

St Rt 144 - 12 acres
12 acres State Route 144
Coolville, OH 45723

\$84,900
12± Acres
Athens County



Josh Shreve
OHIO AGENT

Josh's passion for the great outdoors began at a young age, hunting and fishing on public land with his late father in Eastern Ohio. As a boy, Josh grew up dreaming of one day owning his very own piece of "heaven on earth". After fulfilling his childhood dream, Josh now enjoys spending his free time hunting and fishing with his kids in Central Ohio. Josh joined the Mossy Oak Properties team to help his clients achieve the same dreams that he once had. Josh specializes in selling hunting and recreational properties, farms, investment properties, and rural homes in Southern Ohio. Call Josh today so that he can help you find the property of your dreams!



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St Rt 144 - 12 acres
Coolville, OH / Athens County

SUMMARY

Address

12 acres State Route 144

City, State Zip

Coolville, OH 45723

County

Athens County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.2345 / -81.8052

Acreage

12

Price

\$84,900

Property Website

<https://www.mossyoakproperties.com/property/st-rt-144-12-acres-athens-ohio/96571/>



PROPERTY DESCRIPTION

Nestled in the heart of Athens County, this exceptional 12-acre recreational property offers a rare opportunity to own prime land along the scenic Hocking River, featuring approximately 850 feet of riverfrontage. The property boasts excellent river access, making it ideal for kayaking, fishing, swimming, or simply enjoying the peaceful waterfront setting. With a desirable 70/30 mix of open meadow and woods, the land provides both privacy and usability. The rolling topography is complemented by flat, open meadows, perfect for camping, gatherings, or a recreational getaway, or a scenic spot to enjoy nature. This property delivers versatility, beauty, and endless potential in a highly sought-after riverfront setting. Located only 16 miles from Parkersburg, WV, 25 miles from Athens, and 60 miles from Hocking Hills State Park. You definitely will not want to miss out on this one. Annual taxes are \$577.26.

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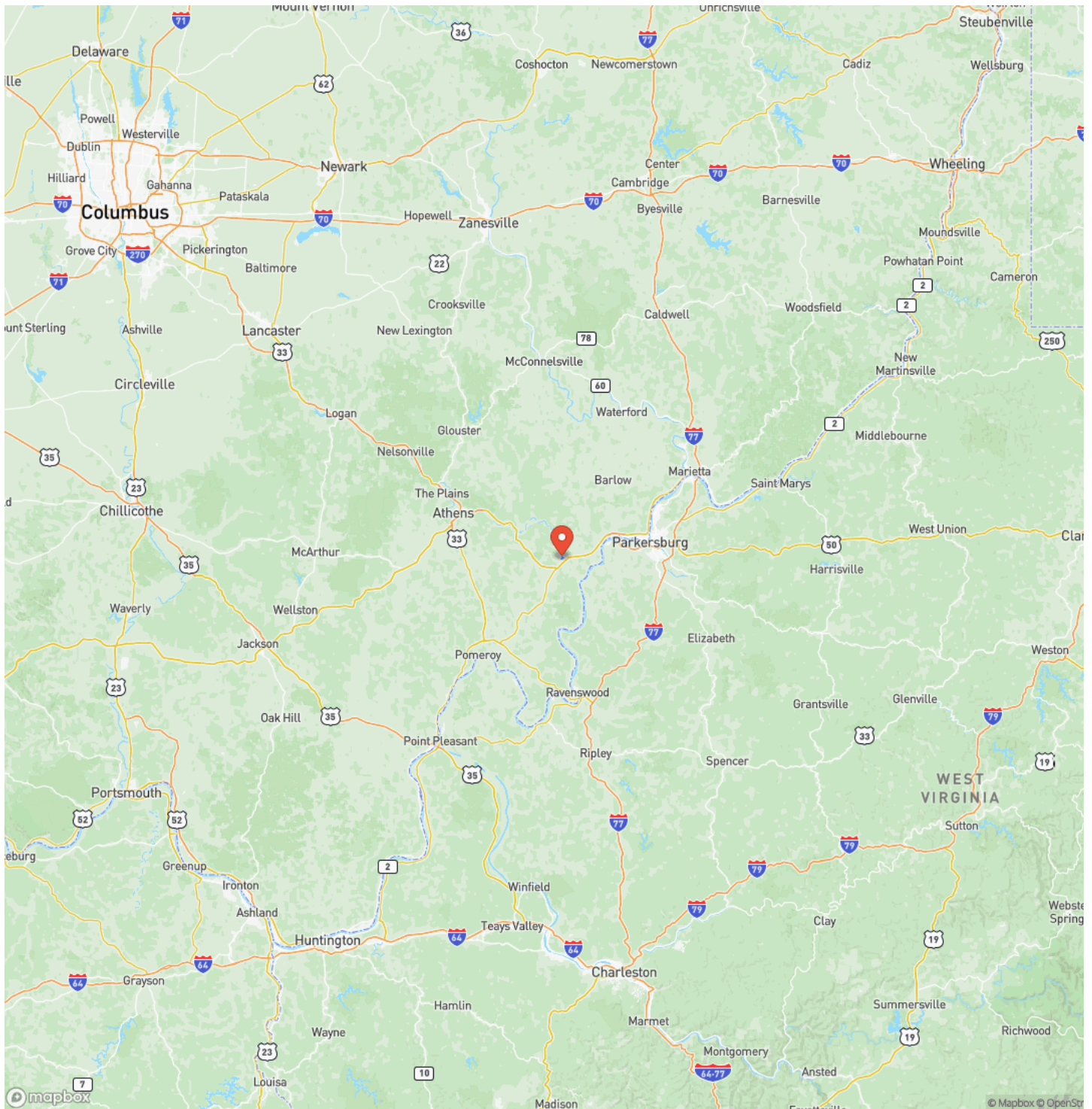


Locator Map



St Rt 144 - 12 acres
Coolville, OH / Athens County

Locator Map



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

Satellite Map



St Rt 144 - 12 acres
Coolville, OH / Athens County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

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City / State / Zip

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NOTES



MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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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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