

**Tract 3 Coolville Acres**  
0 Tucker Road  
Coolville, OH 45723

**\$198,000**  
34± Acres  
Meigs County



**Tract 3 Coolville Acres**  
**Coolville, OH / Meigs County**

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**SUMMARY**

**Address**

0 Tucker Road

**City, State Zip**

Coolville, OH 45723

**County**

Meigs County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

39.1723 / -81.9182

**Acreage**

34

**Price**

\$198,000

**Property Website**

<https://arrowheadlandcompany.com/property/tract-3-coolville-acres-meigs-ohio/104622/>



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### **PROPERTY DESCRIPTION**

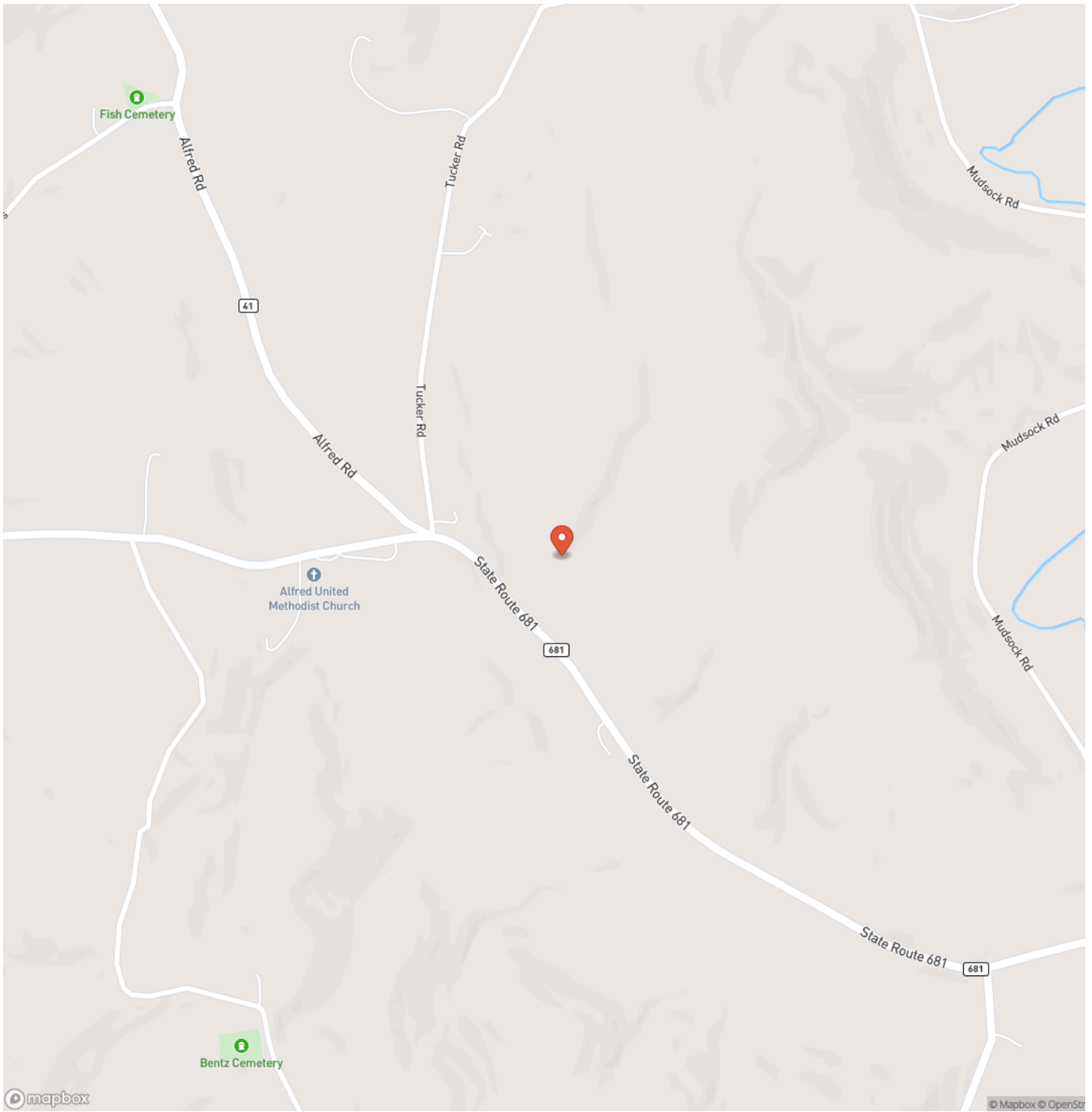
Don't miss out on this 34 +/- acre property in Meigs County. Tract 3 of Coolville Acres is an outstanding opportunity to own a versatile hunting and recreational property in a quiet, remote setting! Whitetail bucks and turkeys call this property home, giving you a real opportunity to harvest the buck and turkey of a lifetime. This tract offers a great mix of open fields, fencerows, drainages, hardwoods, and a few walnut trees in the bottoms, creating both beauty and long-term value. In 2024, red oak, white oak, and walnut trees were planted and protected with tubes, adding to the property's future potential. The land features excellent topography, ranging from easy to gently rolling terrain, making it highly usable for a variety of purposes. An old farm lane provides access from the drainage area up into the fields, offering