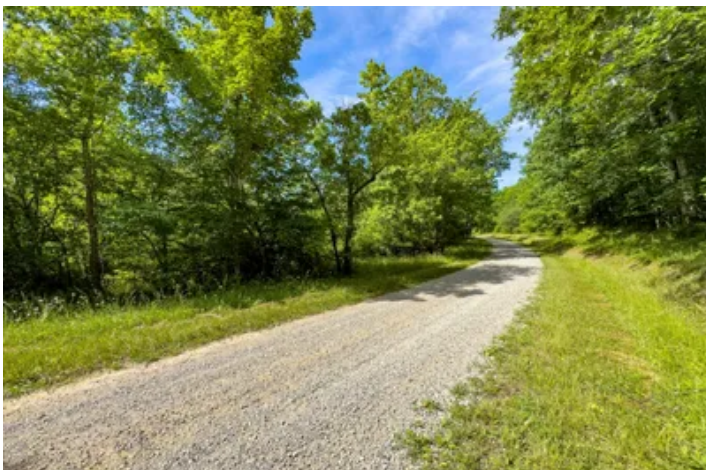
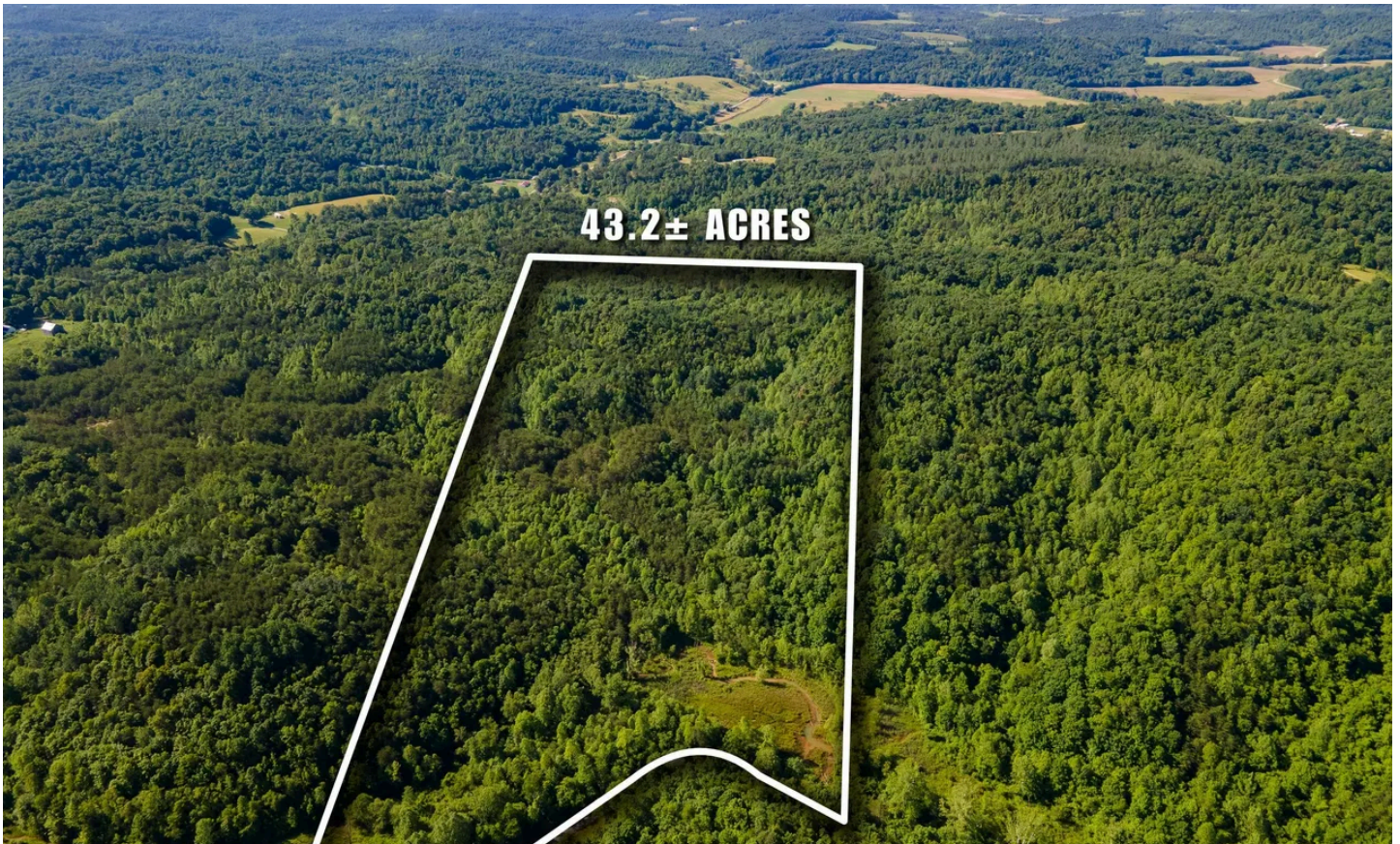


