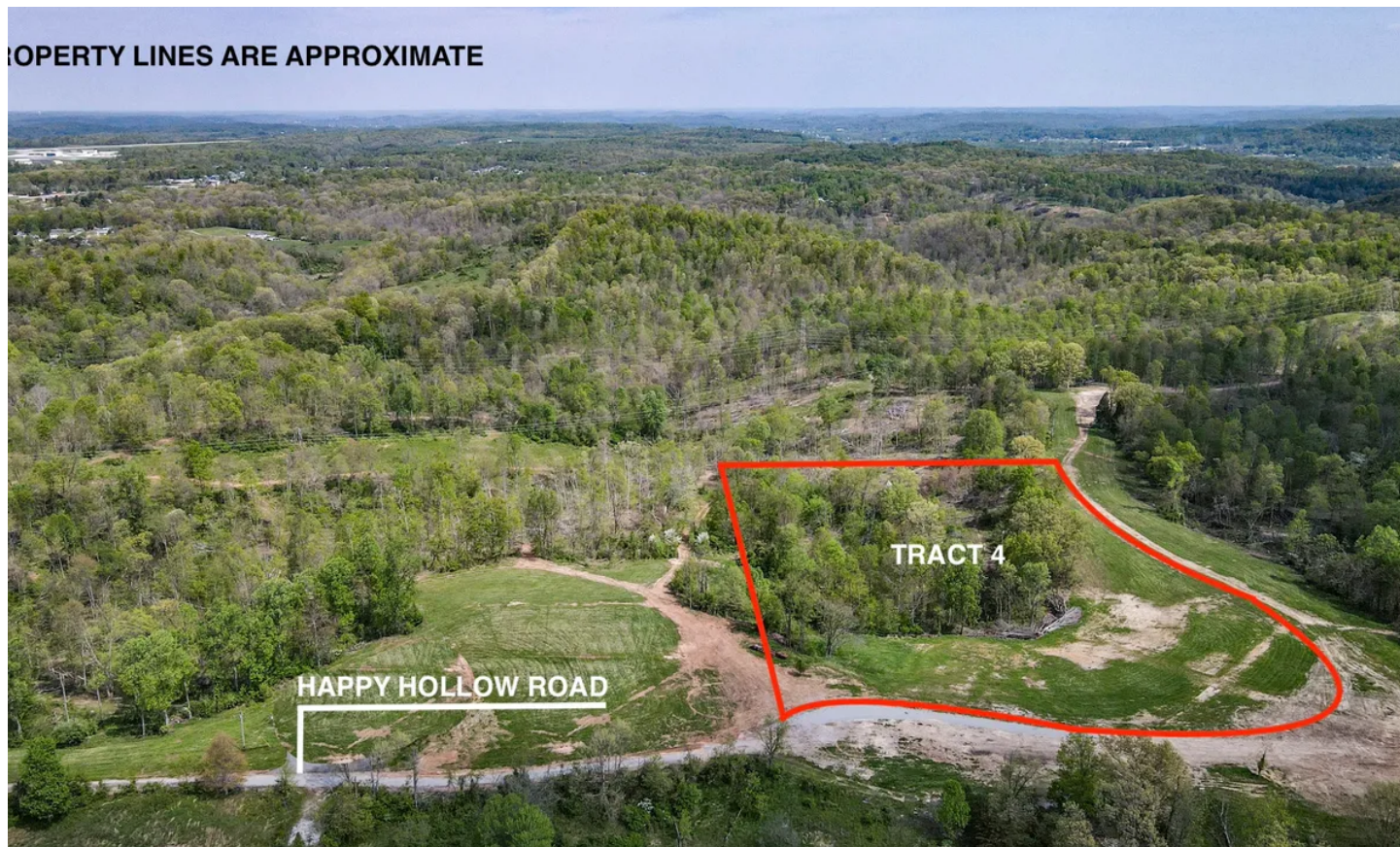


Happy Hollow Rd Tract 4 - 6 acres - Wood County
Happy Hollow Rd Tract 4
Waverly, WV 26184

\$69,000
6.952± Acres
Wood County

PROPERTY LINES ARE APPROXIMATE



MORE INFO ONLINE:

www.mossyoakproperties.com/land-for-sale/ohio/

Happy Hollow Rd Tract 4 - 6 acres - Wood County
Waverly, WV / Wood County

SUMMARY

Address

Happy Hollow Rd Tract 4

City, State Zip

Waverly, WV 26184

County

Wood County

Type

Recreational Land

Latitude / Longitude

39.3159 / -81.4124

Acreage

6.952

Price

\$69,000

Property Website

<https://www.mossyoakproperties.com/property/happy-hollow-rd-tract-4-6-acres-wood-county-wood-west-virginia/57103/>



Happy Hollow Rd Tract 4 - 6 acres - Wood County Waverly, WV / Wood County

PROPERTY DESCRIPTION

Land 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 locations to build that new home! Electric available and public water is at the end of Happy Hollow Road. Most lots will have a level to gently rolling build site.

