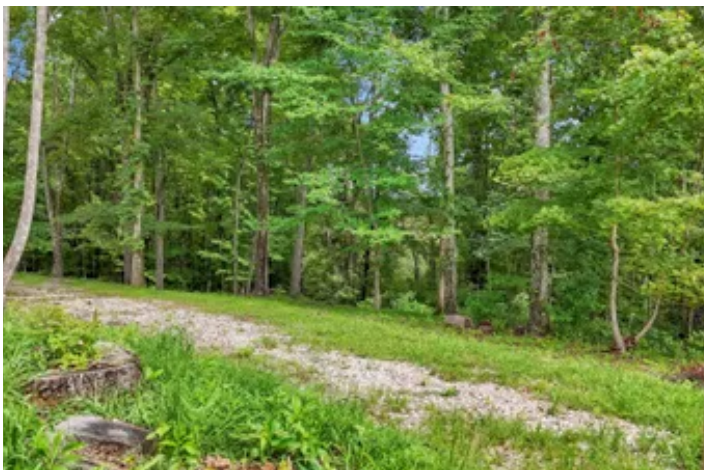
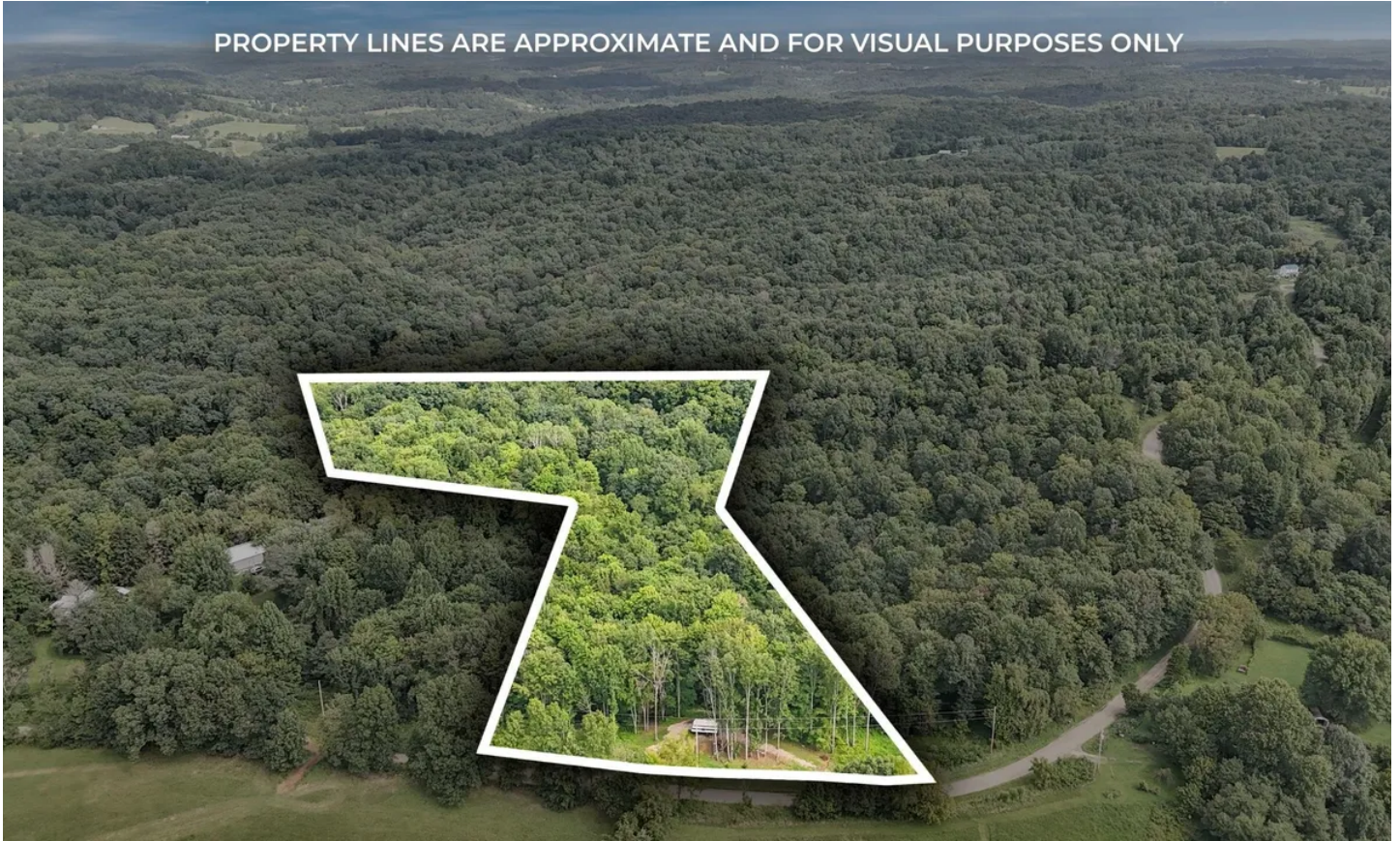


