

**Tract 1 Coolville Acres**  
0 Tucker Road  
Coolville, OH 45723

**\$136,000**  
4± Acres  
Meigs County



**Tract 1 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, Lot, Business Opportunity

**Latitude / Longitude**

39.1748 / -81.9206

**Acreage**

4

**Price**

\$136,000

**Property Website**

<https://arrowheadlandcompany.com/property/tract-1-coolville-acres-meigs-ohio/104620/>



## Tract 1 Coolville Acres Coolville, OH / Meigs County

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### **PROPERTY DESCRIPTION**

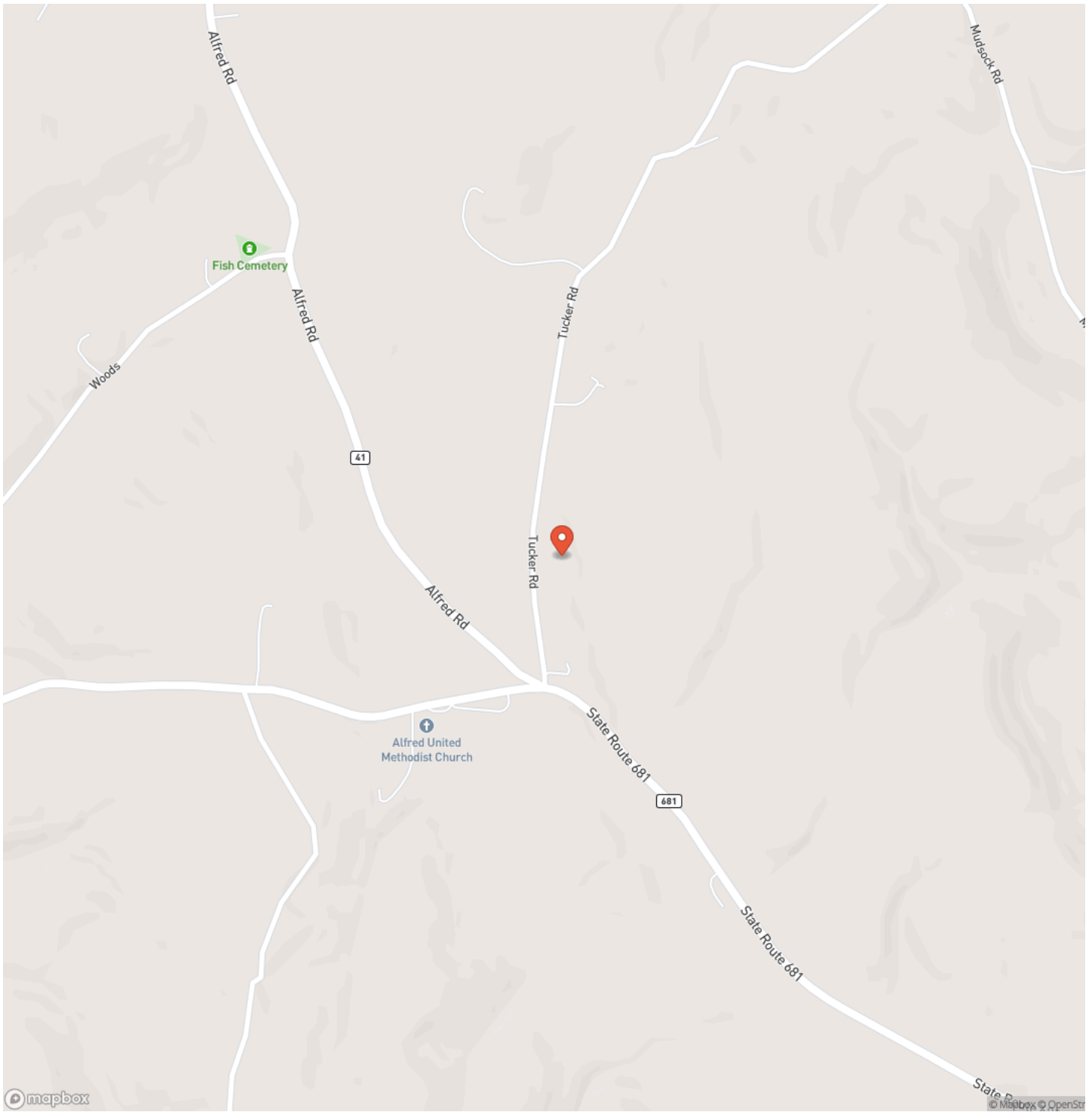
Discover a beautiful 4 +/- acre property and build lot offering awesome views and a peaceful setting on a quiet road, perfect for your dream home or hobby farm! Located in Meigs County, Ohio: Tract 1 of Coolville Acres, pine trees and other species are growing on the property and this land features open space and character, providing a unique foundation for your vision. The property includes electric already on site, public water tap, and a newer septic system (buyer to verify with county on Septic, AEP, and Tupper's Plains Chester Water District), making it easier to get started on your build. With plenty of room for barns, gardens, and animals, this would be an ideal setup for a hobby farm or country retreat. Enjoy the flexibility of additional acreage available if you're looking to expand. Whether you're seeking a private getaway, a homesite with a view, or a small-scale agricultural opportunity, this property checks all the boxes. The views are absolutely amazing and just imagine, you will have Christmas trees for a lifetime! 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. 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.