a solid foundation for future improvements or expanded access. A stationary elevated shooting house (shown in photos) is already in place, making this a strong setup for hunters. (Note: feeder and new green elevated blind do not convey.) This property will be subject to a newly deeded easement for access, ensuring a defined entry point while maintaining the secluded feel buyers are looking for. With a great combination of habitat, terrain, and potential, this property has all the makings of an exceptional hunting setup-featuring natural pinch points, areas for food plots, timber, and a drainage that may offer water sources. Properties like this don't come along often! You'll want to see this one in person! The property is 25 +/- minutes from Athens, OH, and Parkersburg, WV, and 1 +/- hour from the Hocking Hills area. Property will require a survey to transfer and final acreage/price adjustment is dependent upon results of the new survey. This property is subject to a new deeded easement to grant access to this Tract. Seller's mineral, oil, and gas rights convey. Agents must be present for all showings. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:9375457764) or Josh Grant at [\(330\) 341-0997](tel:3303410997).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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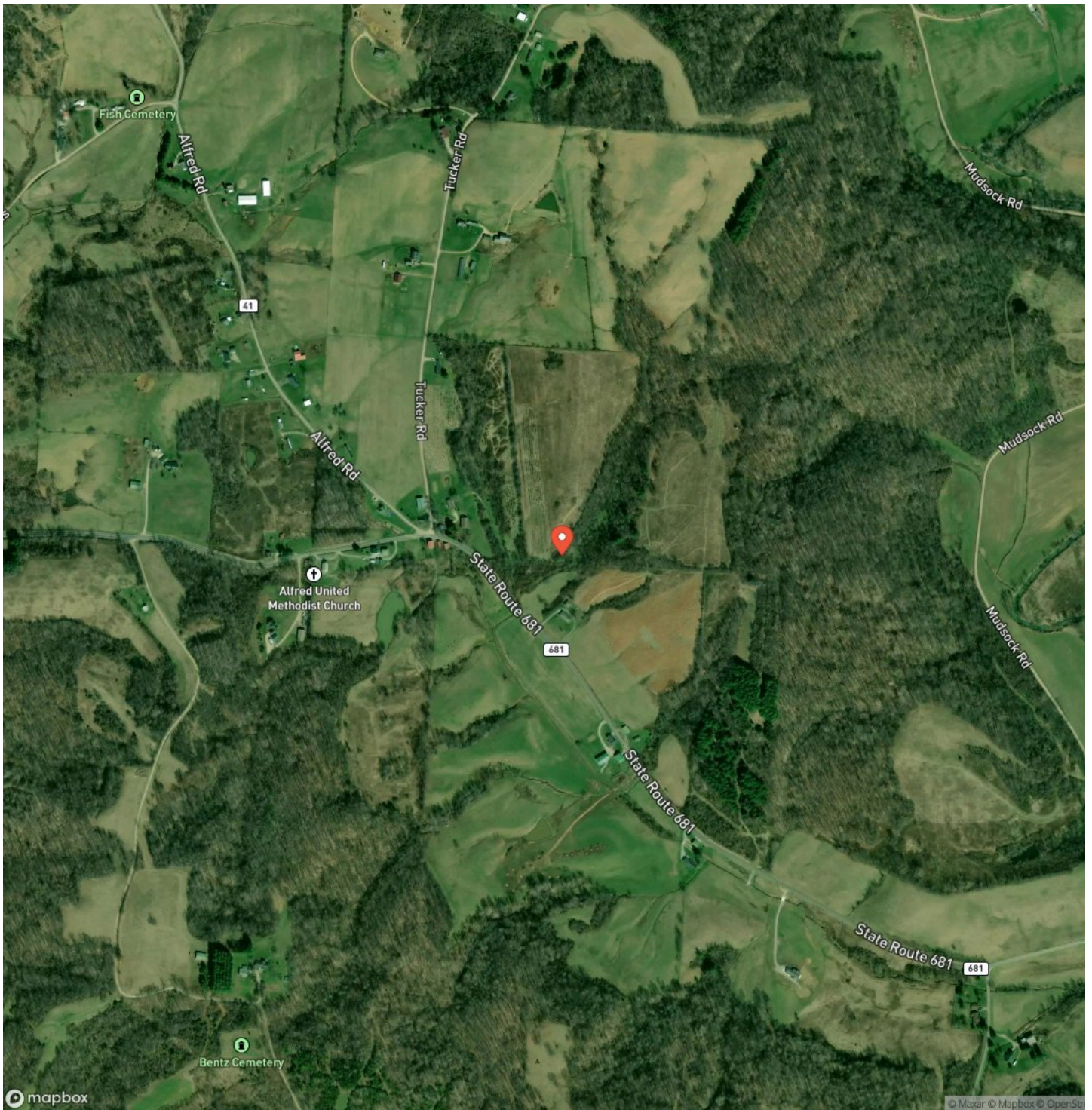


## Locator Map





## 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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