

Happy Hollow Rd Lot 2 - 25 acres - Wood County  
Lot 2 Happy Hollow Rd  
Waverly, WV 26184

**\$250,000**  
25.01± 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.

**MOSSY OAK PROPERTIES**  
Bauer Realty & Auctions

[sbare@mossyoakproperties.com](mailto:sbare@mossyoakproperties.com) | 740-404-8915

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**Waverly, WV / Wood County**

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**SUMMARY**

**Address**

Lot 2 Happy Hollow Rd

**City, State Zip**

Waverly, WV 26184

**County**

Wood County

**Type**

Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

39.318106 / -81.409904

**Acreage**

25.01

**Price**

\$250,000

**Property Website**

<https://www.mossyoakproperties.com/property/happy-hollow-rd-lot-2-25-acres-wood-county-wood-west-virginia/82980/>



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### **PROPERTY DESCRIPTION**

25.016 acres for sale in Wood County, West Virginia. Don't miss out on this beautiful property to build your new home on! Very private and quiet location with easy access to Parkersburg, West Virginia, and Interstate 77. Located just south of Mid-Ohio Valley Regional Airport. Sewer and water would be a drilled water well and a septic tank. The school system is the Wood County School District. Happy Hollow Road is a secondary low maintenance road. Light building restrictions on property. Seller is reserving all gas and oil rights, and annual taxes are to be determined due to the new split.

Property features include:

Tract 2

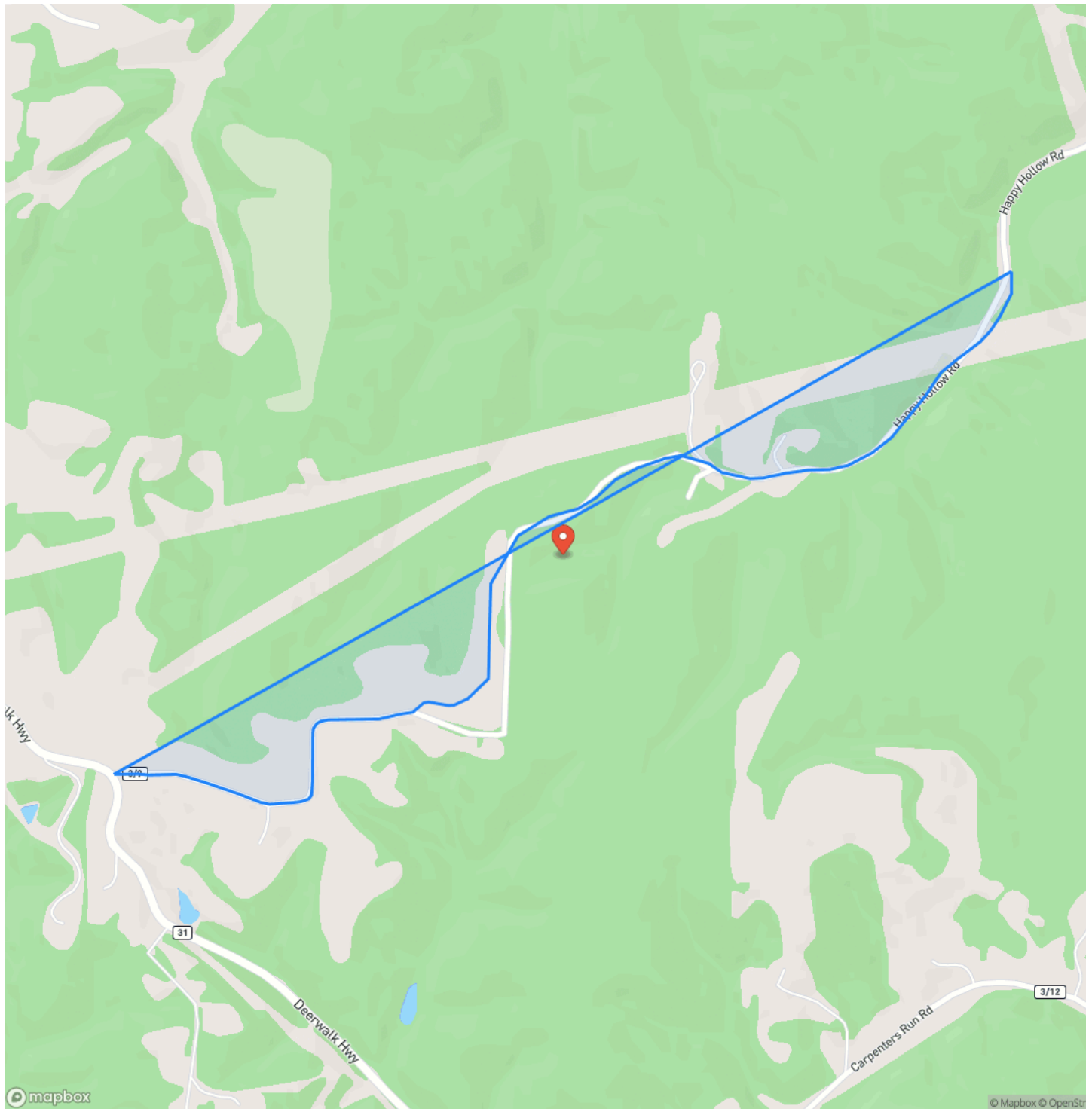
- 25.016 total acres
- New survey completed in 2024
- Almost 5 acres of open ground
- 20 +/- acres of woods
- Good trail/road system through the property
- Incredible home sites
- Level to rolling topography
- 1085 +/- feet of road frontage on Happy Hollow Rd
- Electric at the road
- No public water or sewer
- GPS Coordinates are 39.31605, -81.41753

Additional Tract 5 is 26.716 Acres and is listed at \$133,900.