Calaway Ridge - 5 acres
2457 Calaway Ridge
Coolville, OH 45723

\$75,000
5.070± Acres
Meigs County

PROPERTY LINES ARE APPROXIMATE AND FOR VISUAL PURPOSES ONLY



Gary McBride
OHIO AGENT

Gary, a southeast Ohio native, loves hunting and the outdoors, a passion he shares with his three adventurous daughters. As a retired U.S. Army veteran with over 22 years of service, including two tours in Iraq, he values trust, hard work, honesty, integrity, fairness, and transparency. Gary aims to instill these traits in his family and clients. If you're looking for land to enjoy outdoor activities in Ohio, contact Gary to help make your dream a reality!



gmcbride@mossyOakproperties.com | 740-591-1101

Calaway Ridge - 5 acres
Coolville, OH / Meigs County

SUMMARY

Address

2457 Calaway Ridge

City, State Zip

Coolville, OH 45723

County

Meigs County

Type

Hunting Land, Recreational Land, Lot, Undeveloped Land

Latitude / Longitude

39.177247 / -81.887599

Acreage

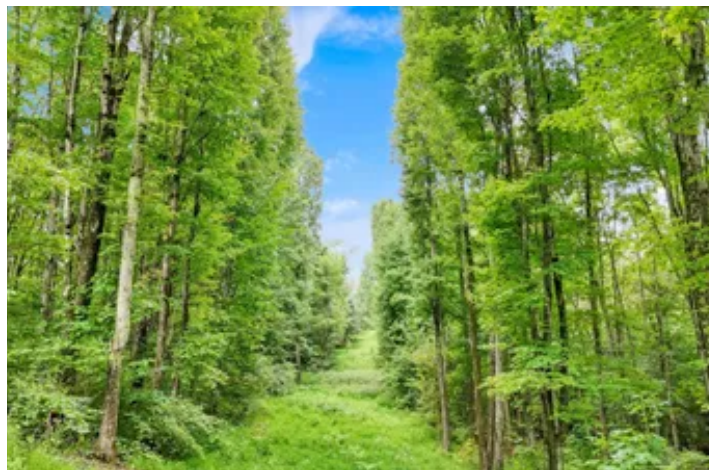
5.070

Price

\$75,000

Property Website

<https://www.mossyoakproperties.com/property/calaway-ridge-5-acres-meigs-ohio/115806/>



Calaway Ridge - 5 acres Coolville, OH / Meigs County

PROPERTY DESCRIPTION

5.07 Acres of Southeast Ohio Recreation, Hunting & Outdoor Potential

Discover the possibilities on this beautiful 5.07-acre property in North Meigs County, Ohio, offering privacy, recreational opportunities, and the perfect blank canvas for your Southeast Ohio getaway.

A gated entrance welcomes you onto the property, where a gravel campsite sits in an ideal location overlooking a beautiful Southeast Ohio "Holler".

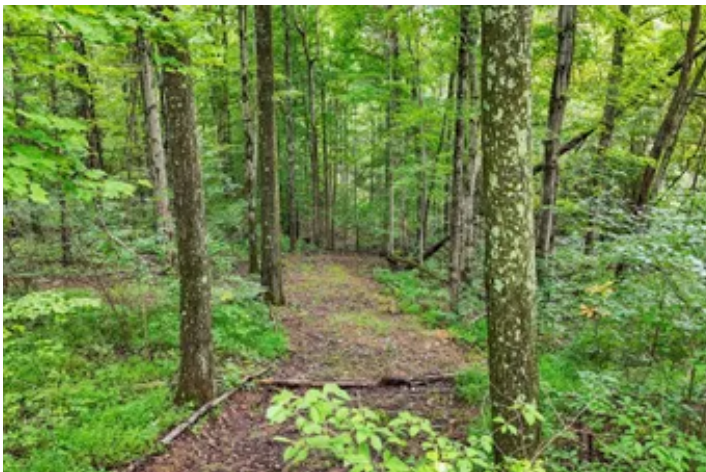
A cleared access path leads down into the hollow. From there, you'll find additional maintained trails perfect for ATV riding, hiking, and exploring. Wildlife is abundant throughout the property, with whitetail deer and wild turkey sign throughout.

