

Water Works Hill - 13 acres
Water Works Hill
Glouster, OH 45372

\$89,900
13.45± Acres
Athens County



Vinny DeFelice
OHIO AGENT

Vinny, raised in Holmes County, developed a passion for the outdoors through hunting and fishing. He began his career as a survey technician before earning a degree in forest management from Hocking College in 2020. He founded Heartland Forest Management, offering consulting services like timber sales and invasive species control. Vinny later became a real estate agent through Hondros College, leveraging his knowledge of Ohio's forests and wildlife to understand land value. An avid hunter, he enjoys pursuing deer and turkey, believing in the rewards of land ownership. Vinny's dedication and integrity drive him to help clients achieve their real estate goals at Mossy Oak Properties.



MOSSY OAK
PROPERTIES
Bauer Realty & Auctions

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Water Works Hill - 13 acres
Glouster, OH / Athens County

SUMMARY

Address

Water Works Hill

City, State Zip

Glouster, OH 45372

County

Athens County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.51515 / -82.08029

Acreage

13.45

Price

\$89,900



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PROPERTY DESCRIPTION

Discover your own slice of southeastern Ohio paradise with this 13.45-acre all-wooded tract located on Waterworks Hill Road in Glouster. Tucked in the heart of northern Athens County, this property sits in a well-known big buck area with a proven hunting history. Just take a look at the trail cam photos showcasing the quality deer frequenting the property.

A select timber harvest completed approximately five years ago has created an ideal wildlife habitat, offering thick bedding cover and excellent browse to attract and hold game. The rolling topography features a mix of valleys and ridgetops that naturally funnel deer movement, creating prime pinch points for strategic hunting setups.

Beyond hunting, this property offers multiple potential building sites for a weekend cabin retreat or your dream home, all with the privacy and seclusion you've been searching for. The tract borders a large parcel of CCU coal company ground, providing the potential for expanded hunting opportunities. Blinds and feeders will stay with the property.

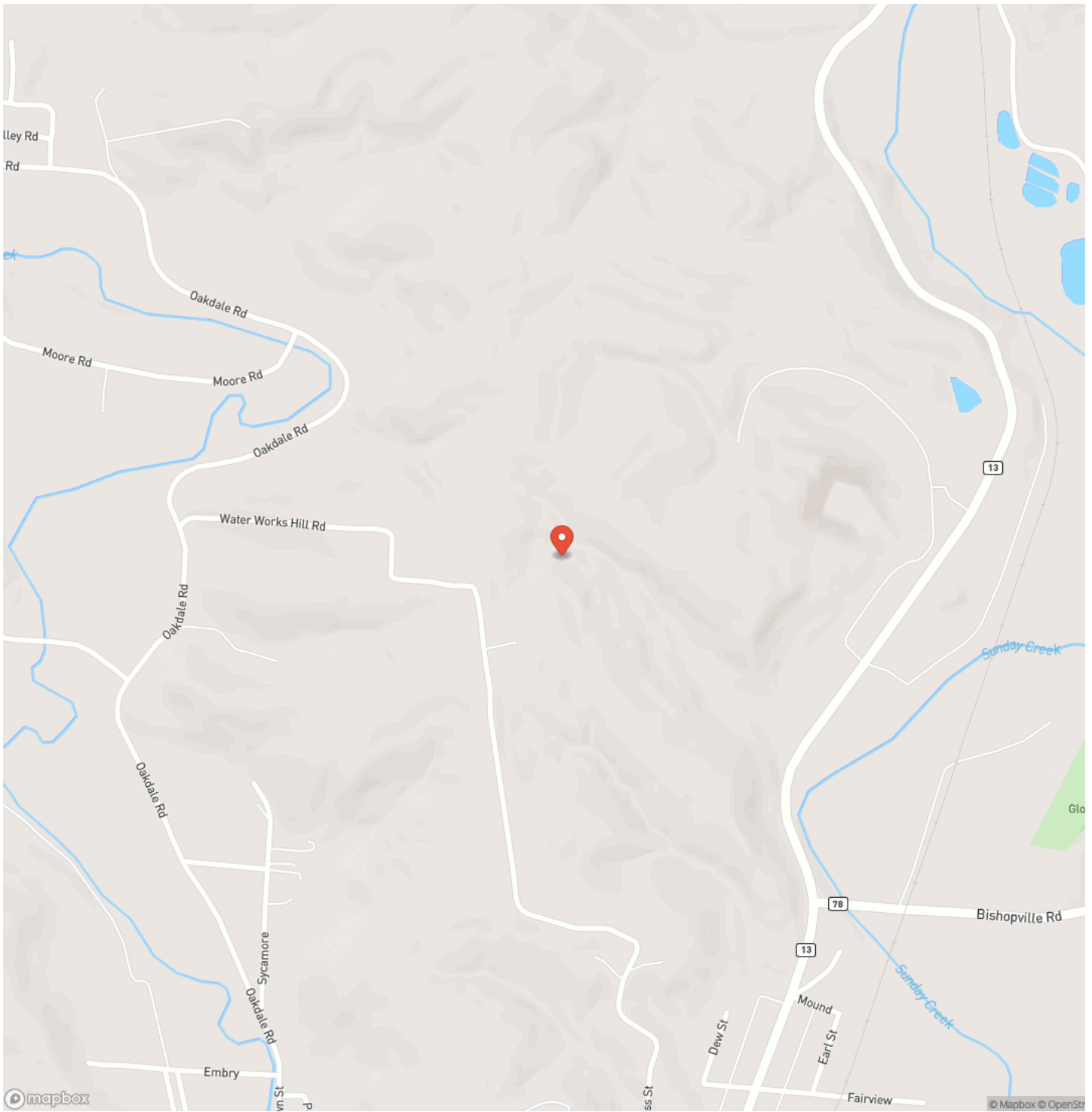
Conveniently located near Wayne National Forest and Burr Oak Lake, you'll have thousands of additional acres for hiking, hunting, and outdoor recreation just minutes away.

