

Coolville Recreational Build Site/Tree Farm
0 Tucker Road
Coolville, OH 45723

\$441,000
63± Acres
Meigs County



Coolville Recreational Build Site/Tree Farm
Coolville, OH / Meigs County

SUMMARY

Address

0 Tucker Road

City, State Zip

Coolville, OH 45723

County

Meigs County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

39.17385 / -81.91695

Acreage

63

Price

\$441,000

Property Website

<https://arrowheadlandcompany.com/property/coolville-recreational-build-site-tree-farm/meigs/ohio/100061/>



Coolville Recreational Build Site/Tree Farm Coolville, OH / Meigs County

PROPERTY DESCRIPTION

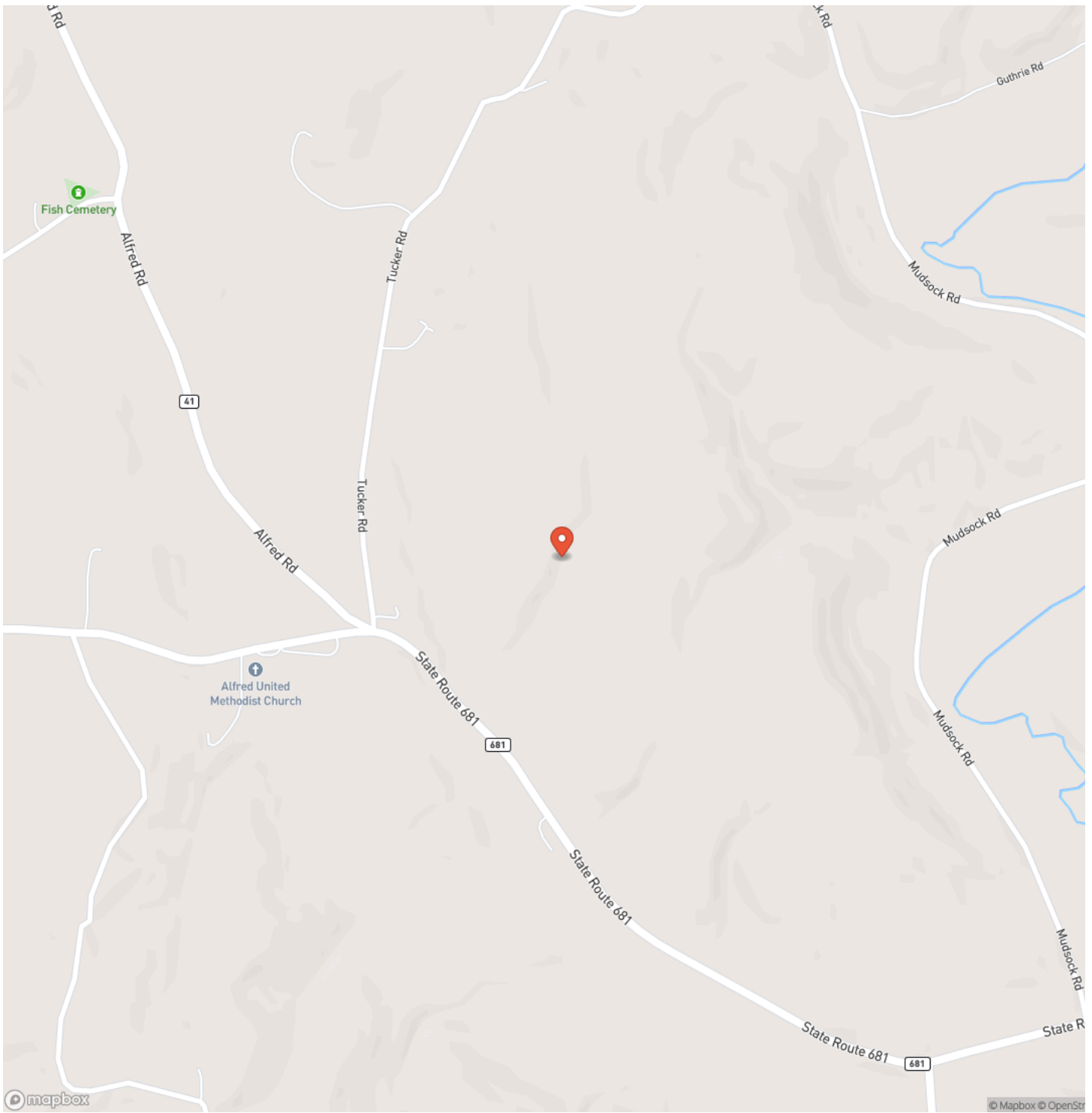
Welcome to one of the most incredible build sites in Meigs County, Ohio; a rare opportunity that truly checks every box! This beautiful 63 +/- acre property offers the perfect blend of privacy, income potential, recreation, and prime building locations. Featuring an established Christmas tree farm, this land provides both charm and business opportunity. There are some recently planted trees including Red Oaks, White Oaks and Walnuts, planted in 2024; staked and tubed! Groomed fields, sections of quality mature timber, and excellent habitat create a stunning and functional setting. A pond invites you to spend your evenings fishing, while the surrounding woods offer some of the best deer hunting in the region. With a hunting blind already in place, you can start enjoying the property from day one. The main build site is equipped with electric on site, public water, a newly permitted septic system and a killer view. Research utility construction costs, access to and fees and you will see this is a great value! A long gravel drive leads you deeper into the property to another outstanding potential build site located nearly a half mile from the road-ideal for constructing your dream home tucked away in total seclusion. Consider building a cabin at the existing site while you plan and construct your forever home further back the new lane. With multiple fields and scenic settings, the possibilities also include developing cabins, expanding the tree farm, or creating your own private retreat. The drive is approx 4/10ths of a mile long and ends atop a beautiful bench top where you can see for miles. The pond is full of structure and is ready for bass, bluegill, crappie and catfish! The deer management potential is huge here. This property has multiple secluded wildlife openings, potential food plot locations, drainages, timber, cover, and the property is accessible in its entirety by lane or trails. There is one permanent blind that conveys. Feeder and portable blind do not convey. There is a section of mature timber that spits the large field which creates the perfect funnel and plenty of edge for stand sites. Whether you're looking to build, invest, hunt, fish, start a tree business or AirBnB business, or simply enjoy the woods and mature timber; this one-of-a-kind property delivers! Agents must be present for all showings. Seller's mineral, oil and gas rights convey. The property is about 25 +/- minutes from Athens, OH, and Parkersburg, WV, and about 1 +/- hour from the Hocking Hills. 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.