St Rt 141 Parcel 3 - 42 acres  
Jake Rd  
Patriot, OH 45658

**\$173,900**  
42.100± 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

sbare@mossyoakproperties.com | 740-404-8915

**St Rt 141 Parcel 3 - 42 acres**  
**Patriot, OH / Gallia County**

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**SUMMARY**

**Address**

Jake Rd

**City, State Zip**

Patriot, OH 45658

**County**

Gallia County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

38.7219 / -82.4644

**Acreage**

42.100

**Price**

\$173,900

**Property Website**

<https://www.mossoakproperties.com/property/st-rt-141-parcel-3-42-acres-gallia-ohio/111872/>



**St Rt 141 Parcel 3 - 42 acres**  
**Patriot, OH / Gallia County**

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**PROPERTY DESCRIPTION**

Tract 3. This is 42.1 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 3 has approximately 1078 +/- feet of road frontage. Very private location. Elevation ranges from 622 to 844 feet. GPS coordinates are 38.7219 -82.4644. Located in the 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. Additional acreage available!

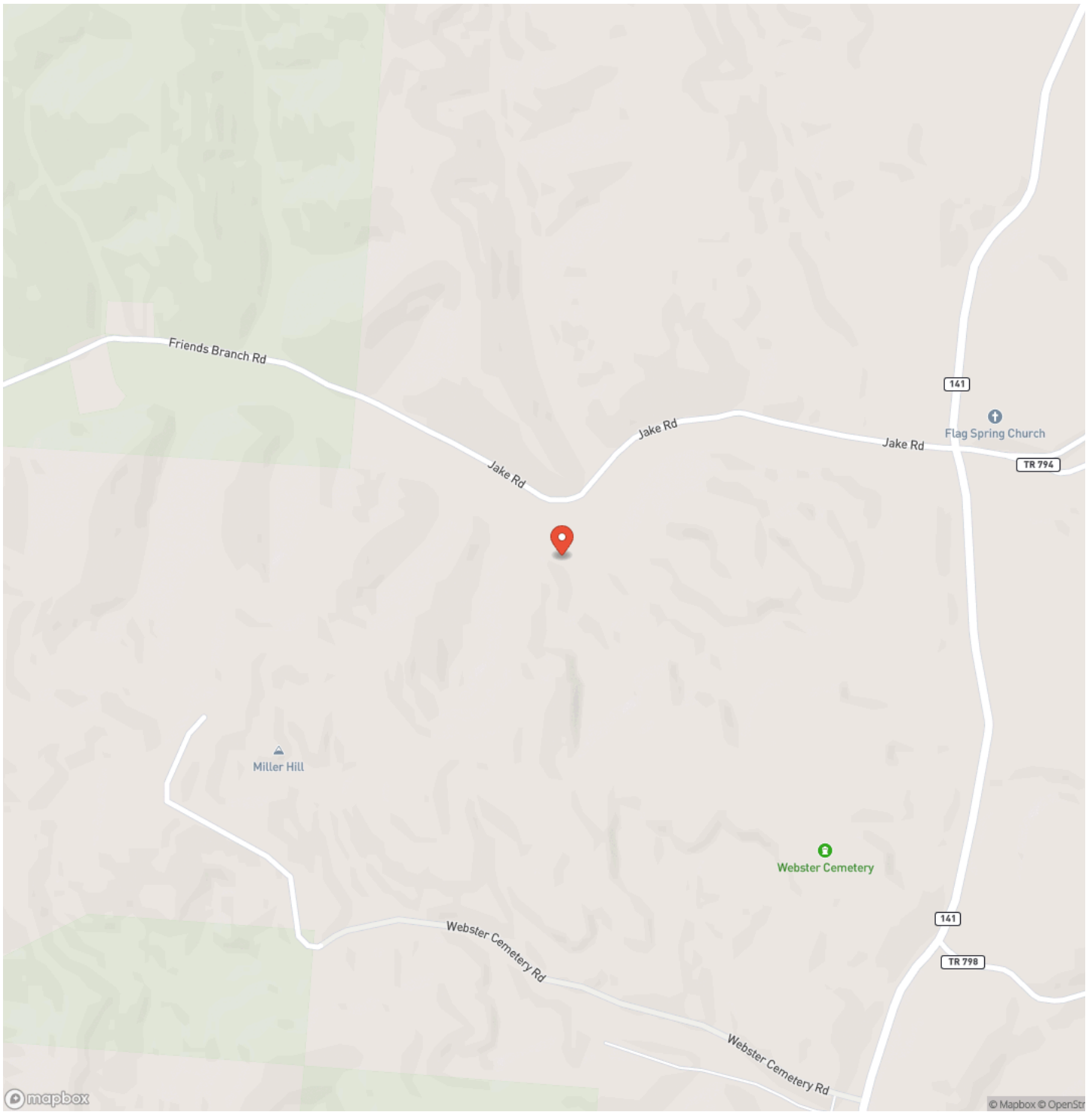
Multiple tracts available:

- Tract 1 is 20 acres for \$104,900
- Tract 2 is 45 acres for \$184,900
- Tract 3 is 42.1 acres for \$173,900
- Tract 4 is 66.9 acres for \$226,900
- Tract 5 is 7.4 acres for \$62,900
- Tract 6 is 40 acres for \$184,900 SOLD
- Tract 7 is 33.9 acres for 149,900
- Tract 8 is 32.46 acres for \$259,900 SOLD

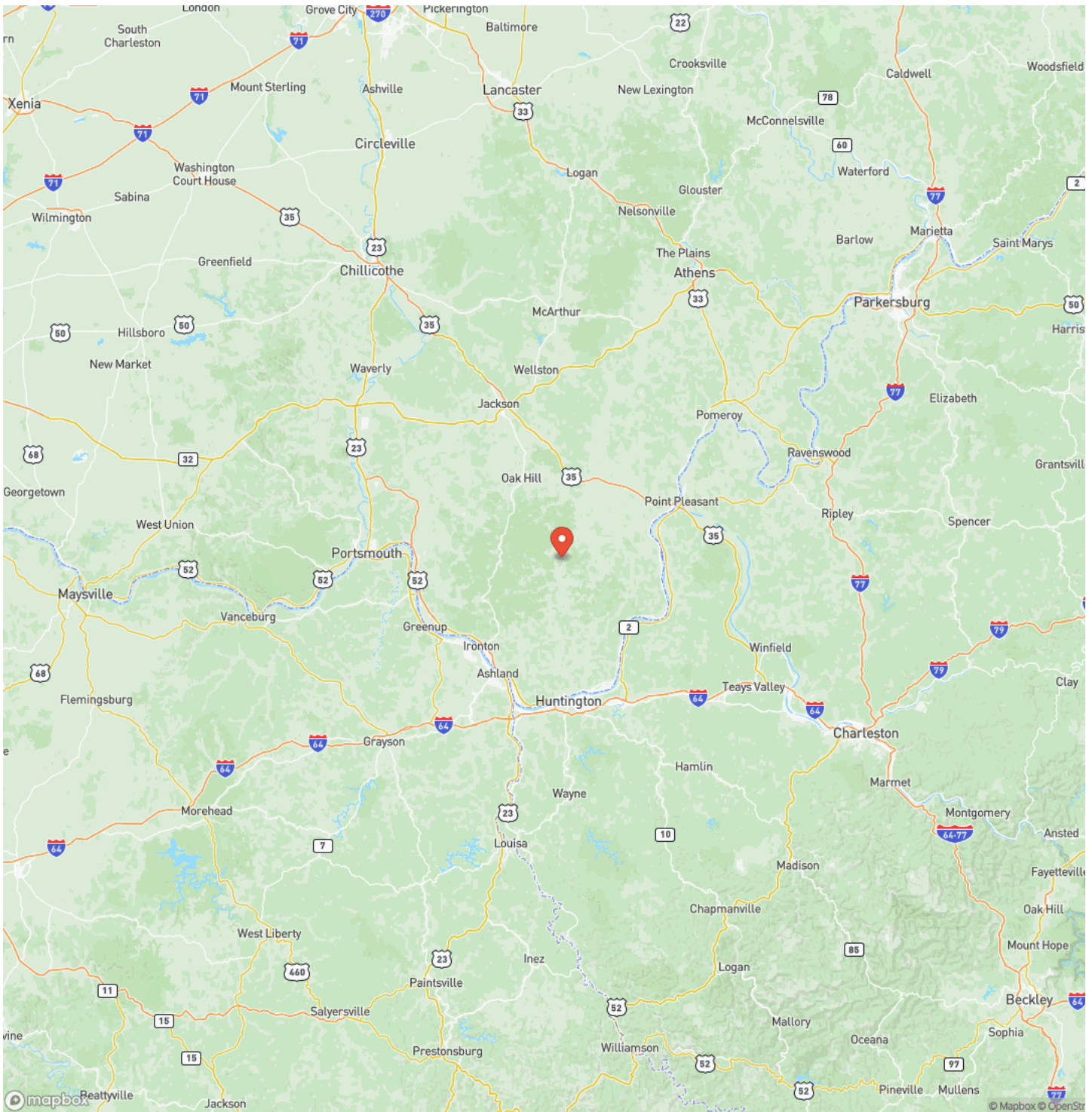
St Rt 141 Parcel 3 - 42 acres  
Patriot, OH / Gallia County



