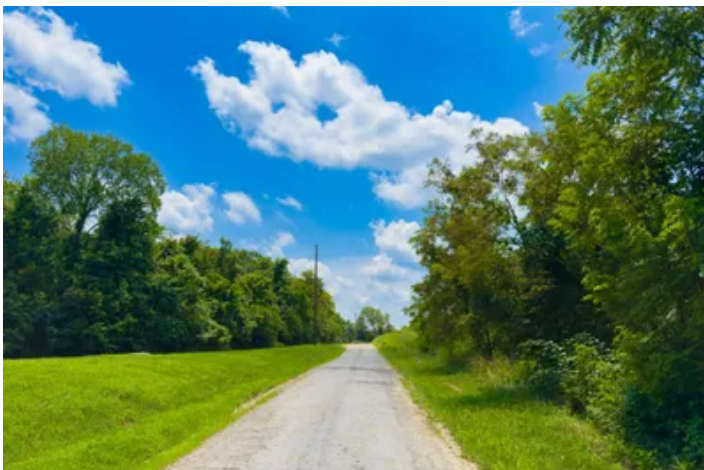


**Twp Rd 177 - 71 acres**  
**2772 TWP RD 177**  
**Willow Wood, OH 45696**

**\$225,000**  
**71.640± Acres**  
**Lawrence County**



**TwP Rd 177 - 71 acres**  
**Willow Wood, OH / Lawrence County**

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**SUMMARY**

**Address**

2772 TWP RD 177

**City, State Zip**

Willow Wood, OH 45696

**County**

Lawrence County

**Type**

Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

38.612186 / -82.420207

**Acreage**

71.640

**Price**

\$225,000

**Property Website**

<https://www.mossyoakproperties.com/property/twp-rd-177-71-acres-lawrence-ohio/85801/>





**PROPERTY DESCRIPTION**

Land for sale in Lawrence County, Ohio. This 72+-acre property offers incredible hunting and recreational potential, featuring a large field and over 67 acres of woods with an extensive trail system ready to be reopened. With two natural springs and a small creek, this property has the essential features for an incredible hunt.

Property Features:

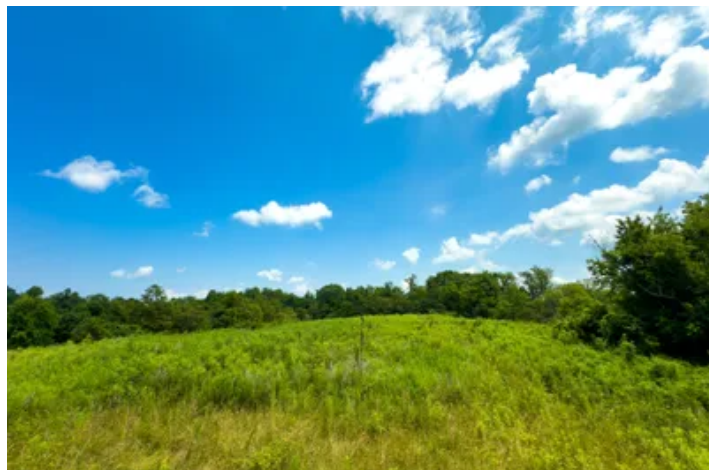
- 4.5+- acre field – Ideal for food plots, a cabin site, camping area, or a home build
- Creek and natural springs – Reliable water sources from a small creek and two springs
- Established trail system – Allows access throughout the property
- Power on site – Former manufactured home site with power available at the road
- County water is available at the road
- Clear-cut ~20 years ago – Now thriving with regrowth, providing excellent deer and turkey habitat
- Approximately 15 minutes to Timber Ridge Lake, Wayne National, and Crown City Wildlife Area

This tract possesses the key features necessary for a turnkey hunting or recreational setup: good access (with some minor improvements required), available utilities, reliable water sources, and diverse habitat. Don't miss your opportunity to own a large tract of land with exceptional recreational value and income potential through land management.

