

Coolville Ridge Rd - 168 acres - Athens County
14300 Coolville Ridge Road
Athens, OH 45701

\$1,090,700
168± Acres
Athens County



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Athens, OH / Athens County

SUMMARY

Address

14300 Coolville Ridge Road

City, State Zip

Athens, OH 45701

County

Athens County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

39.283444 / -82.02158

Dwelling Square Feet

1540

Bedrooms / Bathrooms

1 / 1

Acreage

168

Price

\$1,090,700

Property Website

<https://www.mossyoakproperties.com/property/coolville-ridge-rd-168-acres-athens-county-athens-ohio/82021/>



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PROPERTY DESCRIPTION

168 acres & home for sale in Athens County, Ohio. Don't miss out on this secluded home on 168 acres & located only minutes from Athens, Ohio! Very private with incredible views of the countryside. If you're looking for a weekend getaway or a full-time home, this may be the one for you! 168 acres for hunting and recreation, or just relax on the full-length covered porch and enjoy Mother Nature! This property has a great mix of habitat from beautiful meadows and hardwood ridges down to thicker cover and deep ravines. Very scenic and extremely beautiful property!

Property features include:

- 168 total acres
- Mix of woods and open meadows
- Mostly wooded tract with some larger timber
- Hunting opportunities for deer, turkey & small game
- Trophy buck potential
- Great trail system throughout the property
- Private and secluded location
- Amazing hilltop views
- Rolling to steeper topography
- GPS Coordinates are 39.2841, -82.0223

Home features include:

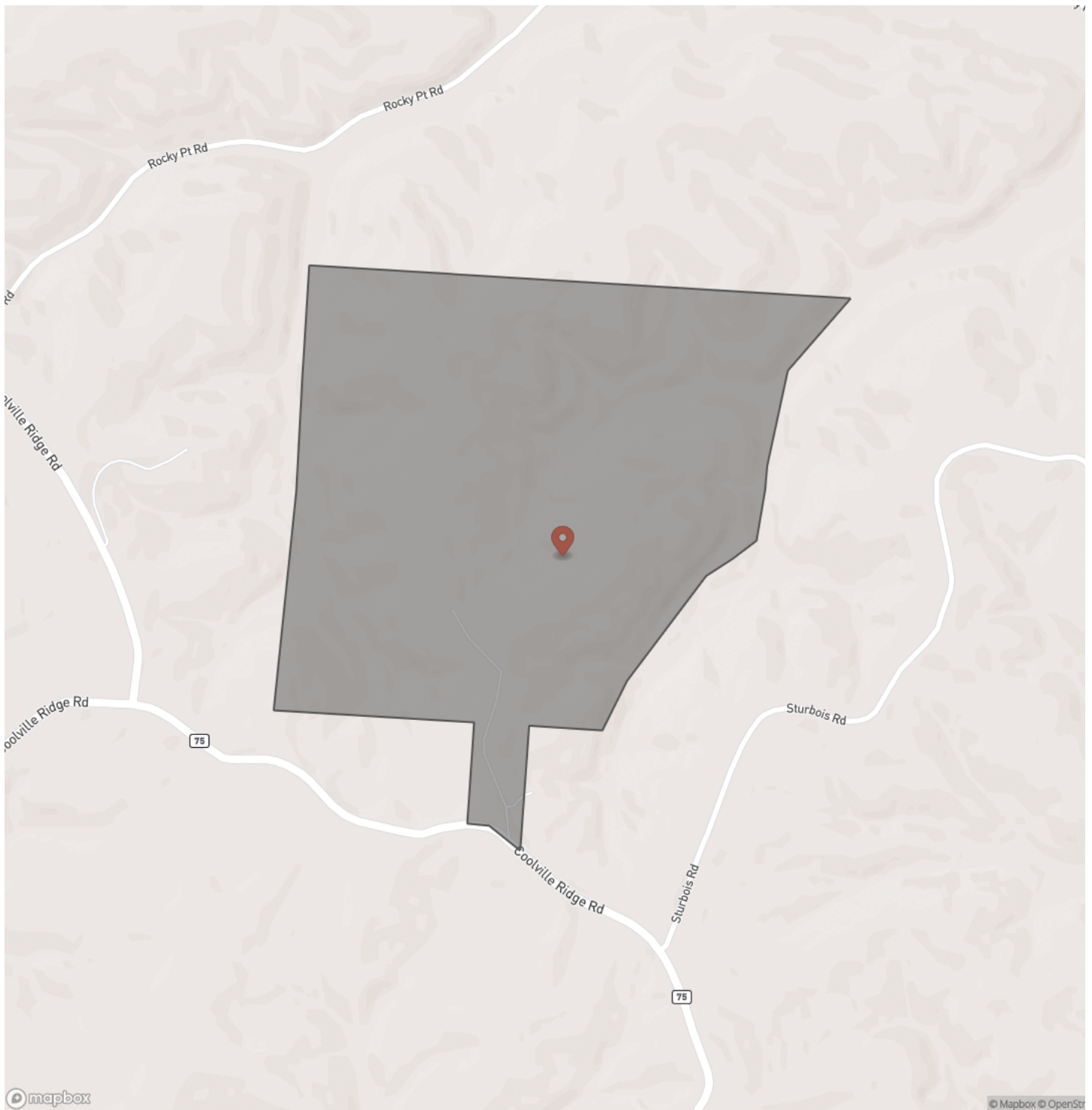
- 1540 SF home built in 2007
- Custom handcrafted kitchen cabinets and granite countertops
- Stainless Steel refrigerator, dishwasher, range & microwave
- Large pantry for storage
- Huge living room
- 1 bedroom
- 1 large walk-in closet
- 1 full bathroom with custom tile and a large cast iron soaker tub
- Kohler bath and kitchen fixtures
- Laundry room with mop sink and granite countertop
- Combination basement and 2-car garage with 10-foot insulated garage doors
- Poured wall foundation
- Garage has a laundry tub and a hot & cold faucet
- Electric water heaters
- Electric heat pump
- New HVAC in 2018
- Public water
- Private septic system, new tank in August 2025, with health department approvals
- Full cedar siding and shingle roof
- New exterior paint 2023
- New interior paint 2024