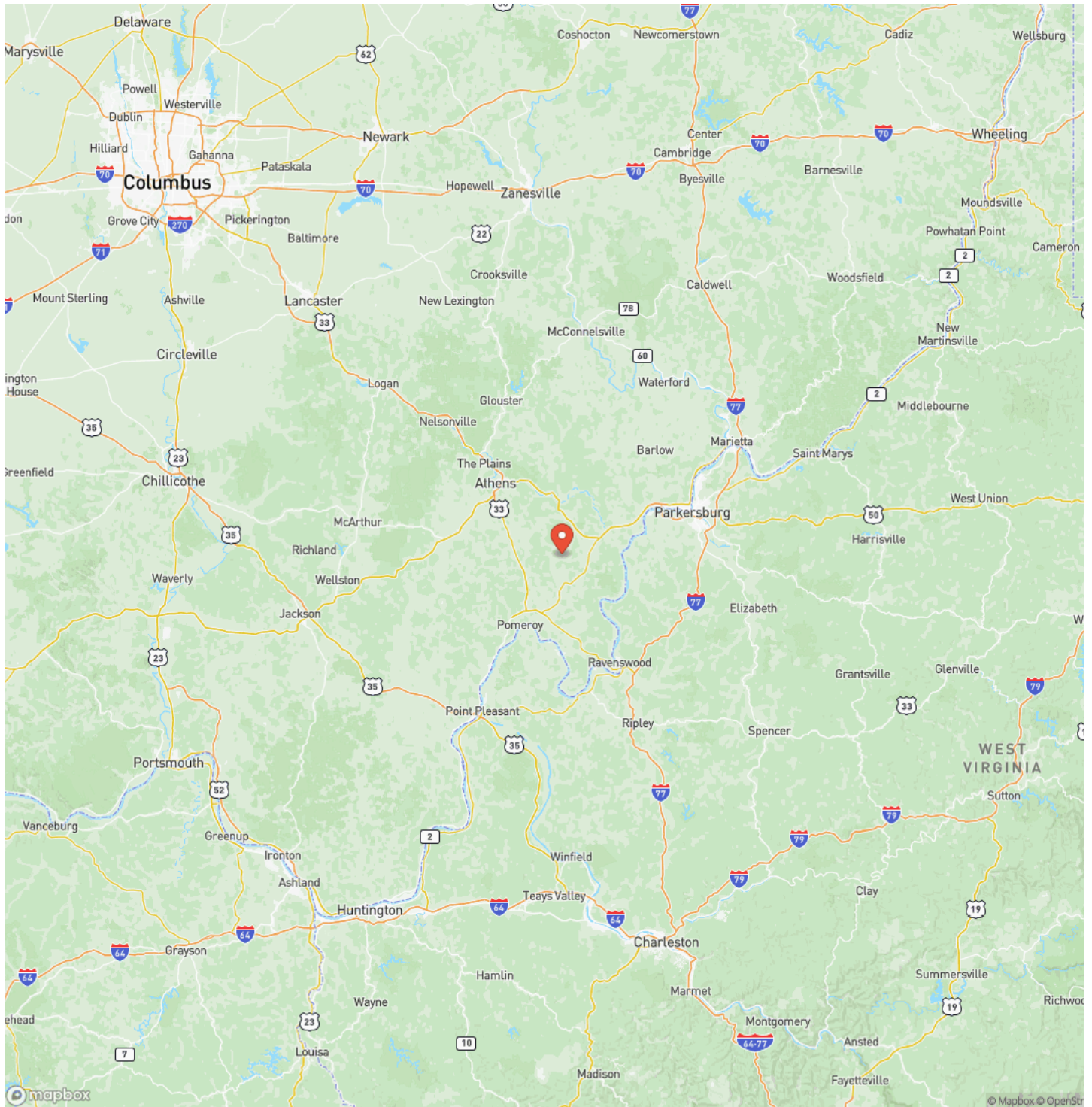
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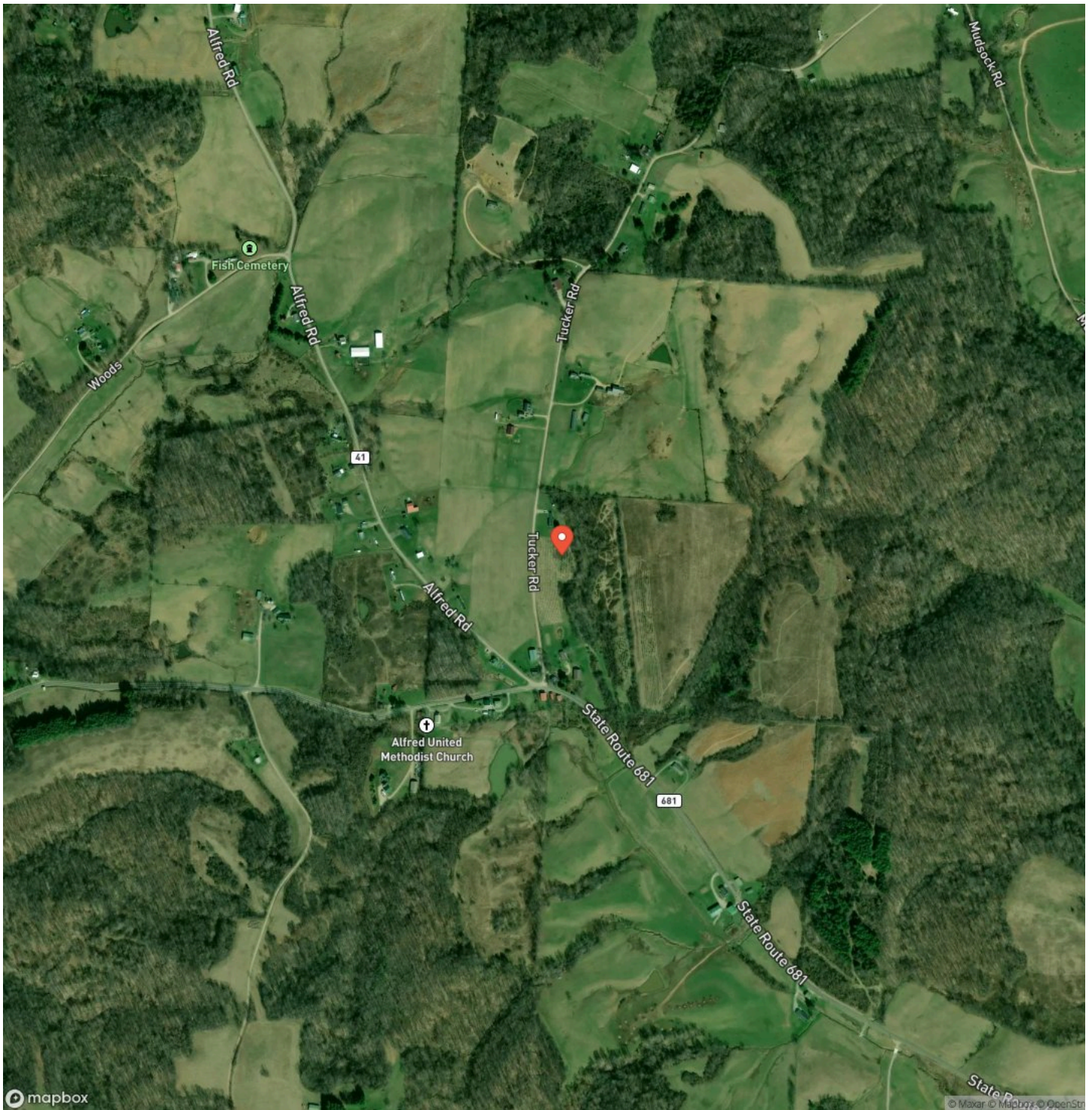
## Locator Map



# 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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