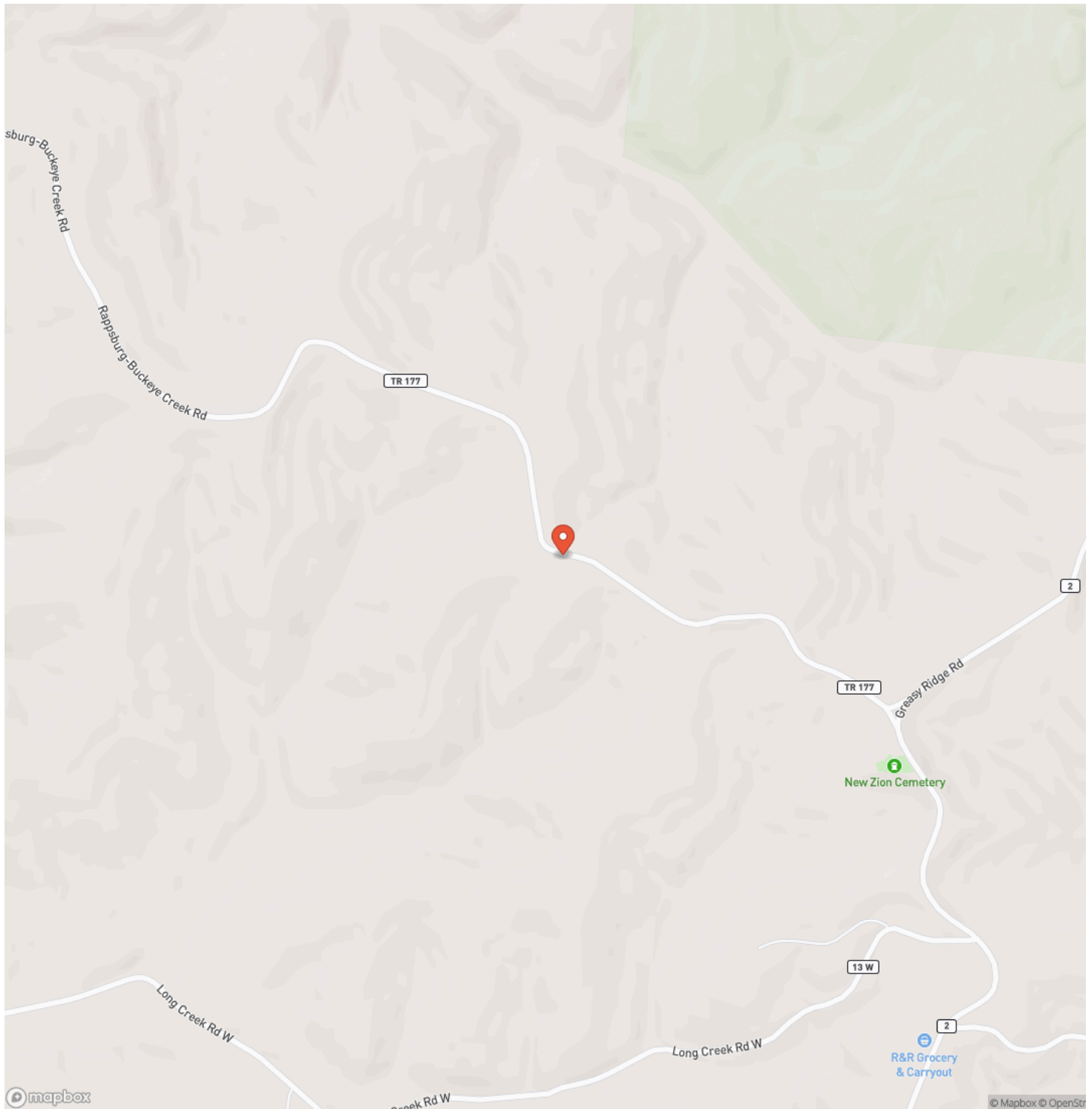
All mineral rights owned by the seller will transfer. Three parcels are being sold together. Property is enrolled in CAUV; annual property taxes are \$223.56.

