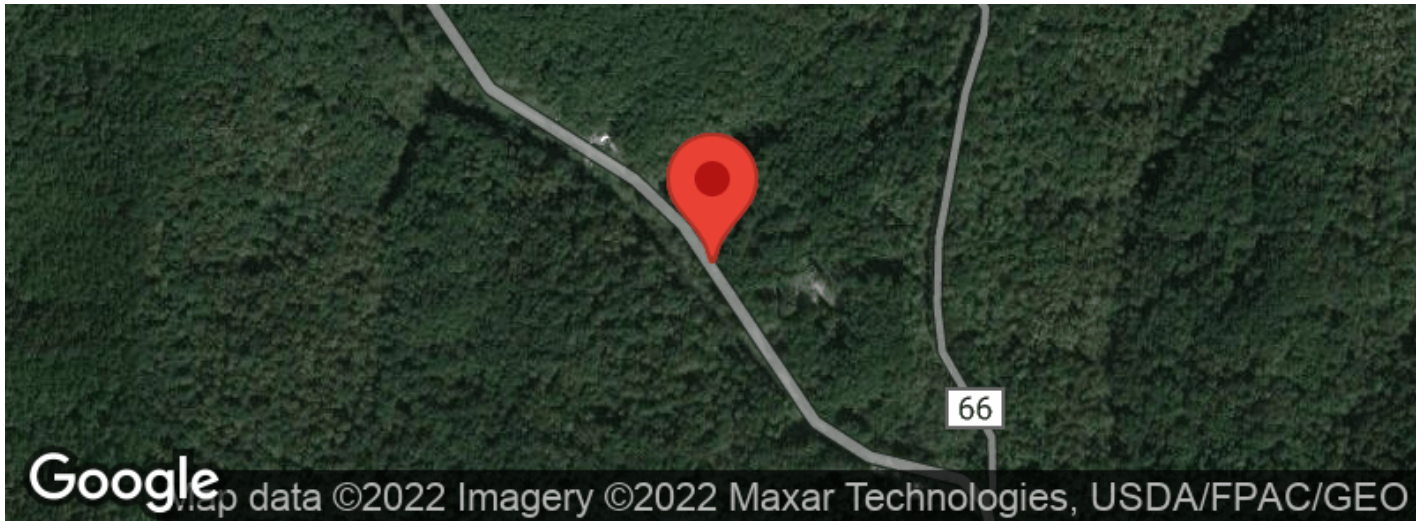


Locator Maps



SR 233 - 6 acres - Gallia County
Patriot, OH / Gallia County

Aerial Maps



SR 233 - 6 acres - Gallia County
Patriot, OH / Gallia County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tristden Bauer

Mobile

(614) 745-5520

Email

tbauer@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH 43147

NOTES

NOTES

[illegible]

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.

Mossy Oak Properties Bauer Real Estate
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
OhioLandForSale.com
