

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

**\$76,900**  
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

vdefelice@mossyoakproperties.com | 330-465-6346

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**Glouster, OH / Athens County**

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**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**

\$76,900



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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.

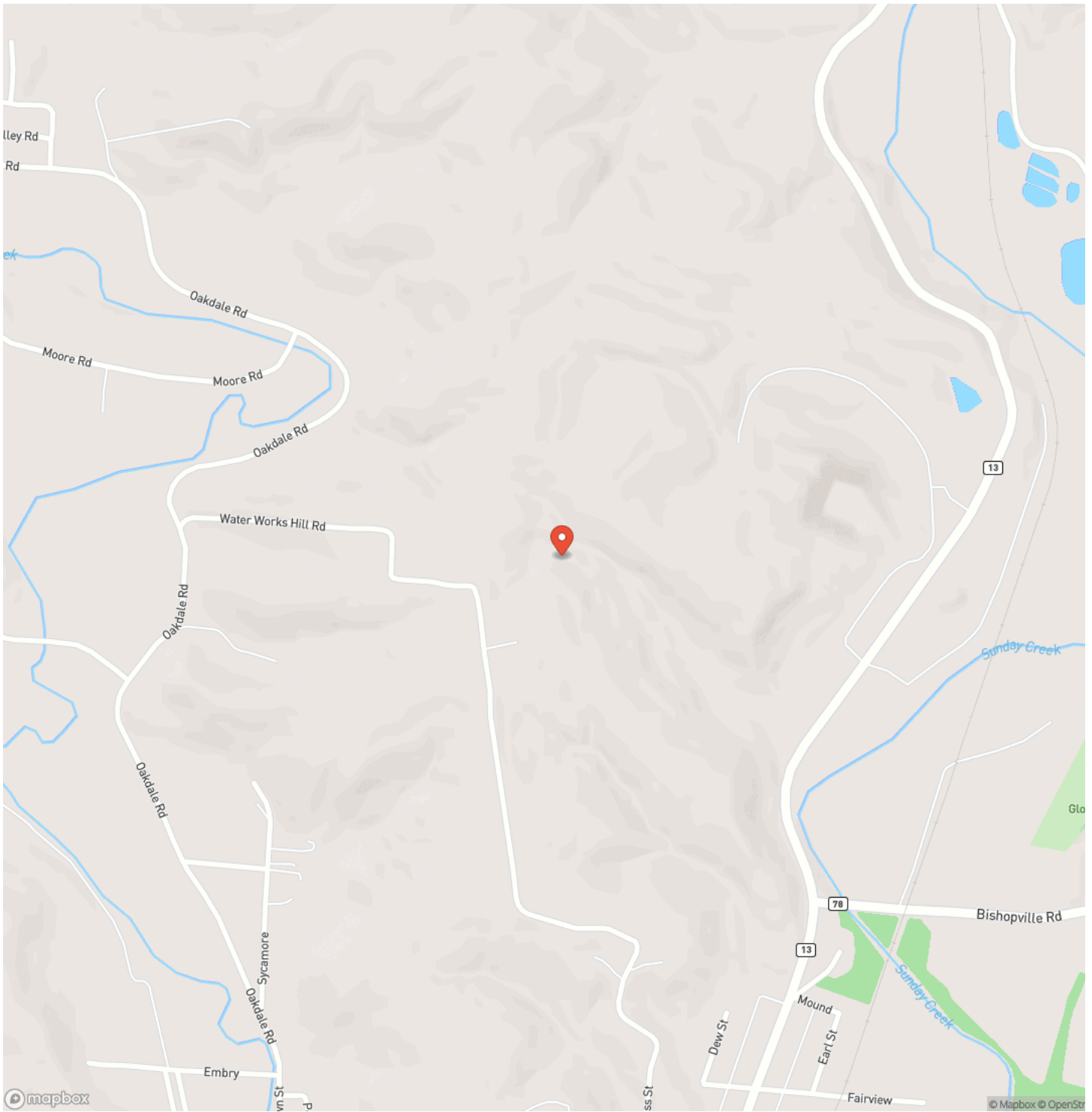
Whether you're looking for a premier hunting property, a private getaway, or a place to build in a scenic setting, this tract checks all the boxes.

