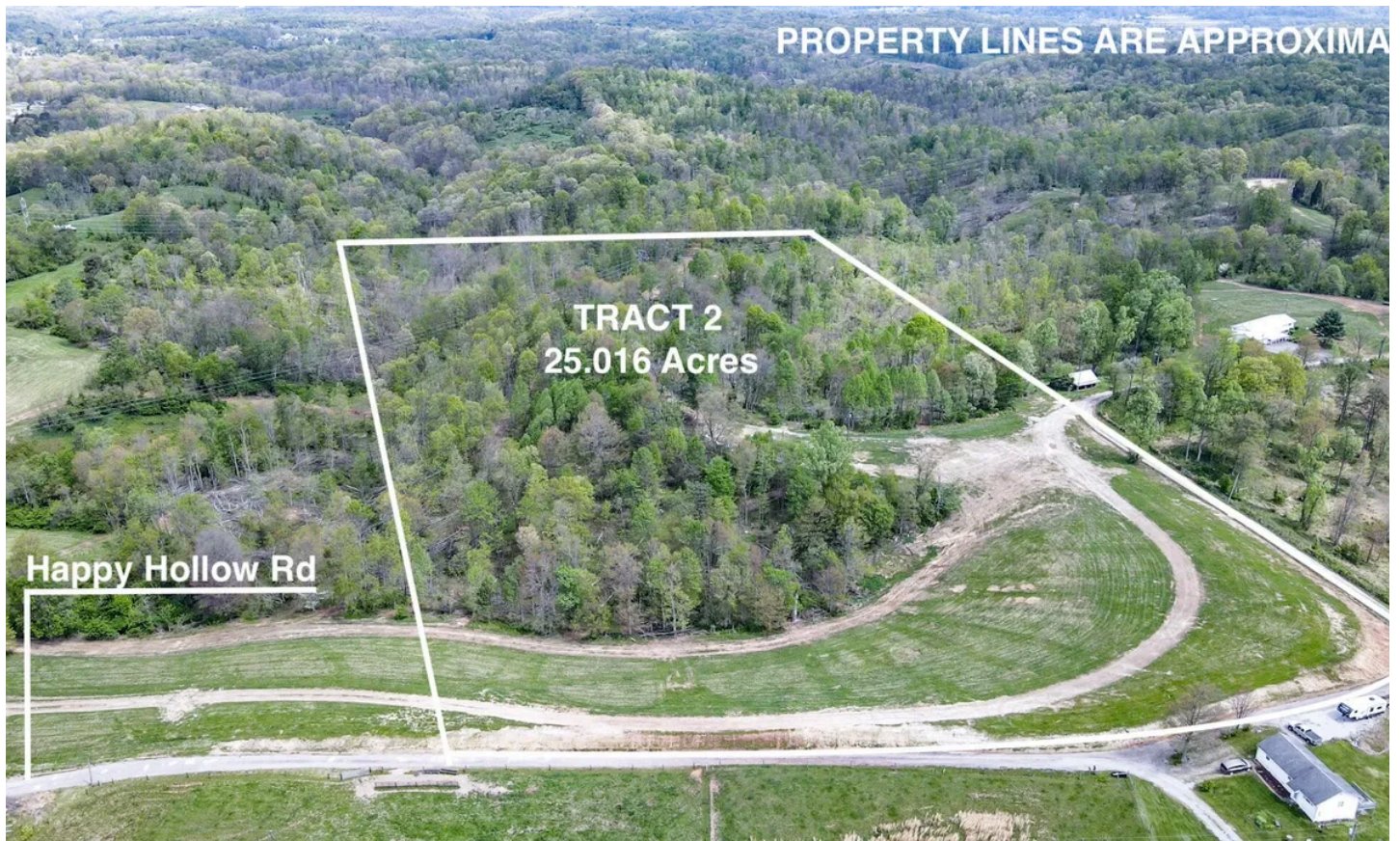


Happy Hollow Rd Lot 2 - 25 acres - Wood County
Lot 2 Happy Hollow Rd
Waverly, WV 26184