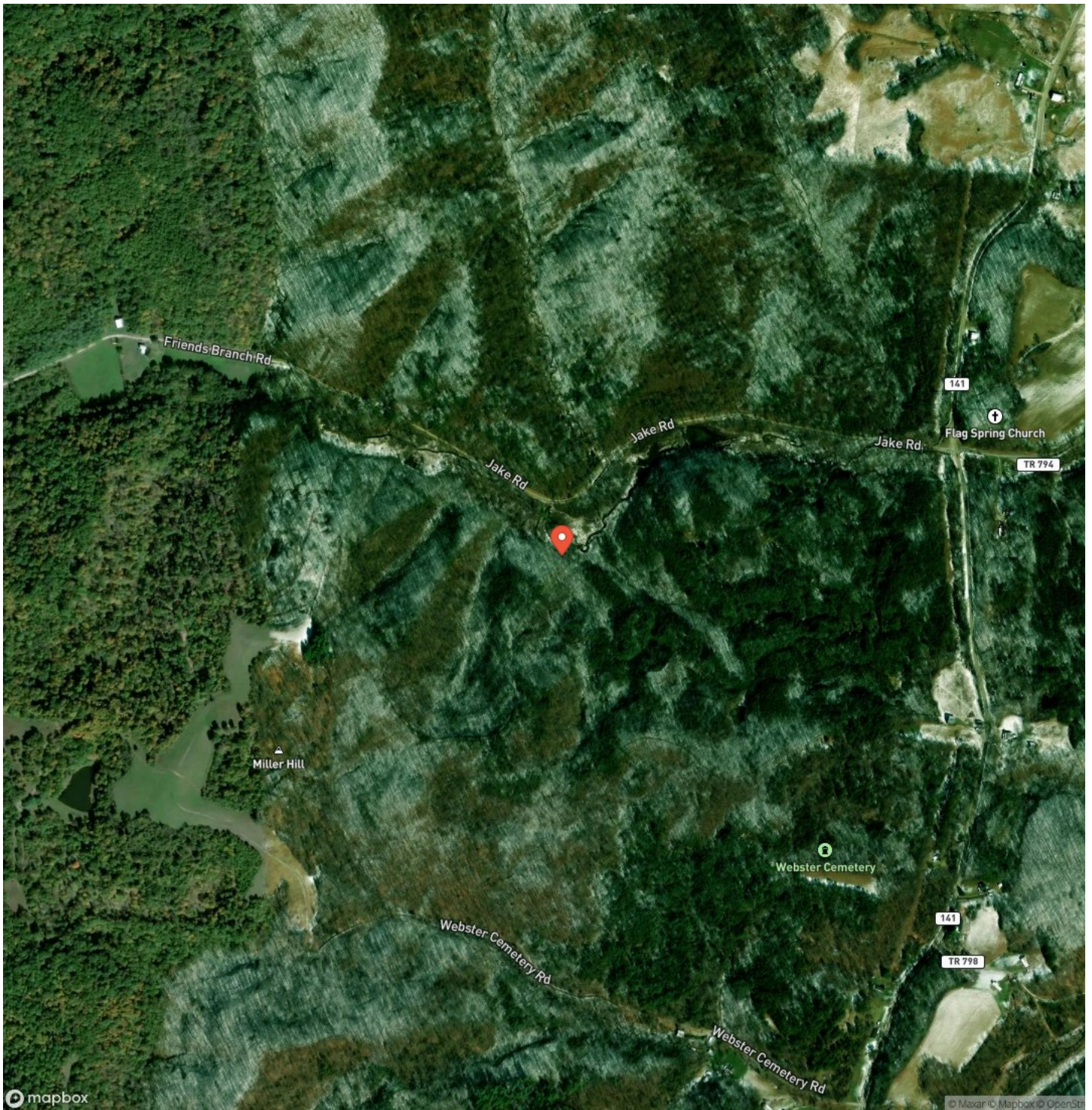
## Locator Map



# Locator Map



## Satellite Map







## **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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