

Calaway Ridge - 44 acres - Athens County
225 Calaway Ridge
Coolville, OH 45723

\$394,900
44.900± Acres
Athens County



Calaway Ridge - 44 acres - Athens County
Coolville, OH / Athens County

SUMMARY

Address

225 Calaway Ridge

City, State Zip

Coolville, OH 45723

County

Athens County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.18822 / -81.87645

Taxes (Annually)

3145

Dwelling Square Feet

2031

Bedrooms / Bathrooms

2 / 2

Acreage

44.900

Price

\$394,900

Property Website

<https://www.mossyoakproperties.com/property/calaway-ridge-44-acres-athens-county-athens-ohio/56715/>



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PROPERTY DESCRIPTION

Escape to your own private oasis in Athens County, Ohio, where 44.9 acres of natural beauty await. This picturesque and private property boasts a charming 2-bedroom, 1.5-bathroom log home, offering the perfect blend of rustic charm and modern comfort.

Perched atop a gentle rise, the home offers breathtaking views of the surrounding fields and forest, providing a beautiful backdrop for everyday living, refreshing daybreaks, and unforgettable sunsets. Large windows flood the interior with natural light, the two porches provide year-round spaces to relax, while a cozy fireplace invites you to unwind in style. Loft area and full basement provide plenty of indoor spaces for work, play, or comfortable recreation.

Step outside every day and immerse yourself in the beauty of nature. From rolling hills to wooded groves, the landscape is a haven for outdoor enthusiasts, offering opportunities for hiking, hunting, and wildlife watching. Deer and turkey abound, making it a paradise for hunters and nature lovers alike. Gardeners and hobby farmers will enjoy the established raised beds and well-tended fields. An elevated deck on the house is ideal for watching wildlife, watching sunsets, or just drinking in the fresh air while enjoying the unobstructed hilltop views.

A secluded pond invites you to fish, paddle, or simply enjoy the peacefulness, while mature fruit trees including a dozen varieties of apple, several varieties of pears, peaches, plums, and highbush blueberries provide a bounty of seasonal delights. The forest also is great for hunting mushrooms, ramps, wild fruits and nuts, and all the bounty of a private hardwood forest.

Additional features include a detached 2-car garage, an equipment shed, a lumber shed, and a 24x46 pole barn ready for horses or ATVs, offering ample space for storage, hobbies, or potential expansion. Many old logging trails criss-cross the woods leading down and across a trickling stream. Public water and modern appliances ensure convenience, while free gas to the home adds a touch of luxury to everyday living.

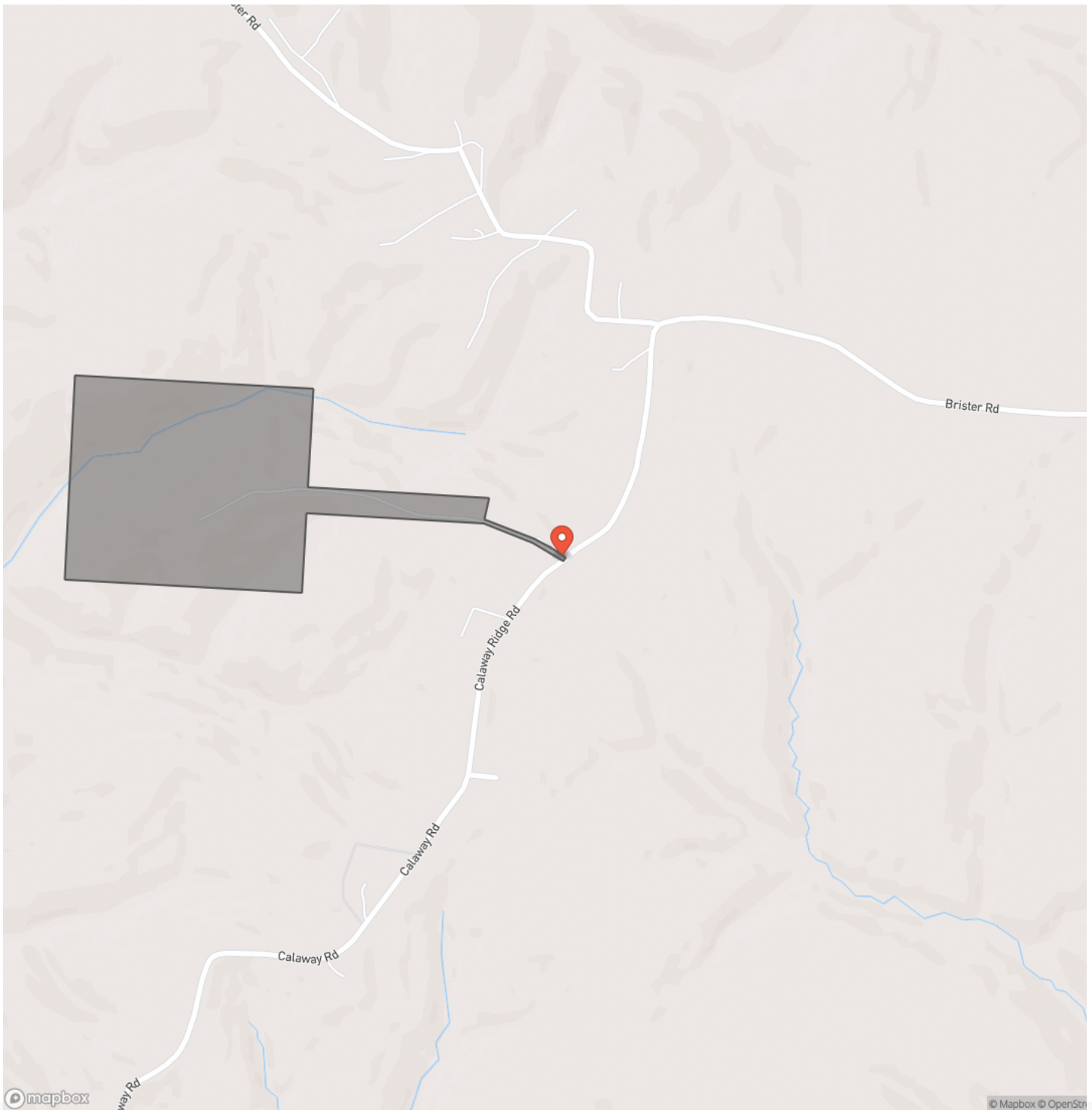
Located just under 30 minutes from Athens, Ohio, Parkersburg, West Virginia, and Pomeroy, Ohio, this property offers the perfect combination of seclusion and accessibility to shopping and cultural venues, with the friendly communities of Tupper Plains and Coolville just a few minutes away for daily convenience.