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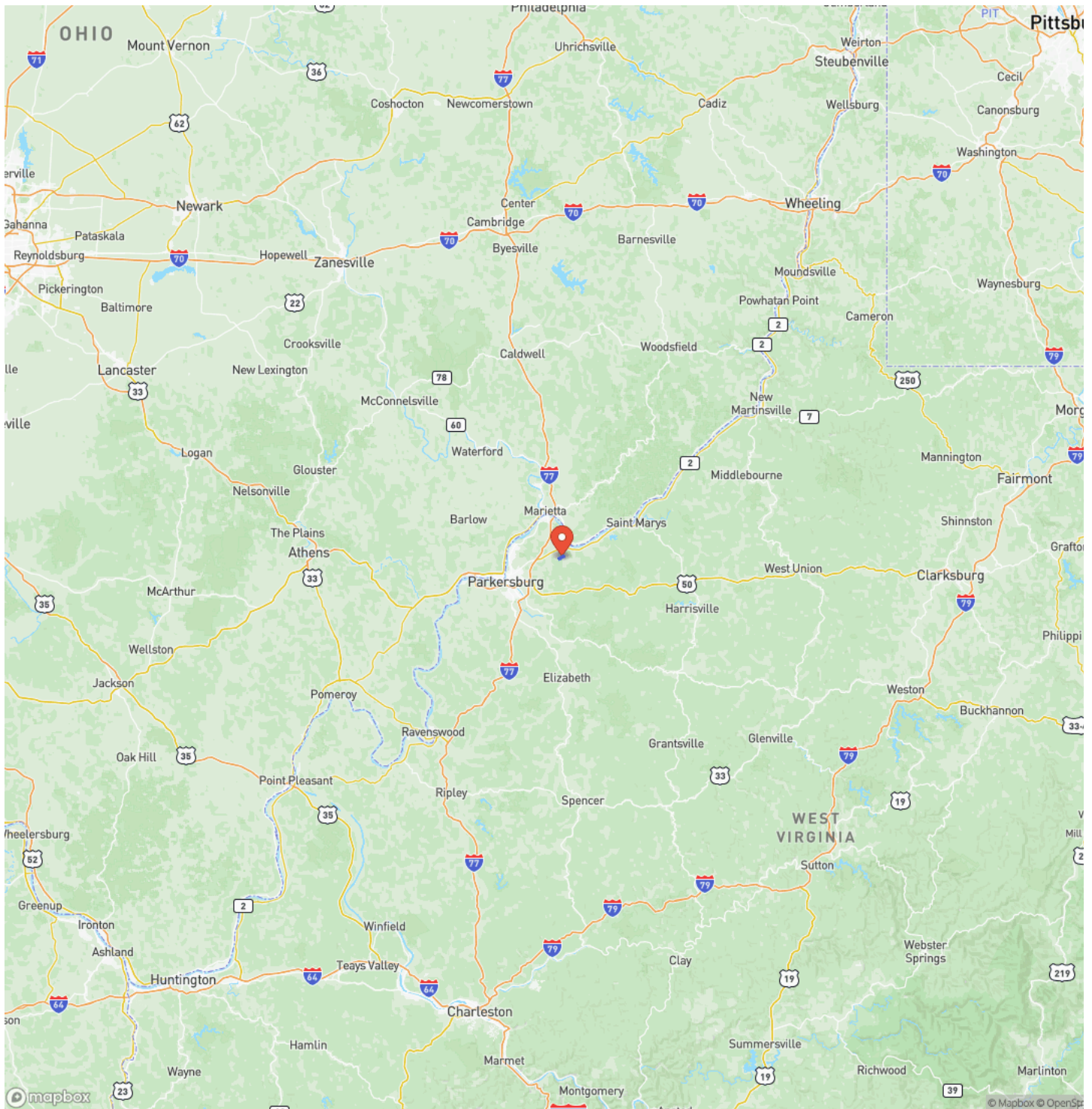


## Locator Map



**Happy Hollow Rd Lot 2 - 25 acres - Wood County  
Waverly, WV / Wood County**

## Locator Map



## Satellite Map



**Happy Hollow Rd Lot 2 - 25 acres - Wood County  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Scott Bare - WV

## Mobile

(740) 404-8915

## Office

(614) 829-7070

## Email

sbare2@mossyoakproperties.com

## Address

1900 Garfield Avenue

## City / State / Zip

Parkersburg, WV 26101

## NOTES



**MORE INFO ONLINE:**

**<https://www.mossyoakproperties.com/>**

## This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



**<https://www.mossyoakproperties.com/>**

## **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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**Mossy Oak Properties Bauer Realty & Auctions**  
PO BOX 896  
Pickerington, OH 43147  
(614) 829-7070  
<https://www.mossyOakproperties.com/>

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