**Twp Rd 177 - 71 acres**  
**Willow Wood, OH / Lawrence County**

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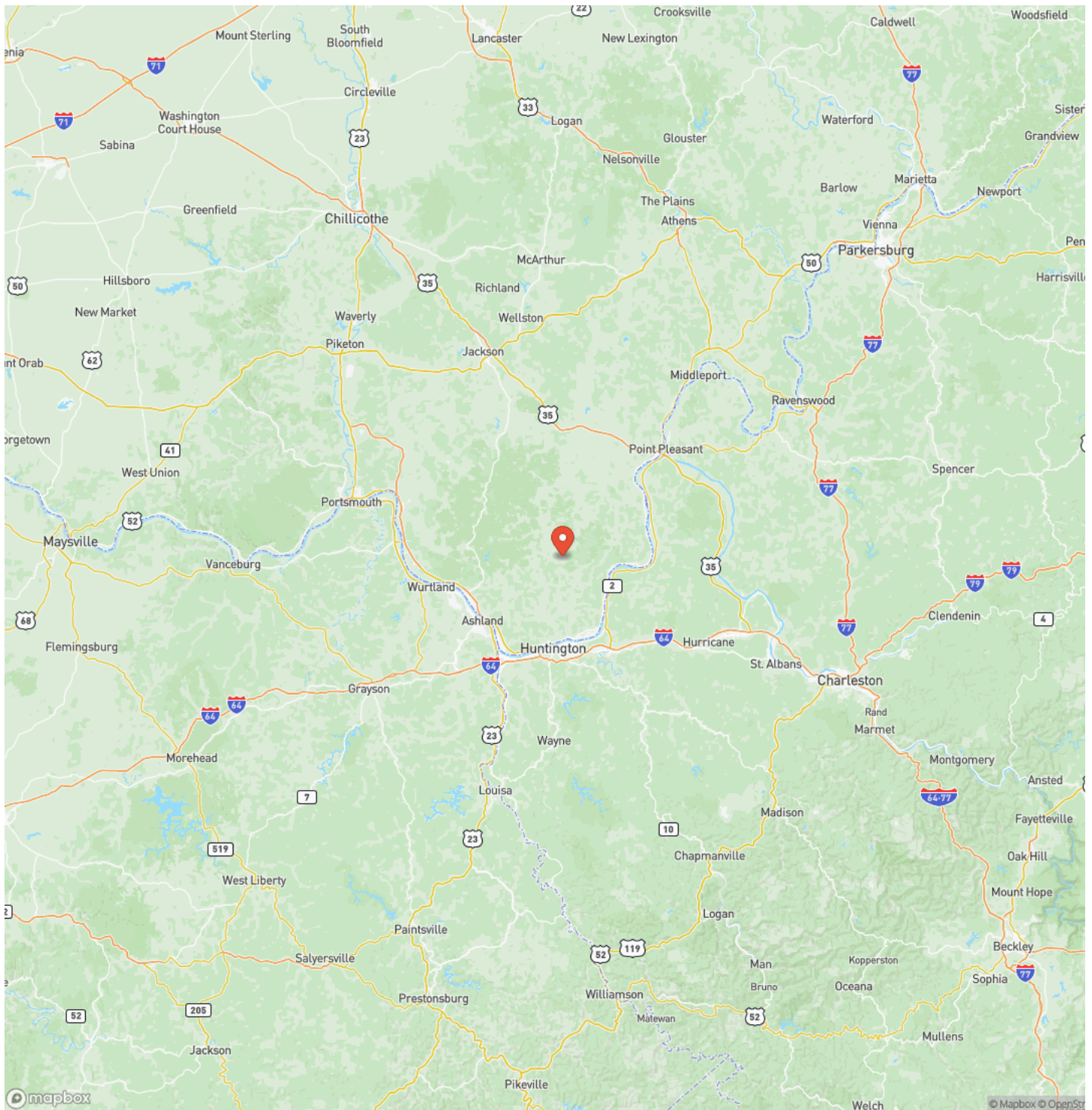


## Locator Map





## Locator Map





## Satellite Map



**Twp Rd 177 - 71 acres**  
**Willow Wood, OH / Lawrence County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Adam Ericson

## Mobile

(740) 556-7113

## Office

(614) 829-7070

## Email

aericson@mossyoakproperties.com

**Address**

## City / State / Zip

## NOTES



**MORE INFO ONLINE:**

**[www.mossyoakproperties.com/land-for-sale/ohio/](http://www.mossyoakproperties.com/land-for-sale/ohio/)**



## 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.



## **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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