Property features include:

- Tract 4
- Purchase price is \$69,000
- 6.952 acres with a new survey
- Mostly cleared building site
- Level to rolling topography
- 984+/- feet of road frontage on Happy Hollow Road
- New gravel road to access property
- Private and very quiet location
- Very scenic building sites
- Plenty of wildlife in the area
- Hunting opportunities for small game, deer, and turkey
- Minutes from Mid-Ohio Valley Regional Airport
- GPS coordinates are 39.3159, 81.4124

MULTIPLE LOTS ARE AVAILABLE TO PURCHASE!!

- Tract 4 is 6.952 acres
- Tract 5 is 26.716 acres
- Tract 6 is 17.830 acres
- Tract 7 is 22.580 acres
- Tract 8 is 15.701 acres **IN CONTRACT
- Tract 9 is 15.203 acres
- Tract 10 is 13.052 acres
- Tract 11 is 22.035 acres
- Tract 12 is 14.371 acres
- Tract 13 is 35.367 acres
- Tracts 5-13 are \$5000 per acre

Lots are subject to light building restrictions and Tracts 9-13 will have driveway maintenance agreements. Seller is reserving all mineral, gas, and oil rights. Annual taxes to be determined due to new parcels. New survey is in progress and is getting close to completion. Several good lots for recreation as well with reduced restrictions!



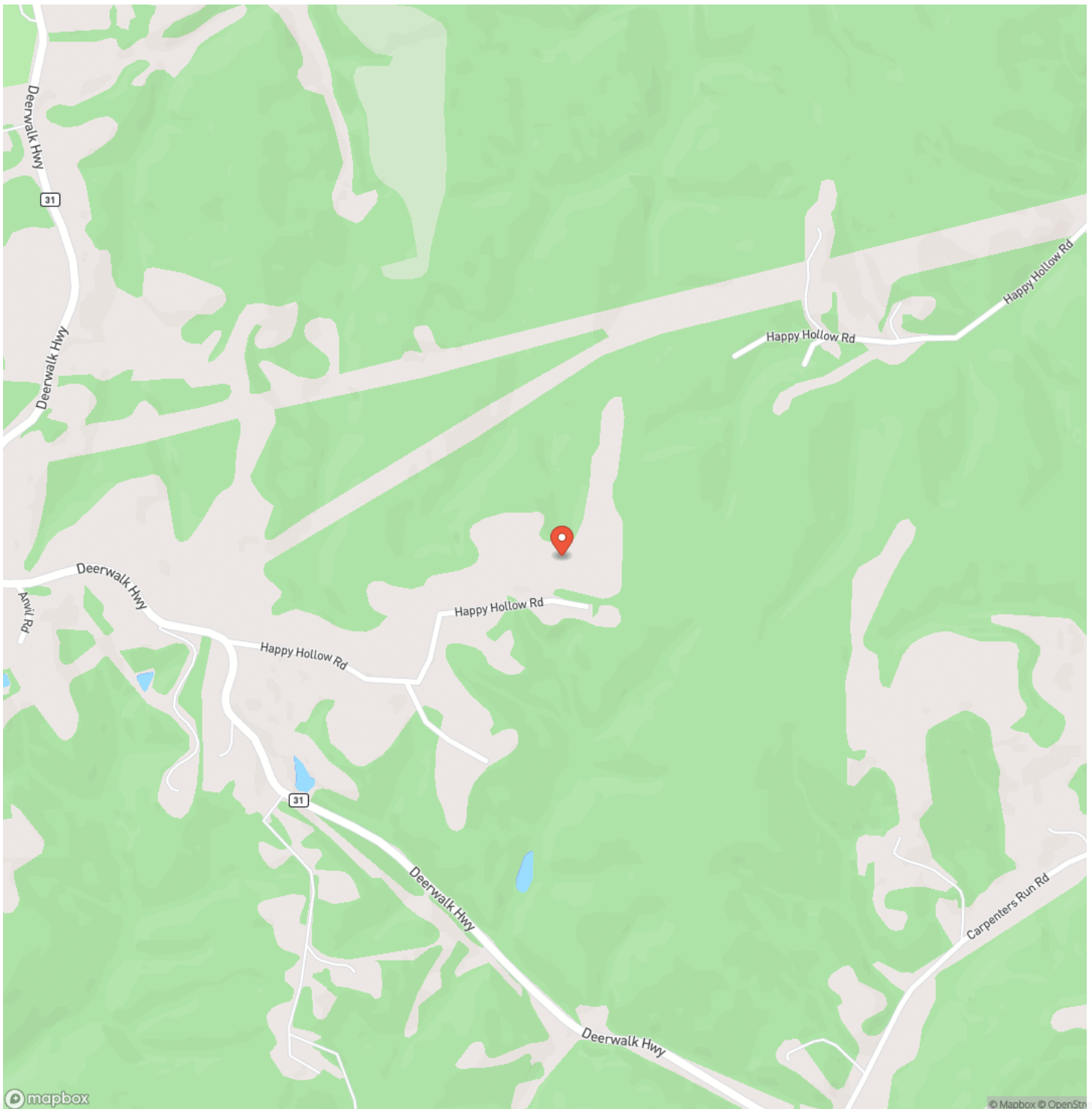
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Happy Hollow Rd Tract 4 - 6 acres - Wood County
Waverly, WV / Wood County