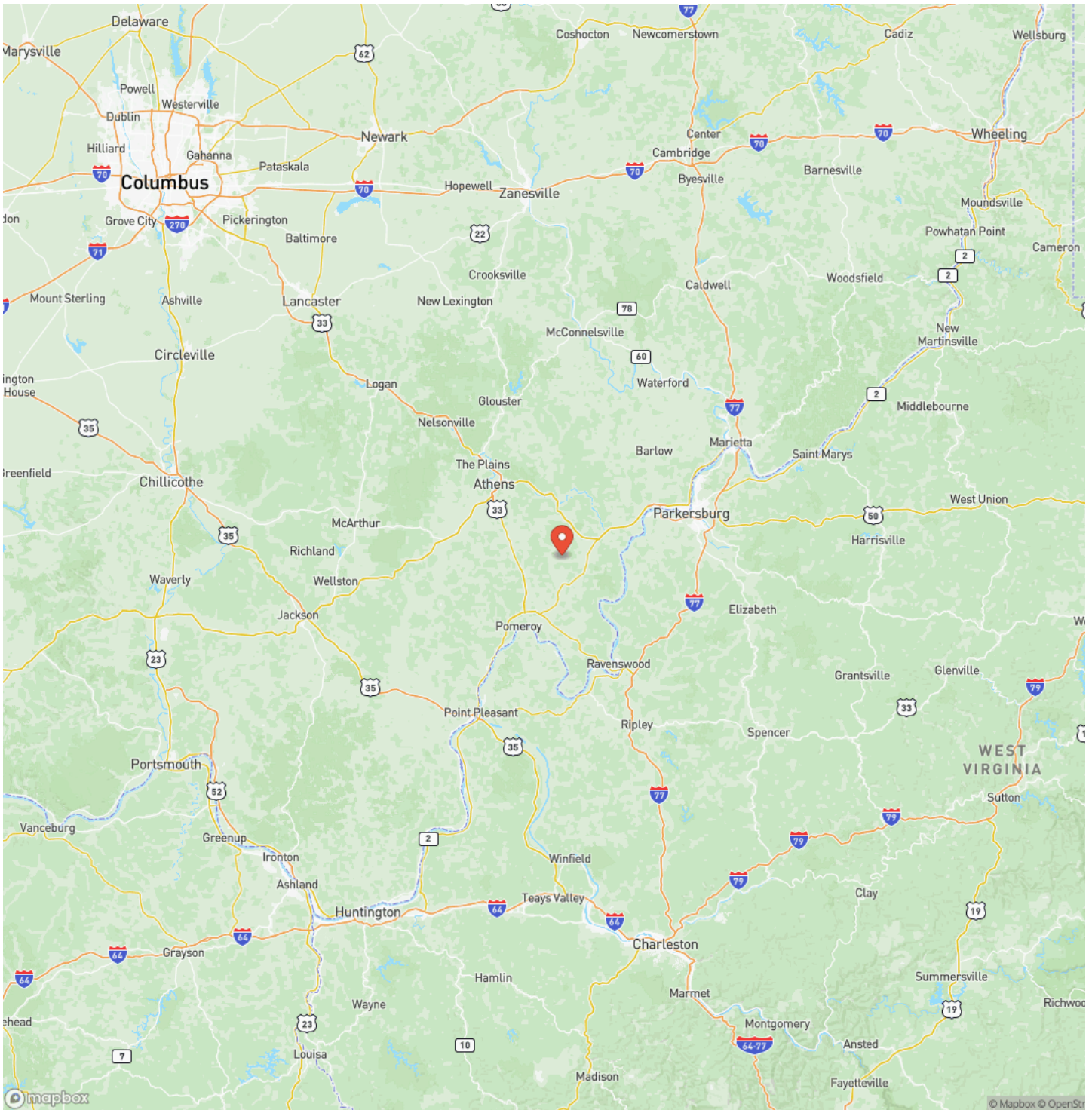
Coolville Recreational Build Site/Tree Farm
Coolville, OH / Meigs County



Locator Map



Locator Map



Satellite Map



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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