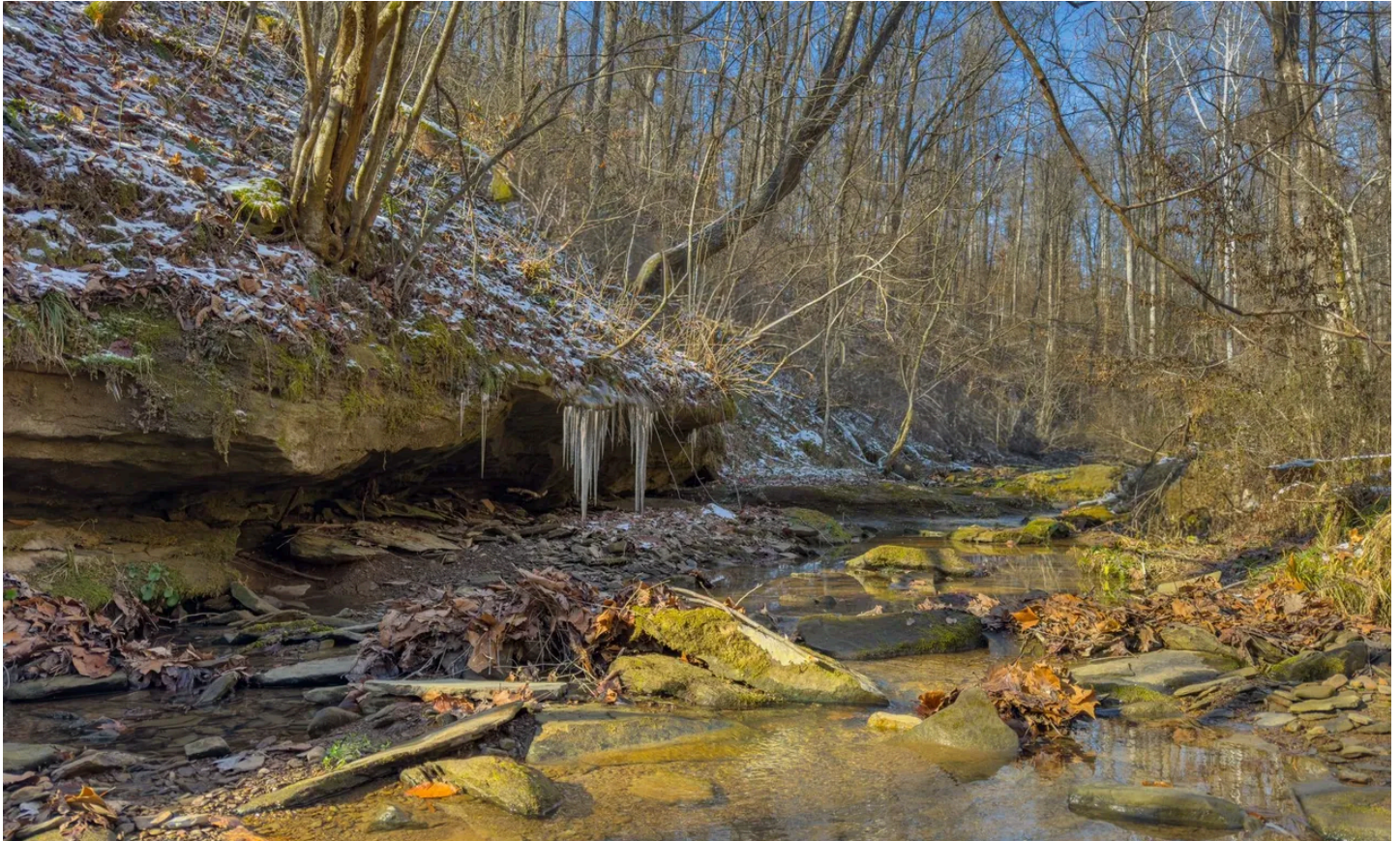


Null Rd - 78 acres  
Null Rd  
Coolville, OH 45723

**\$450,000**  
77.860± Acres  
Athens 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



**Null Rd - 78 acres**  
**Coolville, OH / Athens County**

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**SUMMARY**

**Address**

Null Rd 5230 Null Rd

**City, State Zip**

Coolville, OH 45723

**County**

Athens County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

39.2571 / -81.75765

**Acreage**

77.860

**Price**

\$450,000

**Property Website**

<https://www.mossyoakproperties.com/property/null-rd-78-acres-athens-ohio/97750/>



**Null Rd - 78 acres**  
**Coolville, OH / Athens County**

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**PROPERTY DESCRIPTION**

Secluded 78 Acre Prime Hunting & Build-Ready Property

Escape to the Ohio countryside on this exceptional 78-acre tract located on Null Rd. in Coolville, Ohio.