\$250,000
25.010± Acres
Wood County



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

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

25.010

Price

\$250,000

Property Website

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



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

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

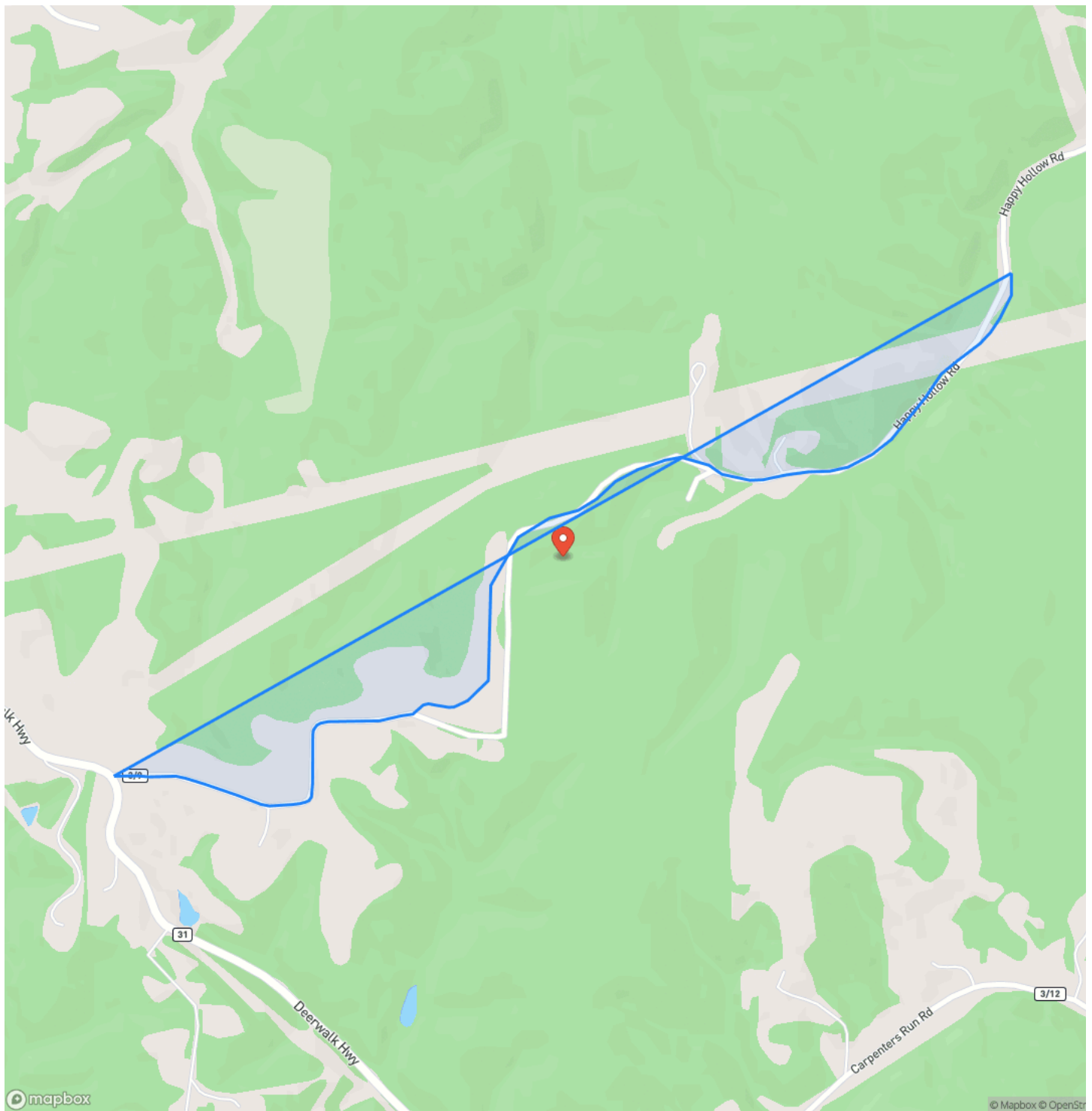
- 25.016 total acres
- New survey completed in 2024
- Almost 5 acres of open ground
- 20 +/- acres of woods
- Good trail/road system through the property
- Incredible home sites
- Level to rolling topography
- 1085 +/- feet of road frontage on Happy Hollow Rd
- Electric at the road
- No public water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