Whether you're seeking a weekend retreat, a hunting lodge, or a turn-key homestead, this property promises a lifestyle of unmatched beauty and peacefulness. Don't miss your chance to make this idyllic retreat your own. Current annual taxes are approx. \$3145.00 and any mineral interest owned by the seller will transfer.

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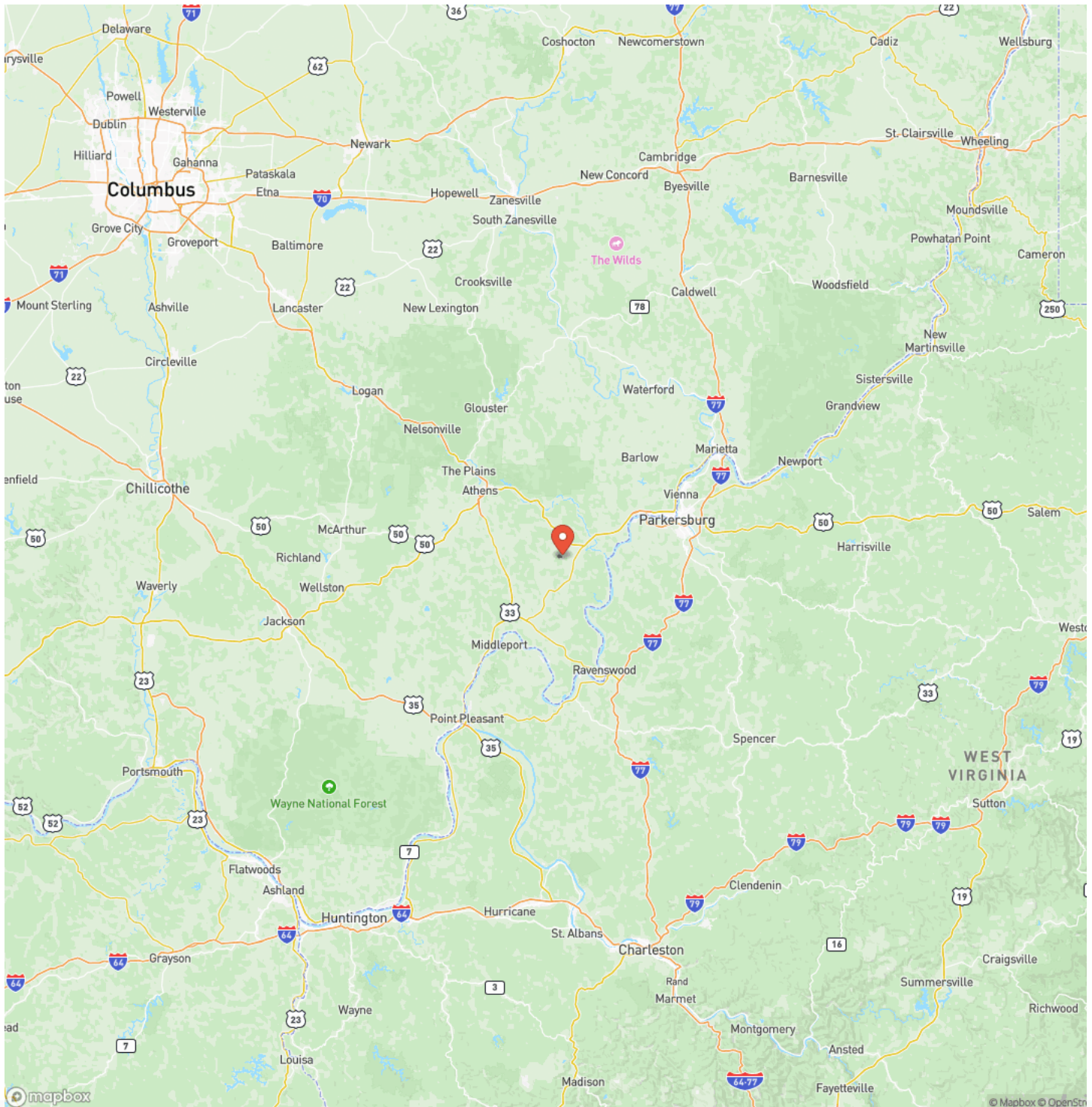


Locator Map



Calaway Ridge - 44 acres - Athens County
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Locator Map



MORE INFO ONLINE:

www.mossyoakproperties.com/land-for-sale/ohio/

Satellite Map



Calaway Ridge - 44 acres - Athens County
Coolville, OH / Athens County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Pickerington, OH 43147

NOTES

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MORE INFO ONLINE:

www.mossyoakproperties.com/land-for-sale/ohio/

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



www.mossoakproperties.com/land-for-sale/ohio/

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