

**Tract 2 Coolville Acres**  
0 Tucker Road  
Coolville, OH 45723

**\$156,000**  
24± Acres  
Meigs County



**Tract 2 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**

39.1742 / -81.9212

**Acreage**

24

**Price**

\$156,000

**Property Website**

<https://arrowheadlandcompany.com/property/tract-2-coolville-acres/meigs/ohio/104621/>



## Tract 2 Coolville Acres Coolville, OH / Meigs County

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### **PROPERTY DESCRIPTION**

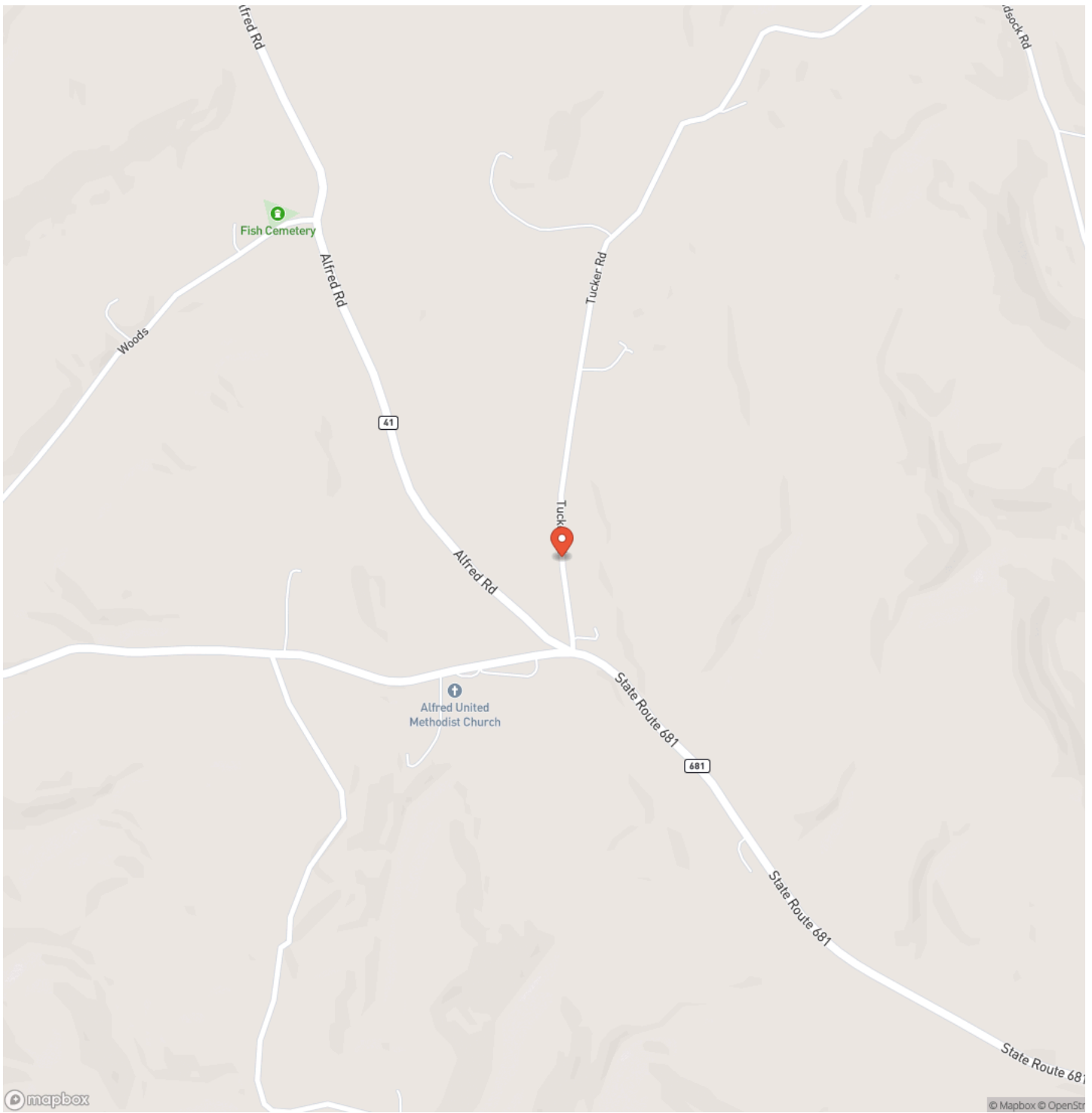
Escape to your own private slice of the countryside with this beautiful and versatile 24 +/- acre tract of land in Meigs County, Ohio! Tract 2 of Coolville Acres is tucked away and secluded with access to the property through a gated drive that is about 4/10ths +/- of a mile long - imagine the value this adds to the property. A stunning benchtop setting provides breathtaking views across rolling terrain, with a mix of open fields, gentle hills, and a picturesque bottom. The land is highly usable, with most of the property being easily navigable-ideal for recreation, off grid building, or creating your dream getaway. A peaceful and newly improved pond sits at the front of the property, offering the perfect opportunity to stock and manage your own fishery just the way you like. Scattered pine trees add character and privacy, while the diverse habitat supports an abundance of wildlife. Deer and turkey are frequent visitors, along with rabbits and doves, making this an excellent hunting or nature-watching property. Have a local farmer grow hay or do some food plotting and you will have a dream hunting property. Its unique borders and scenic views in every direction make this land truly one-of-a-kind. Whether you're looking to build, hunt, invest, or simply enjoy the outdoors, this property offers endless potential in a peaceful, private setting. 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 Tract 3 to the east. 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:937-545-7764) or Josh Grant at [\(330\) 341-0997](tel:330-341-0997).