The location is another major highlight. Just 30 minutes south of Athens and approximately 10 miles from Forked Run State Park, giving you convenient access to even more outdoor recreation while still providing the peace and privacy of a rural setting.

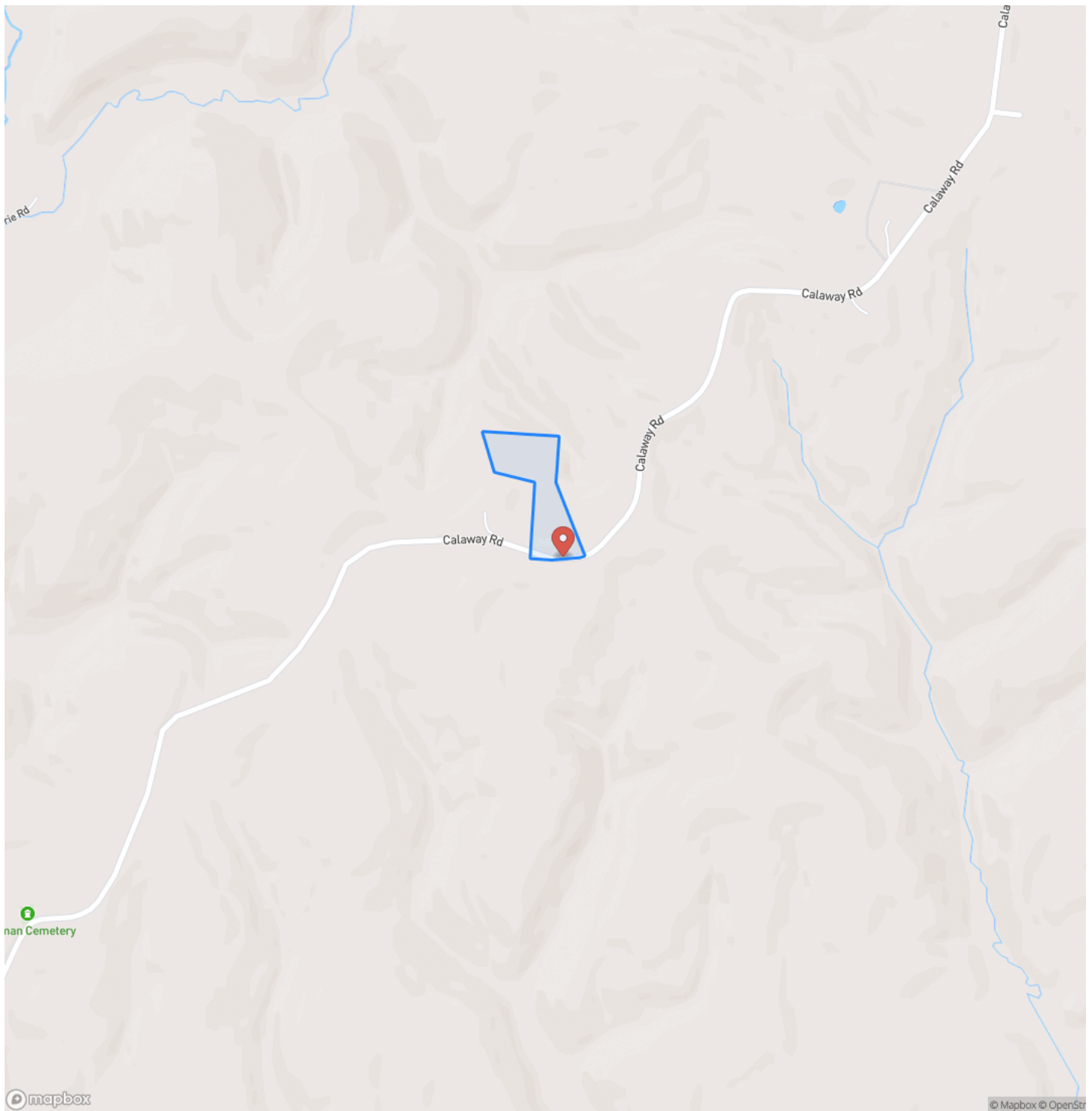
This property is truly a blank canvas with a variety of possibilities. Use it as a weekend campsite, hunting camp, Airbnb destination, or potential homesite. Whether you're looking for a place to escape for the weekend or a property to build your own Southeast Ohio retreat, this 5.07-acre piece is ready for your vision.

Come explore the trails, take in the views, and see the potential for yourself!

