

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

\$225,000
71.640± Acres
Lawrence County



Adam Ericson
OHIO AGENT

Adam, a first-generation hunter with a background in camping and boating, values outdoor traditions and conservation. As a police officer in central Ohio since 2017, he is known for his honesty and integrity, making him a trustworthy partner for real estate transactions. Outside work, he enjoys family time and is developing a small homestead. Adam is dedicated to helping clients achieve their property goals and invites you to discuss your real estate needs with him.



aericson@mossyoakproperties.com | 740-556-7113

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Willow Wood, OH / Lawrence County

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

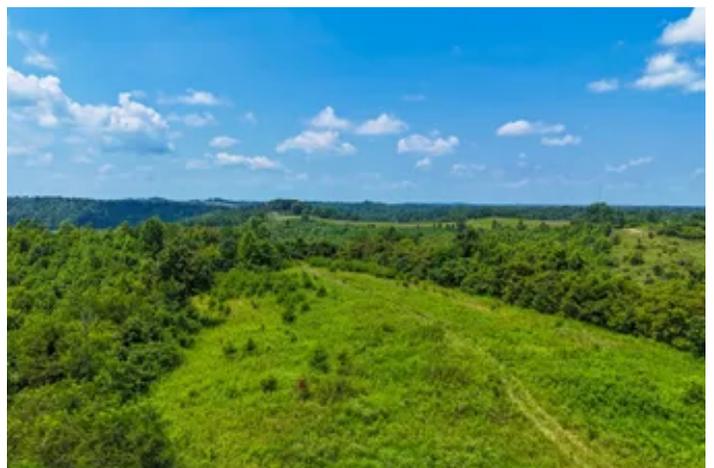
71.640

Price

\$225,000

Property Website

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



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

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

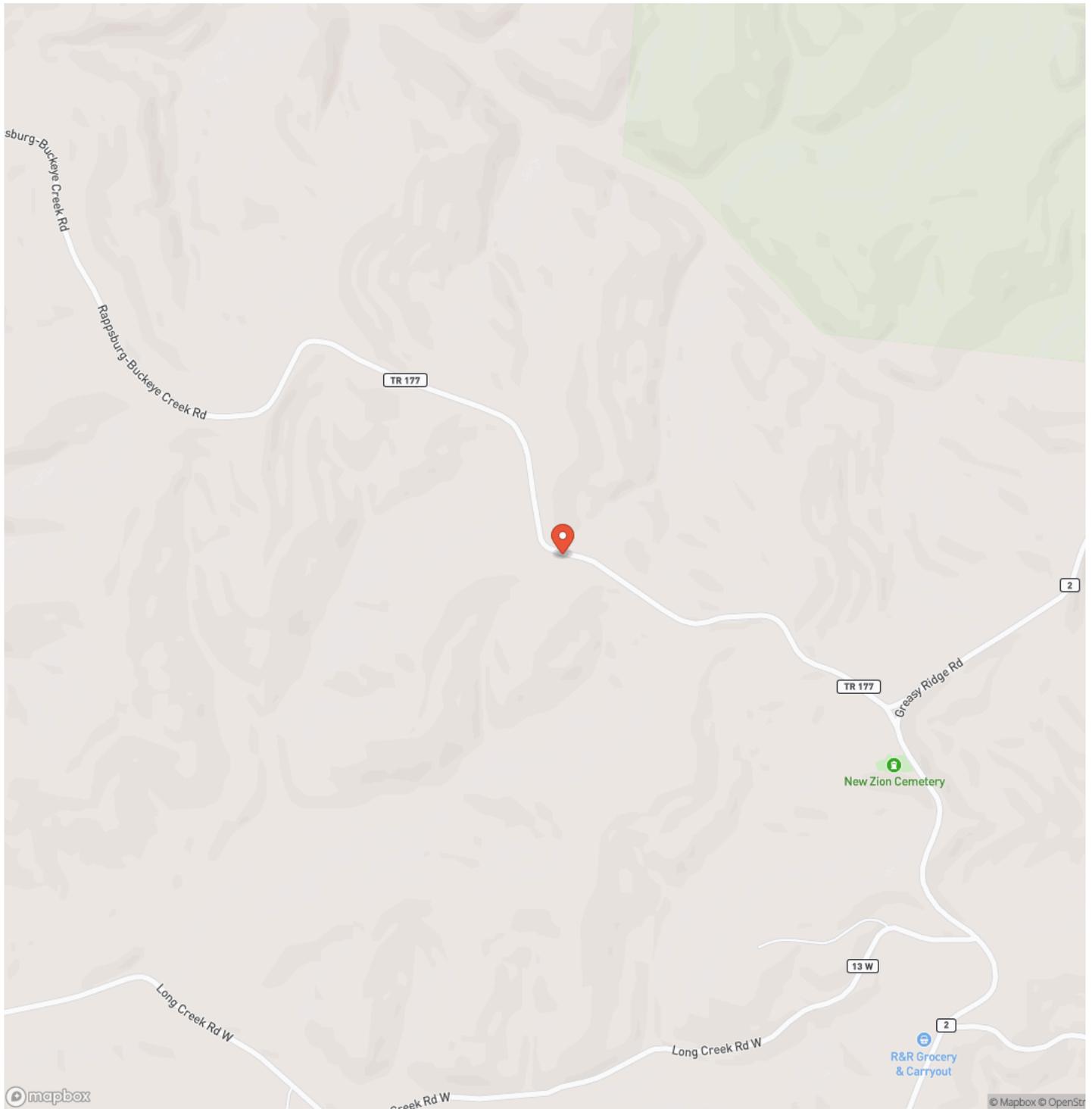
This tract possesses the key features necessary for a turnkey hunting or recreational setup: good access (with some minor improvements required), available utilities, reliable water sources, and diverse habitat. Don't miss your opportunity to own a large tract of land with exceptional recreational value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