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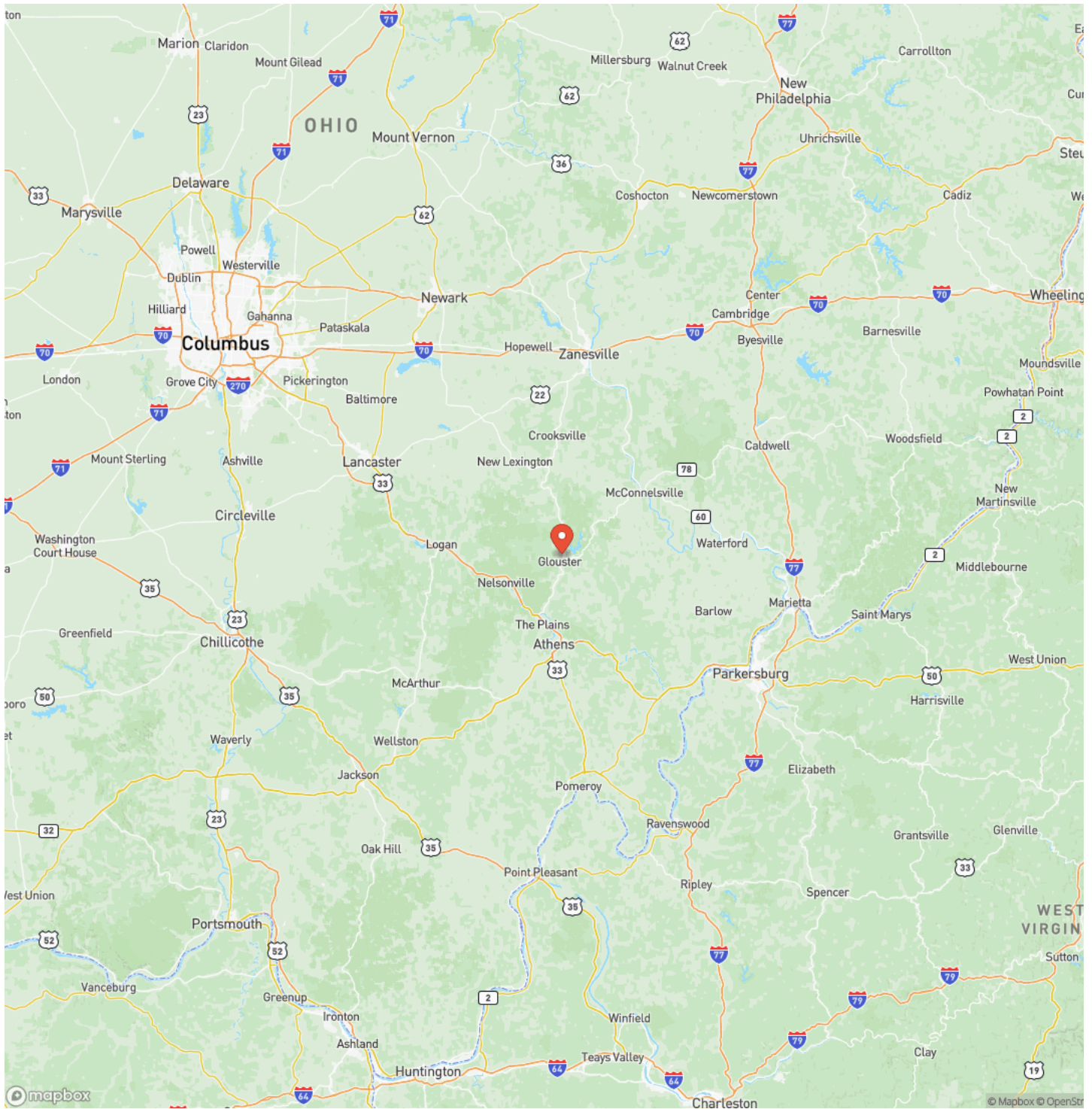
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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**Mossy Oak Properties Bauer Realty & Auctions**  
PO BOX 896  
Pickerington, OH 43147  
(614) 829-7070  
<https://www.mossyoakproperties.com/>

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