Whether you're searching for a prime hunting property, recreational retreat, or the perfect location to build your dream home, this land offers privacy, infrastructure, and natural beauty in one turnkey package. Designed for serious hunters and outdoor enthusiasts, this property is already set up for success with established food plots and an extensive trail system. A year-round creek winds through the property, and a unique rock outcropping adds scenic character, making this not only a highly productive hunting tract but also a stunning setting for a future home or cabin.

Land & Location:

- 77.86 acres
- Wooded lot
- 3 large, established food plots
- Excellent deer habitat
- Rolling terrain with well-maintained trails
- Gated access
- Gravel driveway & parking pad
- Year-round creek & rock outcropping
- Power and public water in place
- Mix of young and large mature oaks

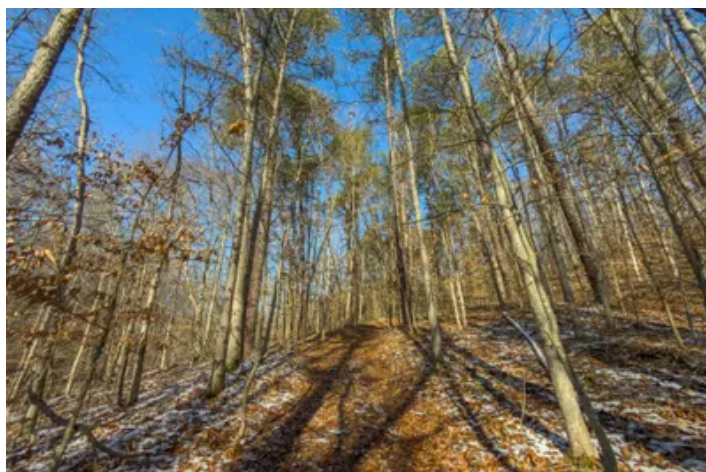
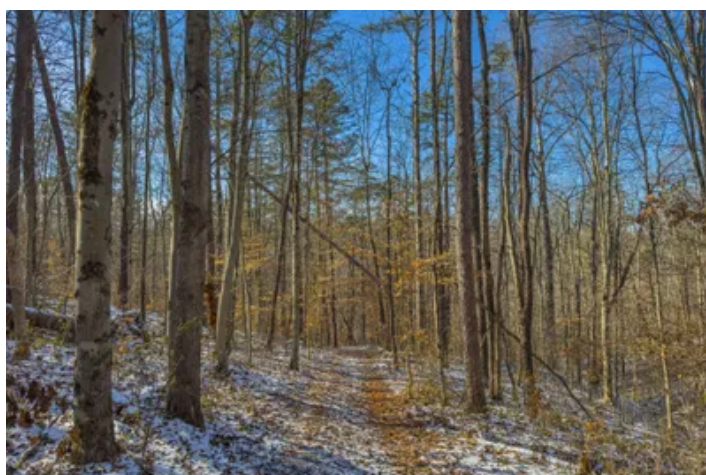
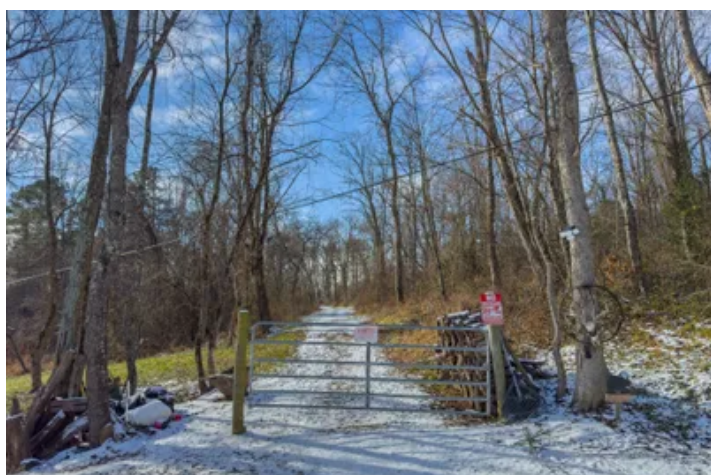
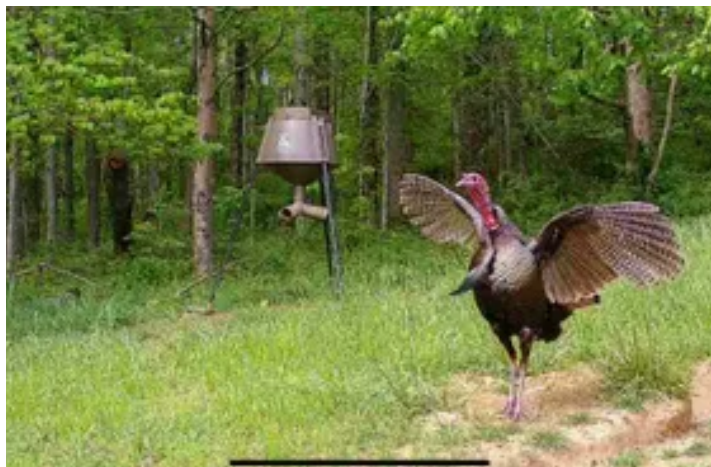
Additional Highlights:

- Turnkey prime hunting tract ready for the upcoming season
- Ideal homesite potential with utilities already in place
- Excellent blend of recreation, investment, and residential opportunity
- Soil improvement by Whitetail Hill
- Food plots planted with Green Cover, corn, and radish
- Includes camper and one blind, all other hunting equipment to be determined

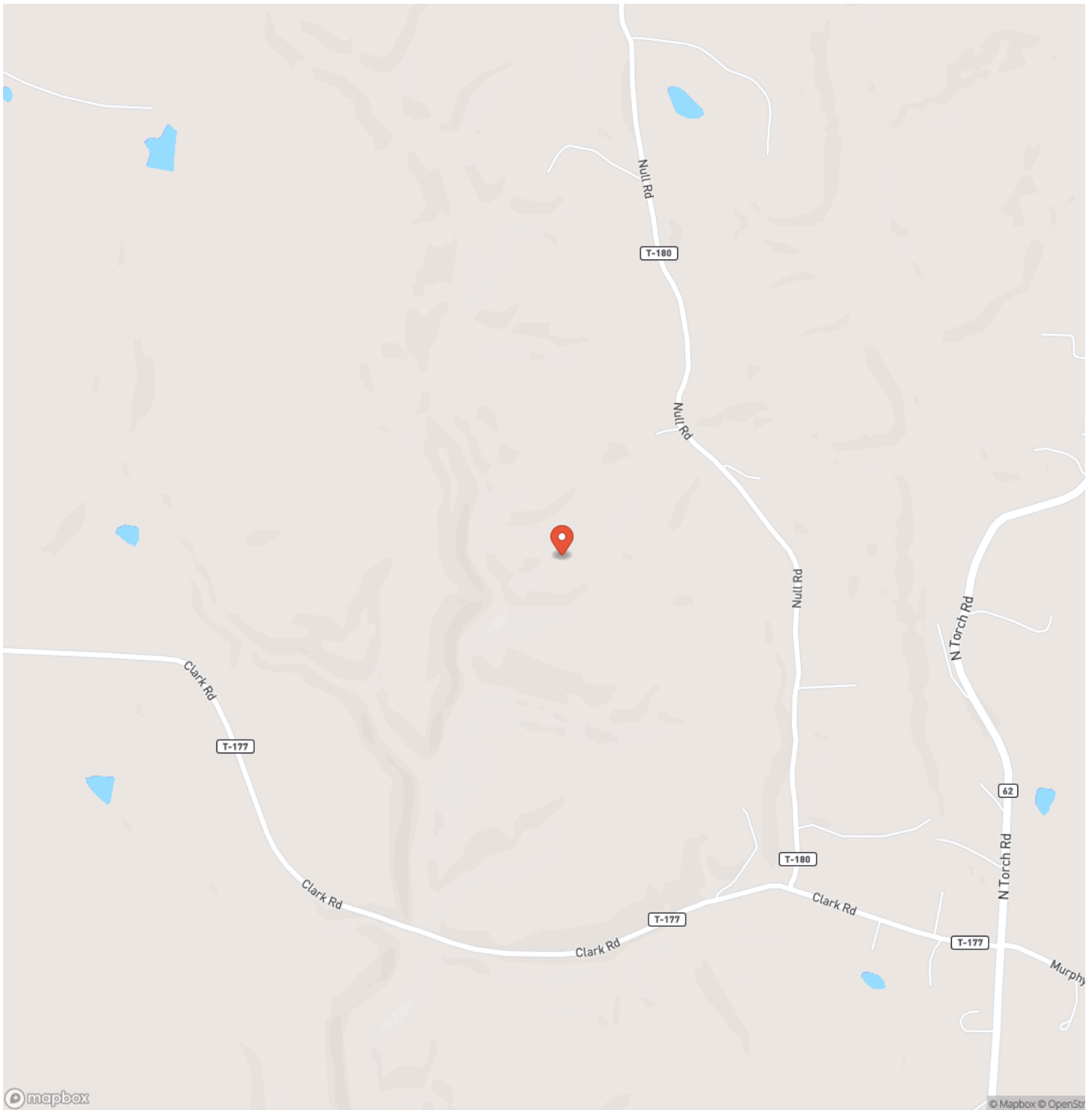
Mineral rights owned by the seller will convey. Annual taxes \$3,181.58