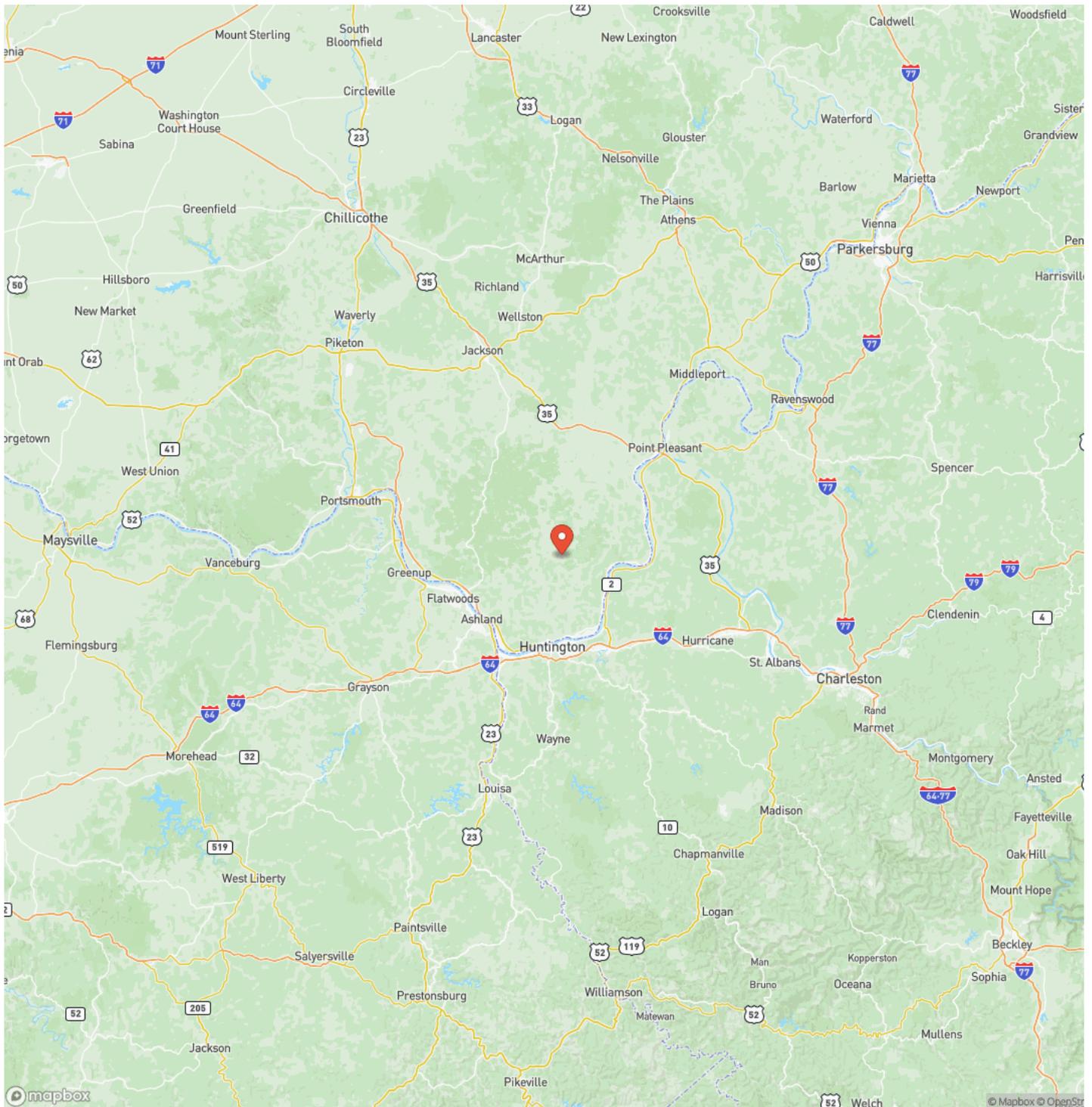
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Locator Map



Locator Map



Satellite Map



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.

Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
www.mossyoakproperties.com/land-for-sale/ohio/