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

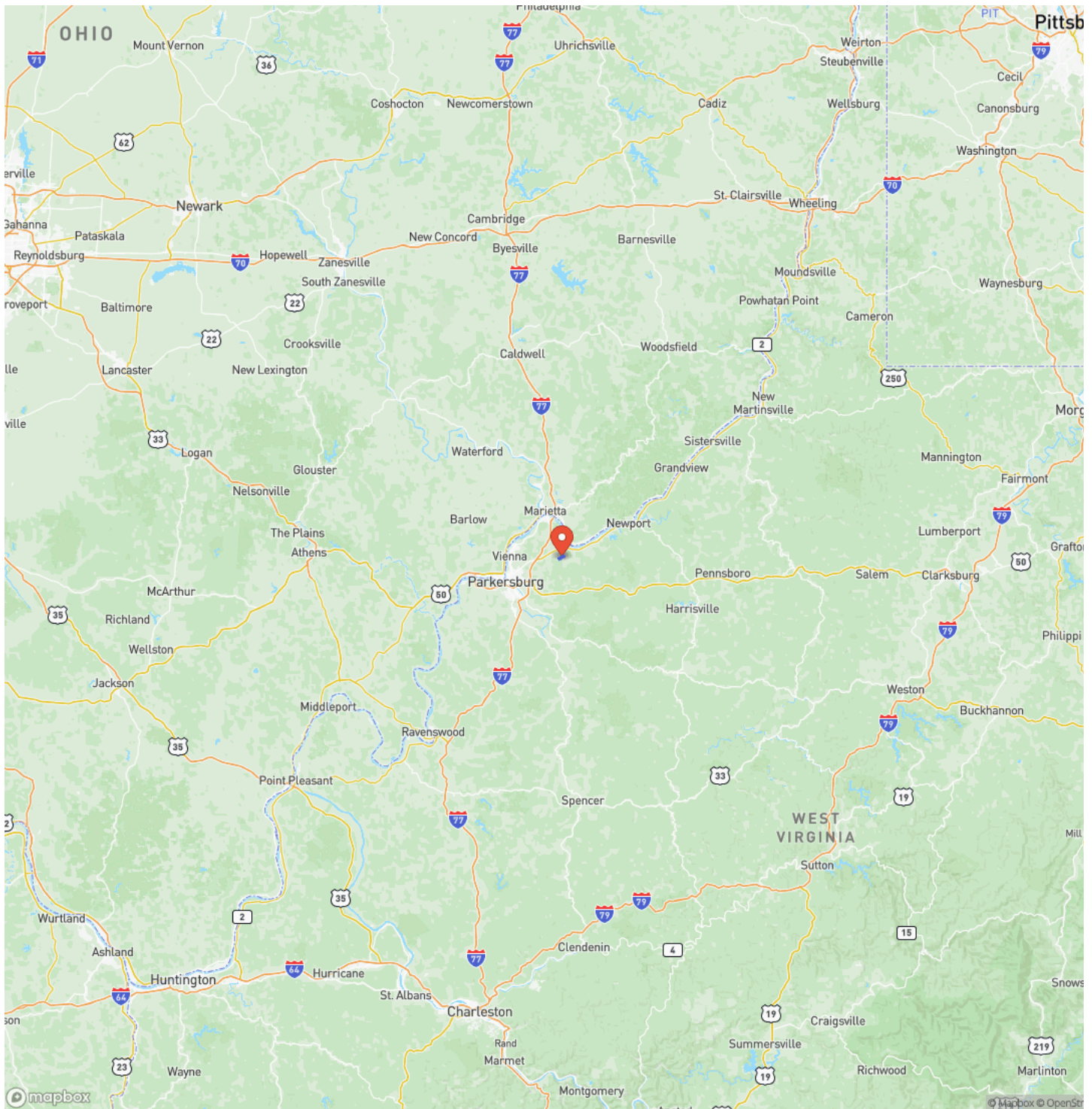
Happy Hollow Rd Lot 2 - 25 acres - Wood County
Waverly, WV / Wood County