Any mineral rights owned by the seller to transfer and annual taxes are \$4,014.62. Home can be bought with only 5.01 acres.

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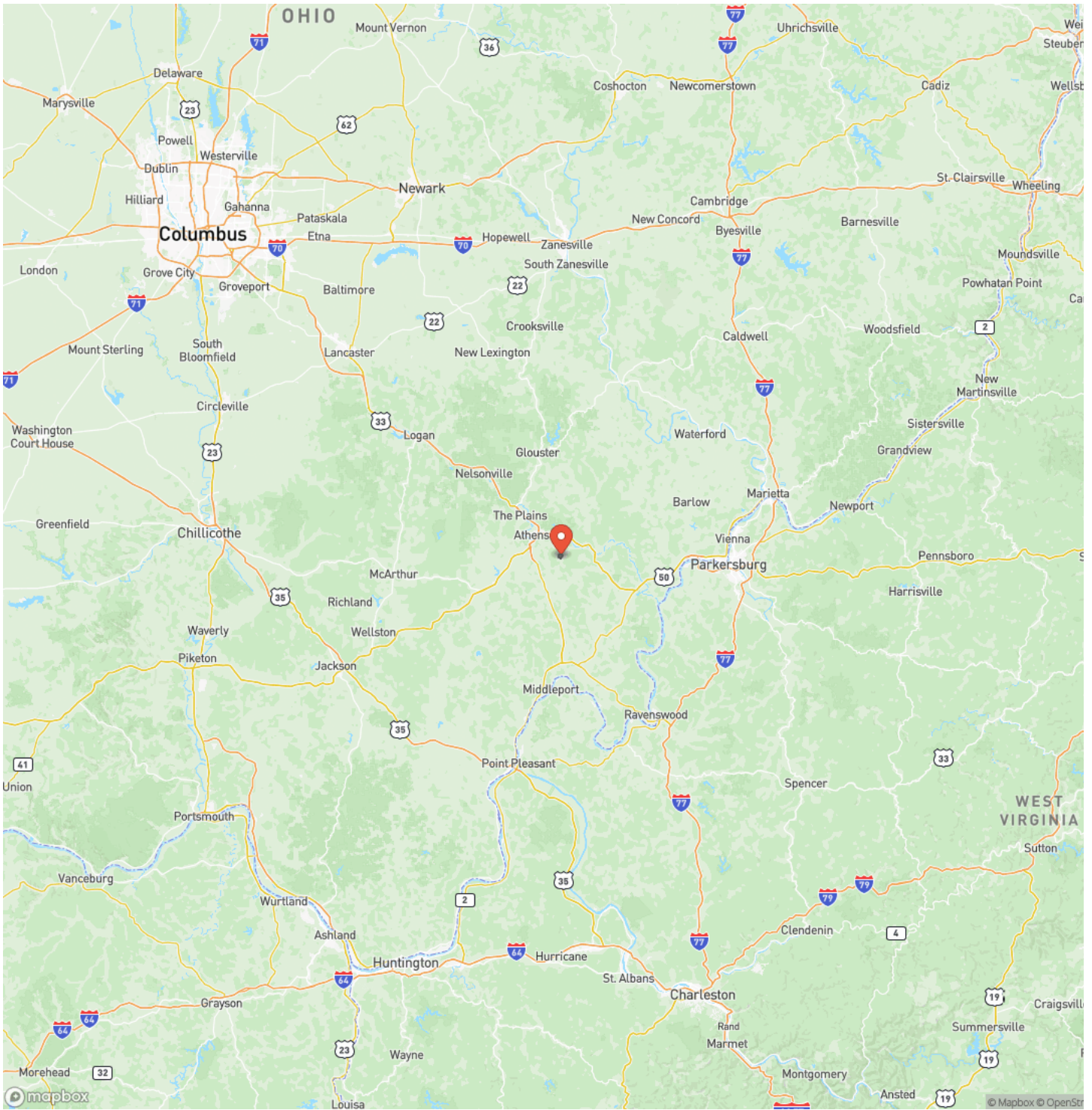


