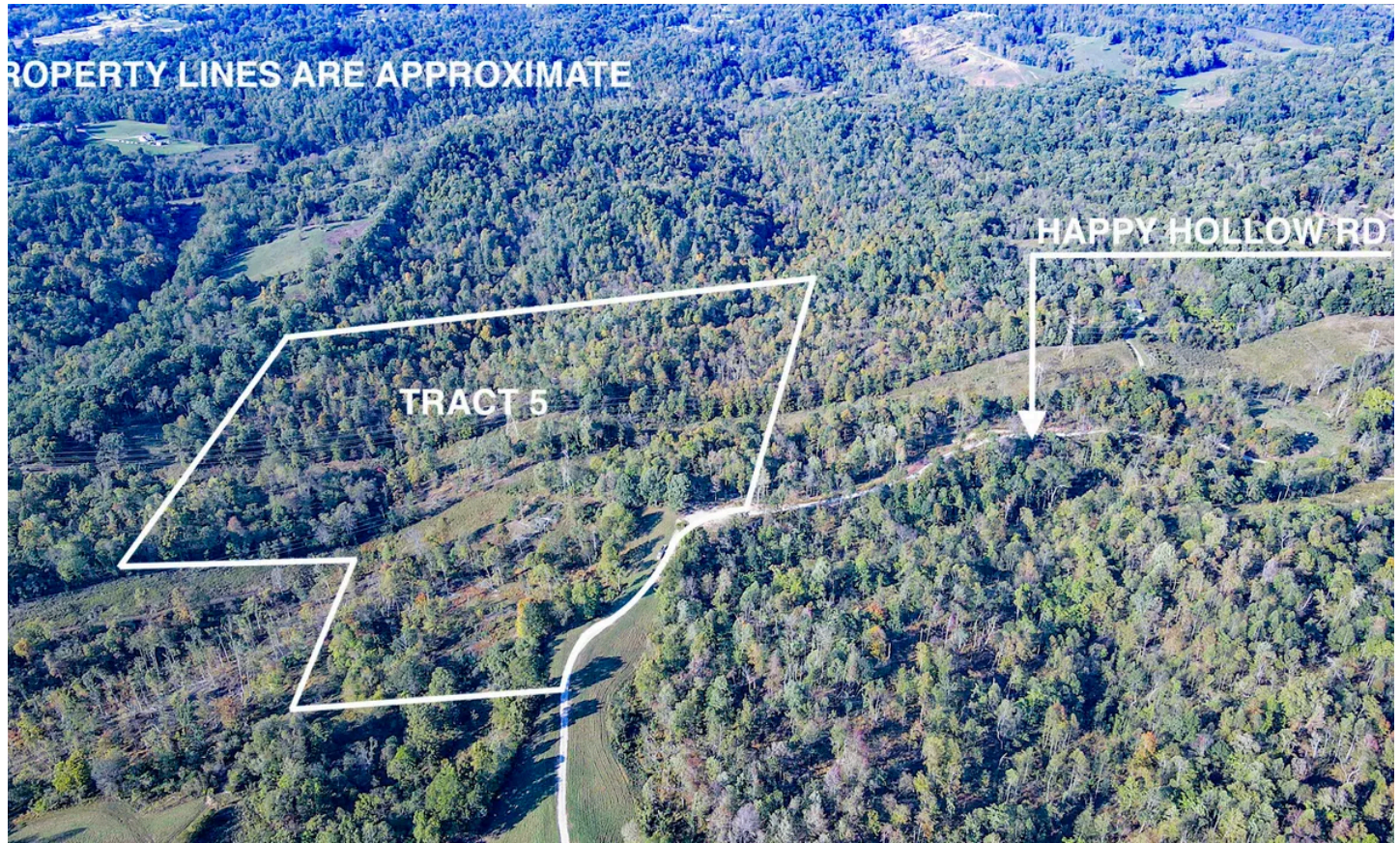


Happy Hollow Rd Tract 5 - 26 acres - Wood County  
Tract 5 Happy Hollow Road  
Waverly, WV 26184

**\$106,900**  
26.71± Acres  
Wood 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.



sbare@mossyoakproperties.com | 740-404-8915

**Happy Hollow Rd Tract 5 - 26 acres - Wood County  
Waverly, WV / Wood County**

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**SUMMARY**

**Address**

Tract 5 Happy Hollow Road

**City, State Zip**

Waverly, WV 26184

**County**

Wood County

**Type**

Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

39.318106 / -81.409904

**Acreage**

26.71

**Price**

\$106,900



## Happy Hollow Rd Tract 5 - 26 acres - Wood County Waverly, WV / Wood County

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### **PROPERTY DESCRIPTION**

26.716 acres for sale in Wood County, West Virginia. Great opportunity to buy acreage located in Wood County and not far from Parkersburg, West Virginia, and Interstate I-77! Beautiful ridge top location to build that new home! The lot has a level to gently rolling build site. Lots are subject to light building restrictions. Seller is reserving all mineral, gas, and oil rights.

Property features include:

- Tract 5
- 26.716 acres surveyed
- Mix of woods and some open ground
- Rolling to steeper topography
- 575 +/- feet of road frontage on Happy Hollow Road
- Private and very quiet location
- Very scenic building sites
- Lots of wildlife in the area
- Hunting opportunities for small game, deer, and turkey
- Minutes from Mid-Ohio Valley Regional Airport
- GPS coordinates are 39.3179, -81.4113

Annual taxes to be determined due to new parcels. A new survey has now been completed. Located on a gravel low maintenance secondary road.

Happy Hollow Rd Tract 5 - 26 acres - Wood County  
Waverly, WV / Wood County



## Locator Map

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## Locator Map

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## Satellite Map

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## **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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