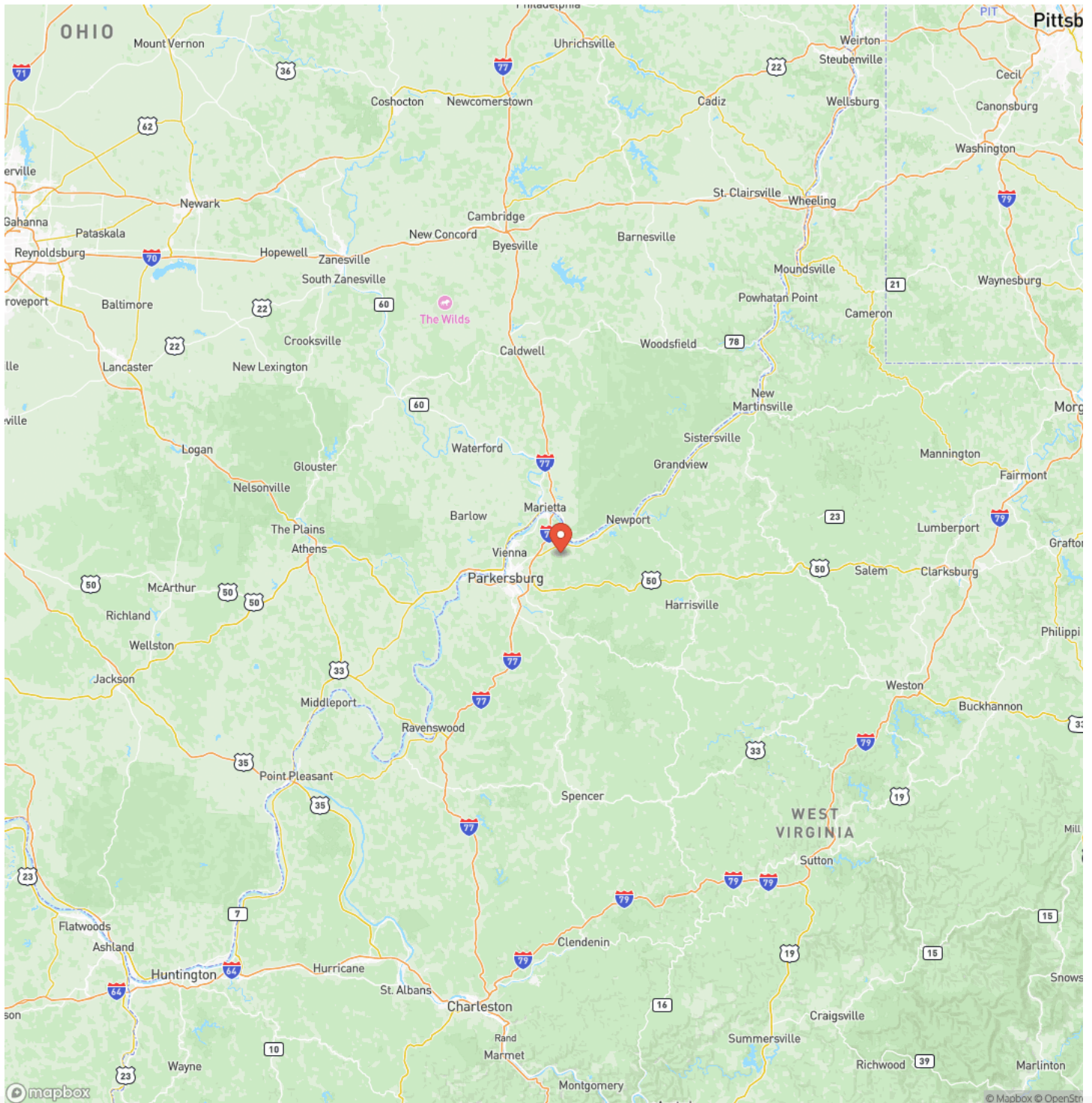


Locator Map



**Happy Hollow Rd Tract 4 - 6 acres - Wood County
Waverly, WV / Wood County**

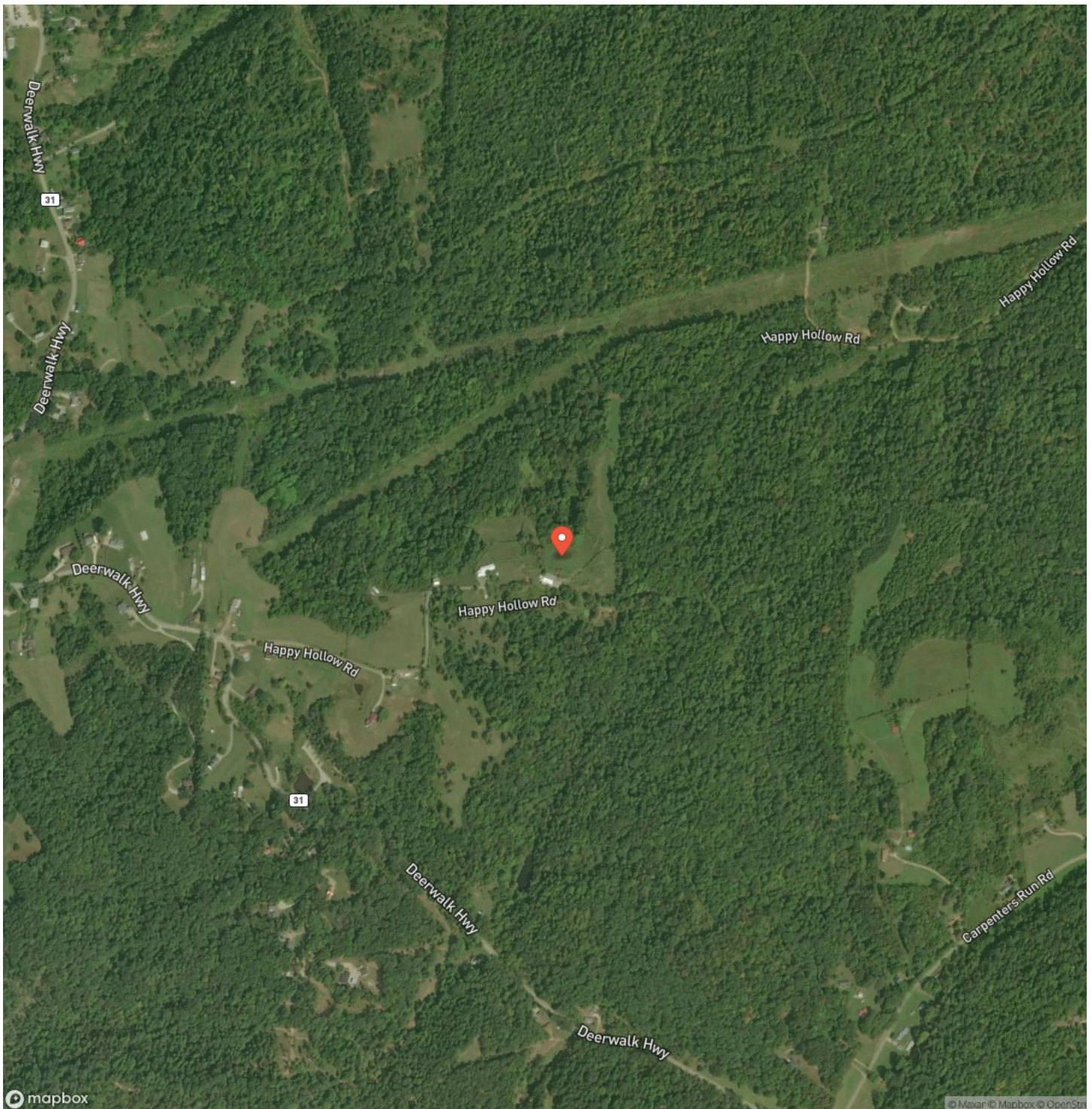
Locator Map



MORE INFO ONLINE:

www.mossoakproperties.com/land-for-sale/ohio/

Satellite Map



Happy Hollow Rd Tract 4 - 6 acres - Wood County
Waverly, WV / Wood County

LISTING REPRESENTATIVE

For more information contact:



Representative

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(740) 404-8915

Office

(614) 829-7070

Email

sbare2@mossyoakproperties.com

Address

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City / State / Zip

Parkersburg, WV 26101

NOTES

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www.mossoakproperties.com/land-for-sale/ohio/

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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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