Locator Map

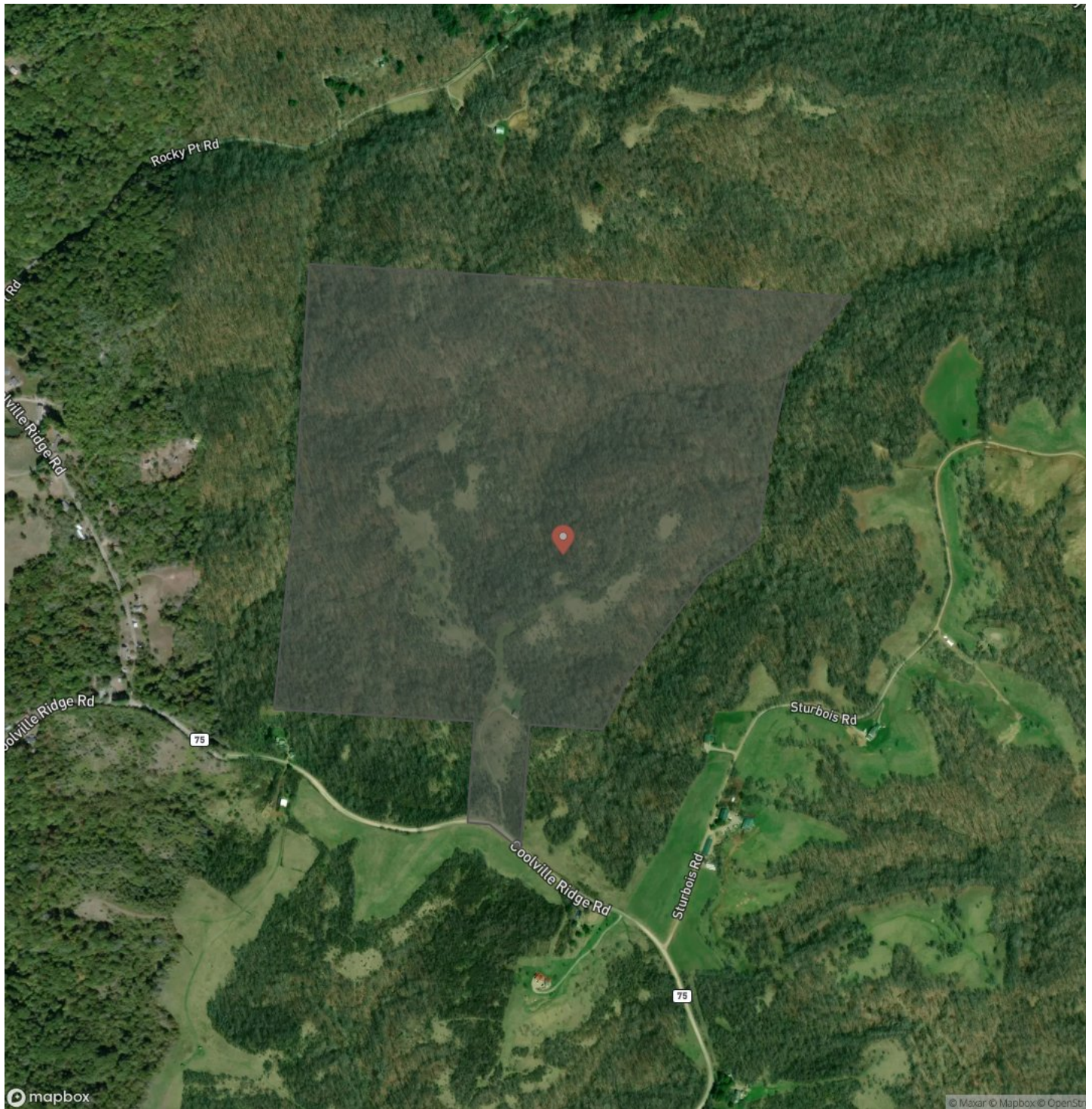


Athens, OH / Athens County

Locator Map



Satellite Map



Coolville Ridge Rd - 168 acres - Athens County
Athens, OH / Athens County

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare Jr.

Mobile

(740) 404-8915

Email

sbare@mossyoakproperties.com

Address

City / State / Zip

NOTES

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.

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

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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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