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.

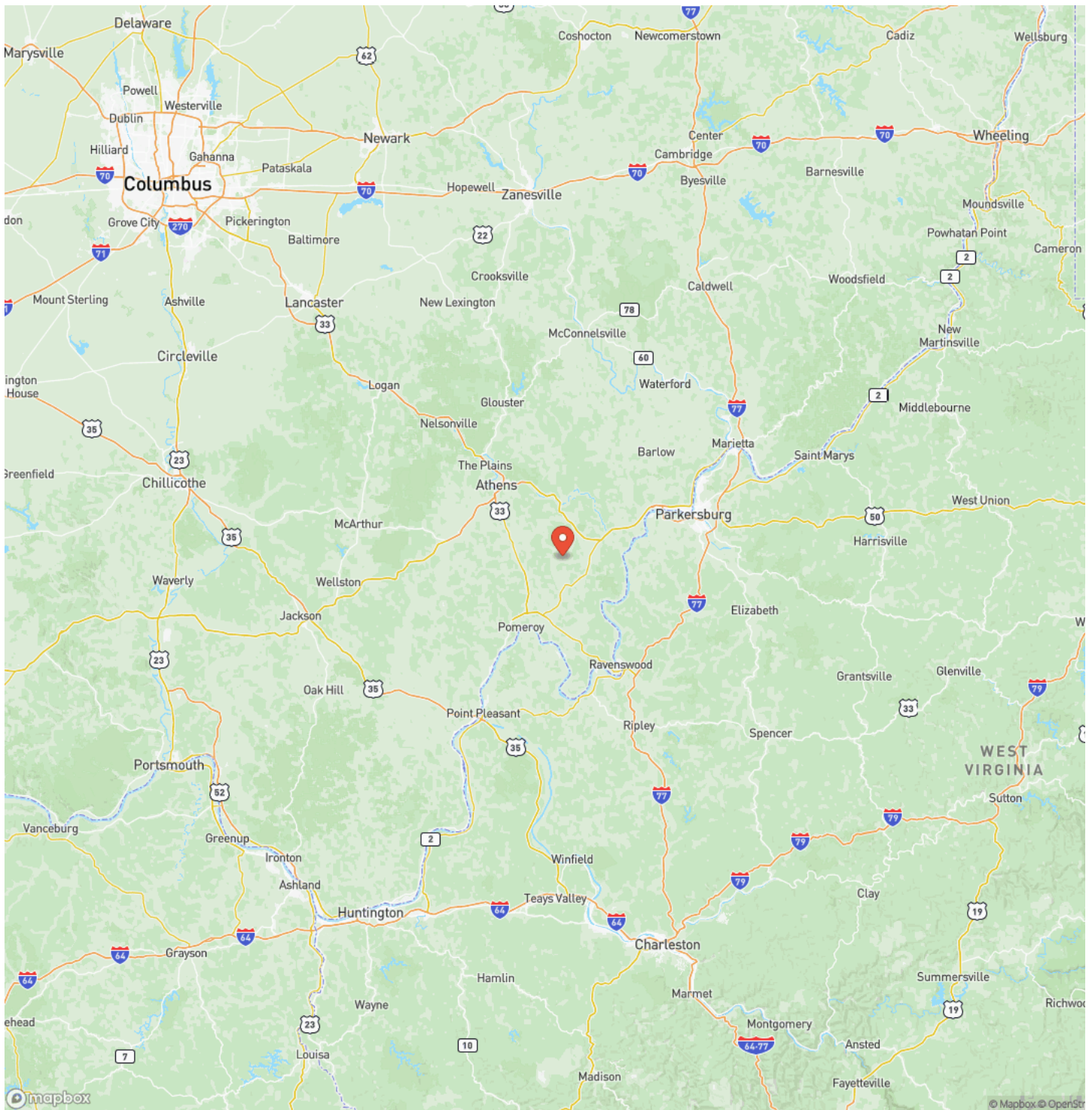
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