

SR 681 - 19 acres - Meigs County  
46473 SR 681  
Coolville, OH 45769

**\$137,500**  
19.530± Acres  
Meigs County



**SR 681 - 19 acres - Meigs County**  
**Coolville, OH / Meigs County**

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**SUMMARY**

**Address**

46473 SR 681

**City, State Zip**

Coolville, OH 45769

**County**

Meigs County

**Type**

Recreational Land

**Latitude / Longitude**

39.167297 / -81.914638

**Taxes (Annually)**

272

**Acreage**

19.530

**Price**

\$137,500

**Property Website**

<https://www.mossyoakproperties.com/property/sr-681-19-acres-meigs-county-meigs-ohio/57291/>



**MORE INFO ONLINE:**

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



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**PROPERTY DESCRIPTION**

Land for sale in Meigs County. Just 23 minutes outside Athens, this beautiful property is ideal for those looking to build, hunt, or farm. This sprawling 19.53-acre property boasts a prime 7.5+- acre hilltop build site with sweeping panoramic views that will take your breath away. Adding to the charm is a tranquil small pond, perfect for relaxing by the water's edge.

To the rear of the build site are 12+- acres of mature woods, with well-maintained trails that beckon you to explore and discover the beauty of nature right in your backyard. Whether you are a nature enthusiast, looking to build your forever home, or simply seeking a peaceful retreat, this property offers endless possibilities for outdoor enjoyment and relaxation.

Property features include:

- 19.53 acres
- Approximately 361 feet of road frontage
- Graveled access
- Hilltop build site
- Power and water at the road
- Beautiful mature woods with trails
- Small pond
- Great hunting potential

All mineral rights owned by the seller will transfer with the sale. Annual taxes are approximately \$272. Property enrolled in CAUV.



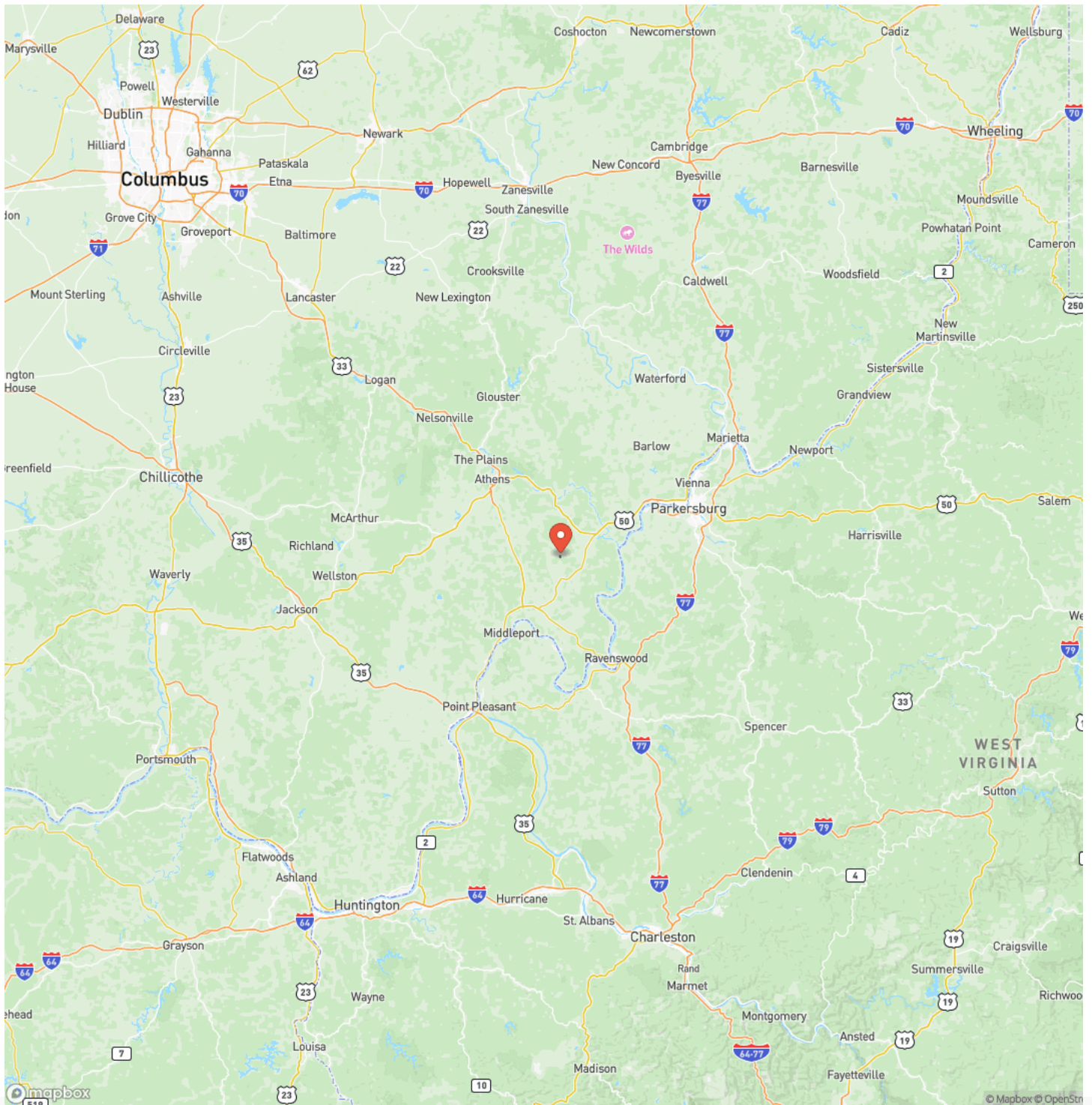




## Locator Map



## Locator Map





## Satellite Map



**SR 681 - 19 acres - Meigs County**  
**Coolville, OH / Meigs 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

Pickerington, OH 43147

## NOTES



**MORE INFO ONLINE:**

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



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## **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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