Whether you're looking for a premier hunting property, a private getaway, or a place to build in a scenic setting, this tract checks all the boxes.

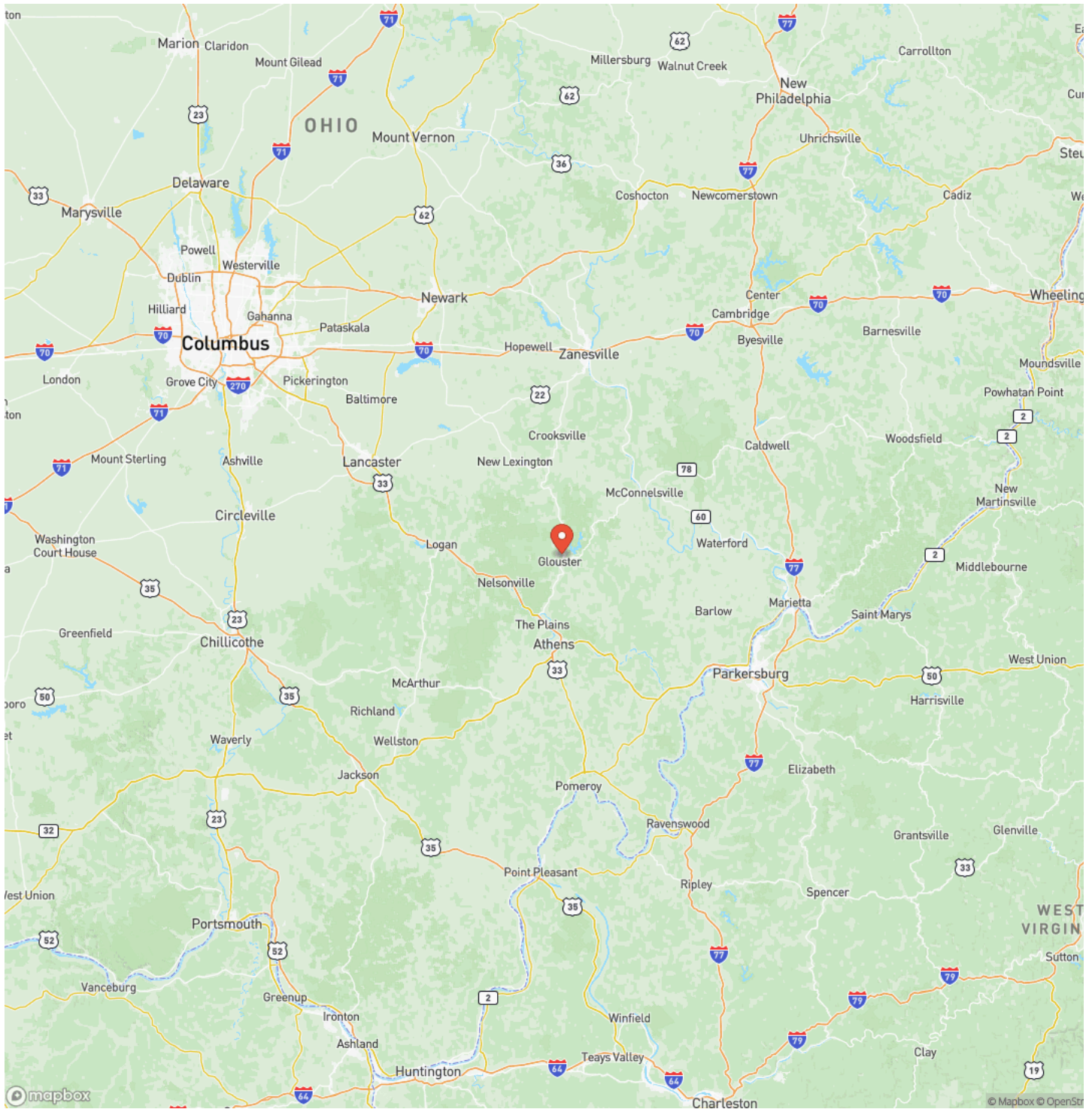