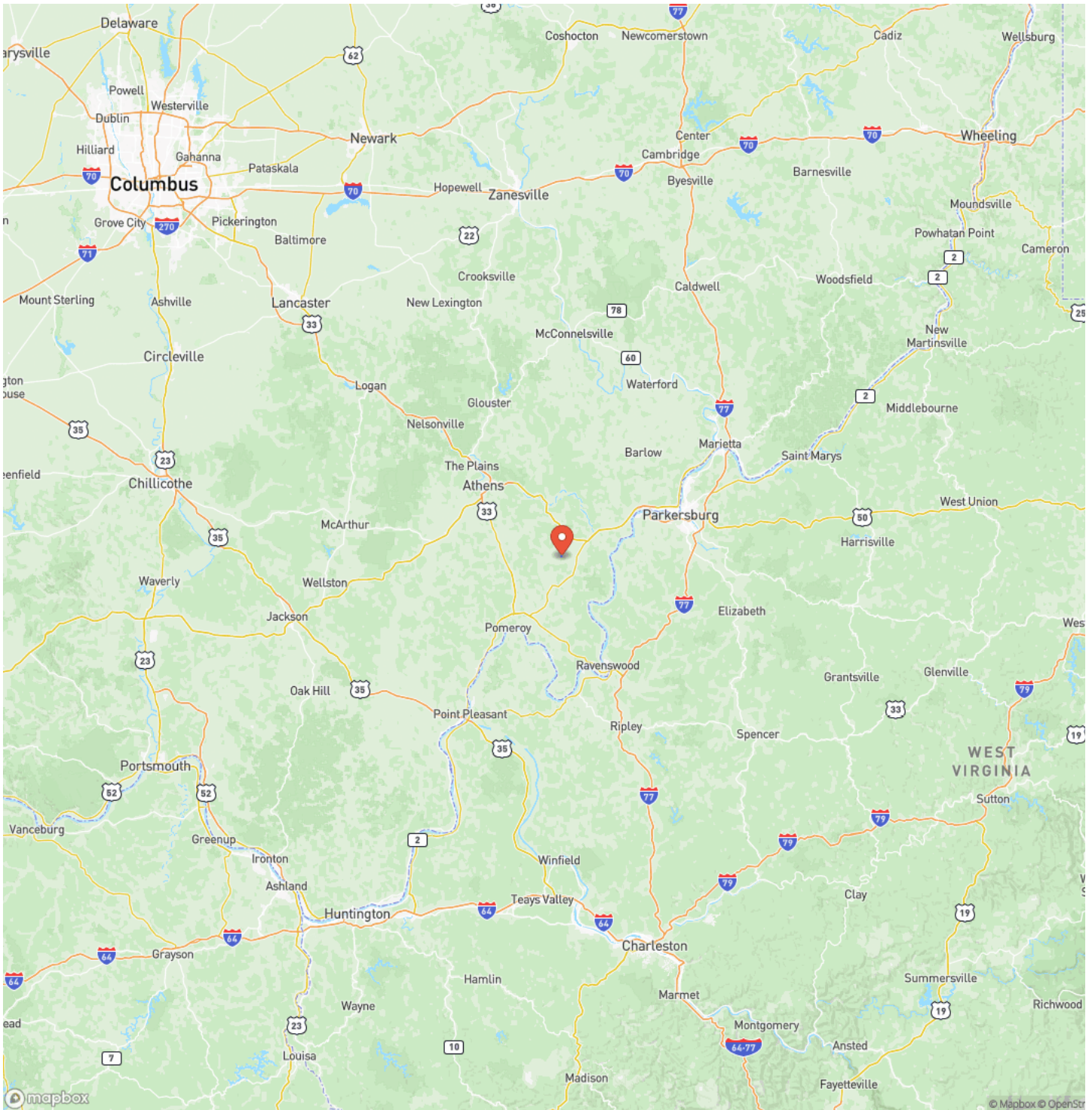
Calaway Ridge - 5 acres
Coolville, OH / Meigs County



Locator Map



Locator Map



Satellite Map



Calaway Ridge - 5 acres
Coolville, OH / Meigs County

LISTING REPRESENTATIVE

For more information contact:



Representative

Gary McBride

Mobile

(740) 591-1101

Email

gmcbride@mossyoakproperties.com

Address

6465 Lithopolis Road NW

City / State / Zip

NOTES

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

This image shows a blank sheet 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

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.

Mossy Oak Properties Bauer Realty & Auctions

PO BOX 896

Pickerington, OH 43147

(614) 829-7070

<https://www.mossyOakproperties.com/>