Null Rd - 78 acres  
Coolville, OH / Athens County

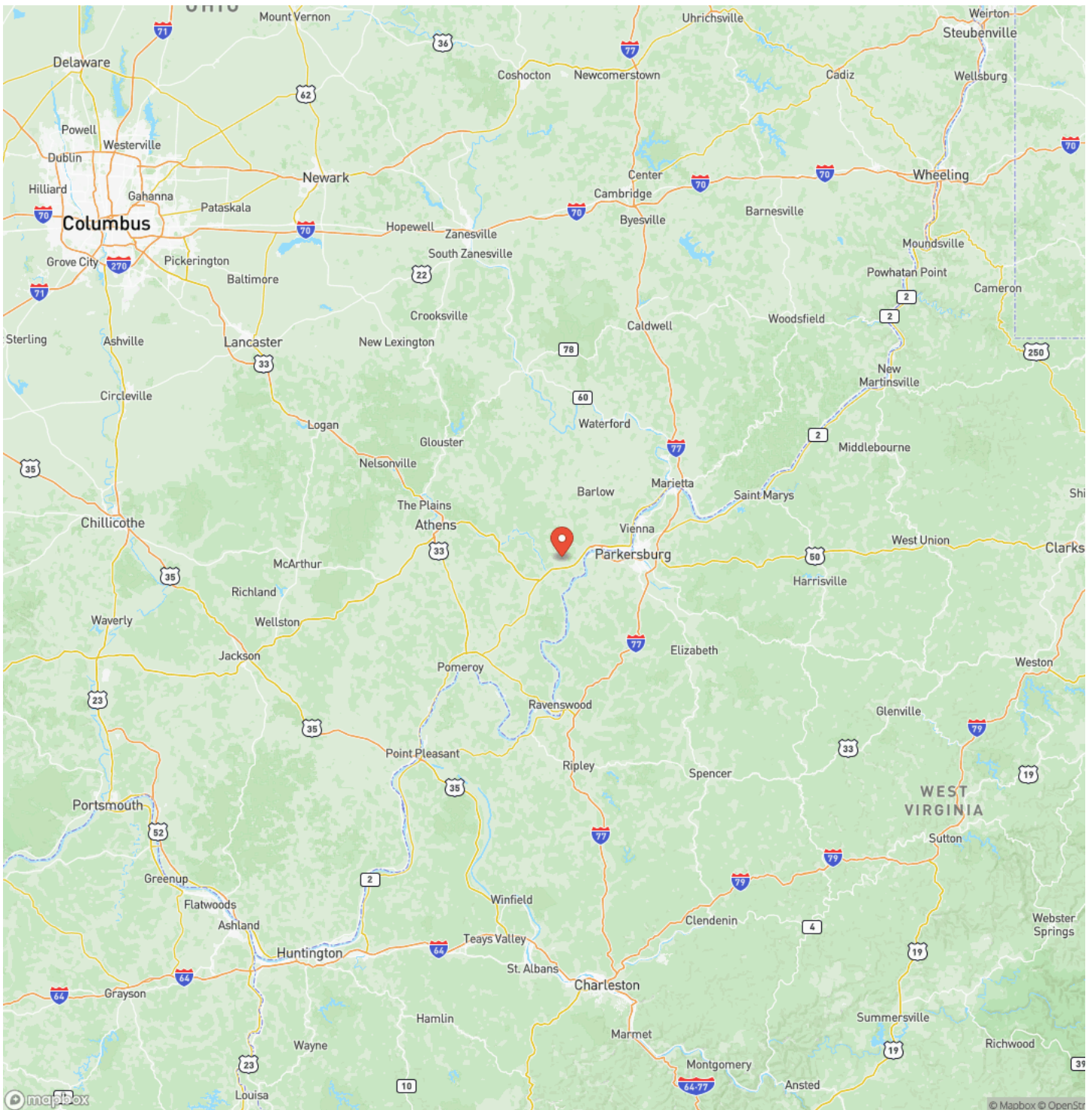


## Locator Map





## Locator Map





## Satellite Map



**Null Rd - 78 acres**  
**Coolville, OH / Athens 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/)**



[illegible]

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

## **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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