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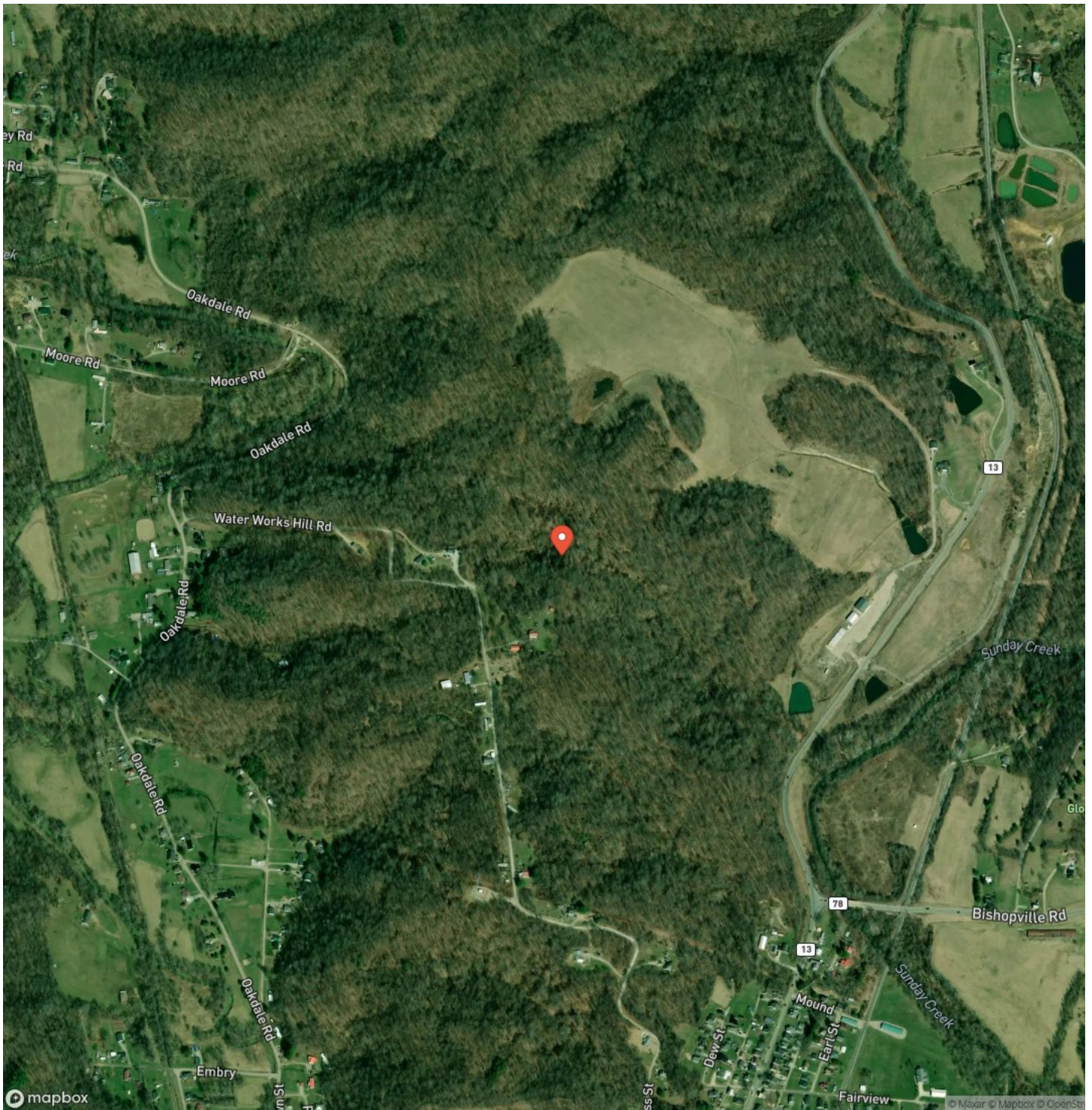
Locator Map



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.

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