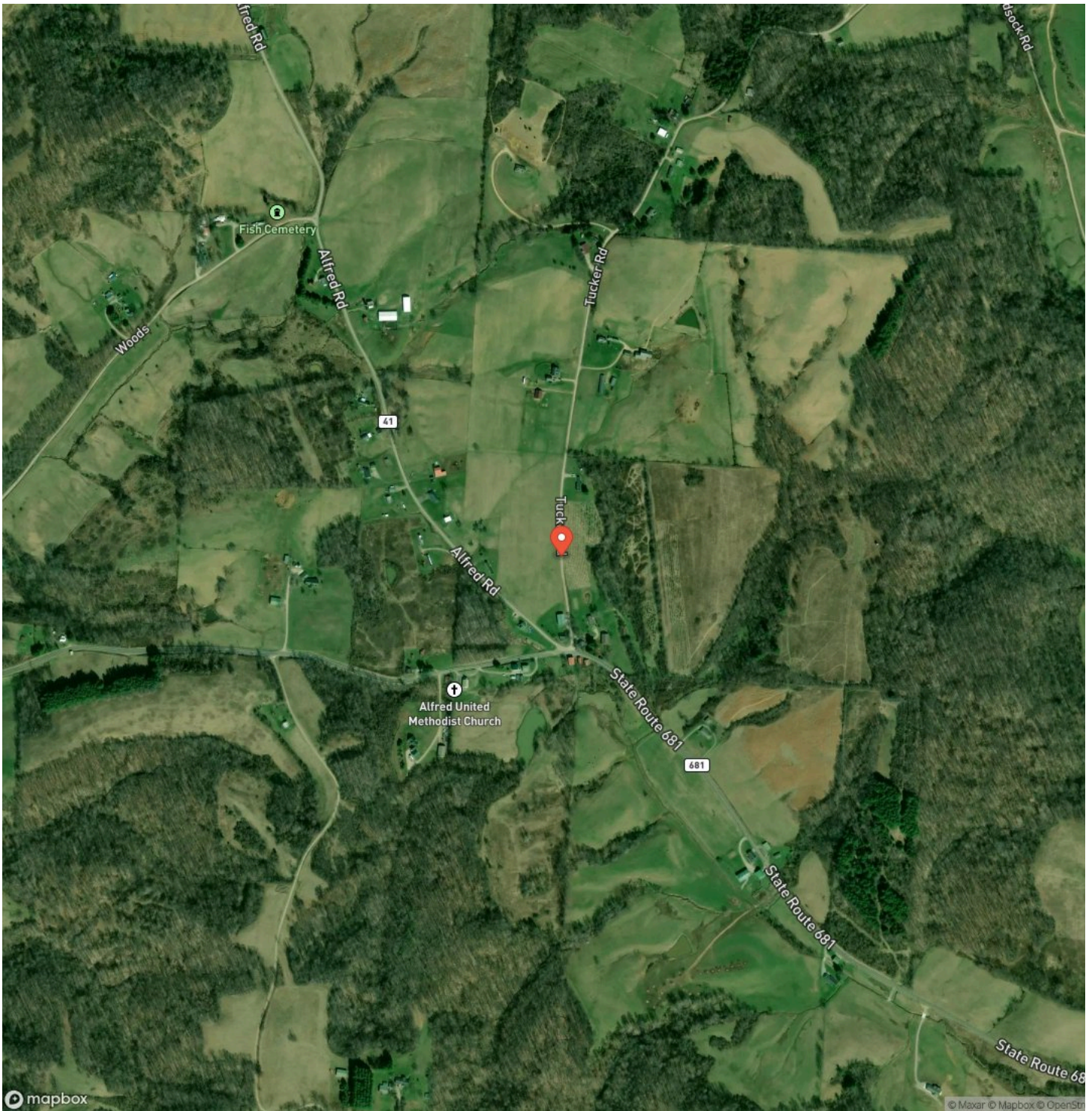
## Locator Map



# 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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