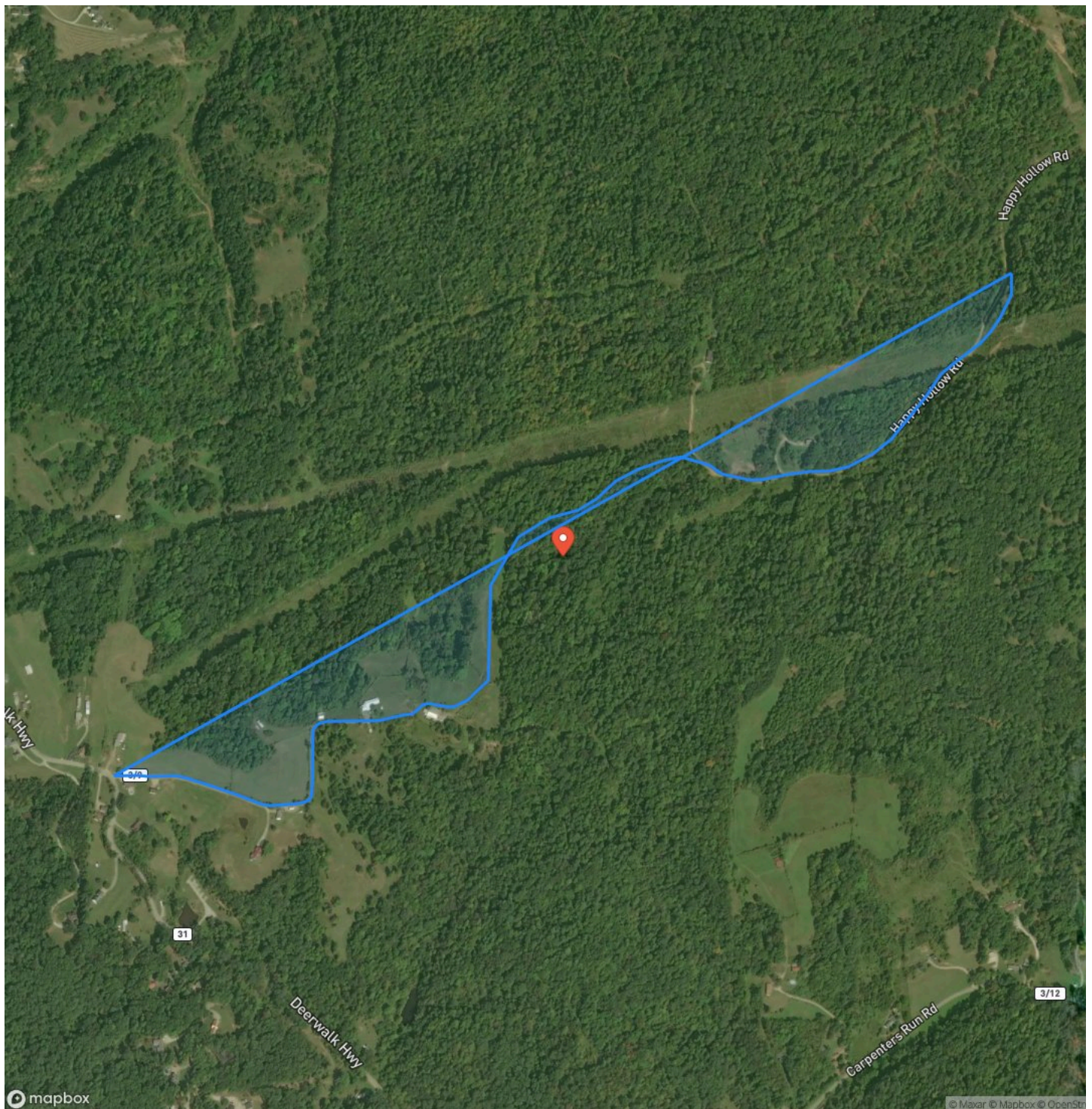
Locator Map



Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare - WV

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(740) 404-8915

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(614) 829-7070

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sbare2@mossyoakproperties.com

Address

1900 Garfield Avenue

City / State / Zip

NOTES

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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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