

Hooper Ridge Rd - 118 Acres - Athens County, Ohio  
14375 Hooper Ridge Rd.  
Millfield, OH 45761

**\$540,000**  
118± Acres  
Athens County





## Hooper Ridge Rd - 118 Acres - Athens County, Ohio

### Millfield, OH / Athens County

#### **SUMMARY**

##### **Address**

14375 Hooper Ridge Rd.

##### **City, State Zip**

Millfield, OH 45761

##### **County**

Athens County

##### **Type**

Farms, Hunting Land, Recreational Land

##### **Latitude / Longitude**

39.407955 / -82.022863

##### **Acreage**

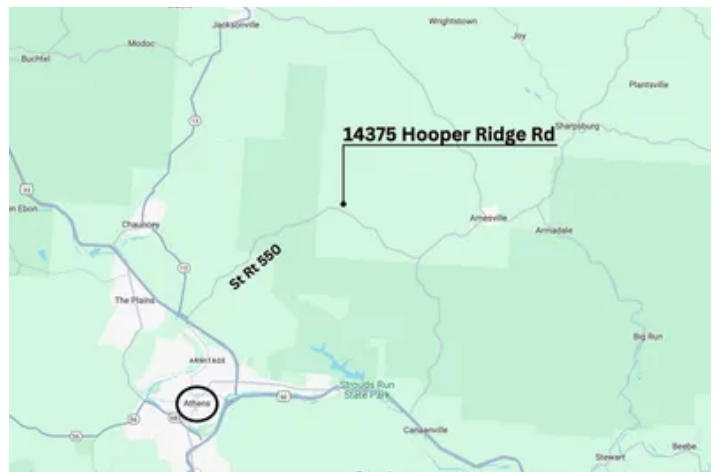
118

##### **Price**

\$540,000

##### **Property Website**

<https://www.mossyoakproperties.com/property/hooper-ridge-rd-118-acres-athens-county-ohio-athens-ohio/81110/>



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### **PROPERTY DESCRIPTION**

Privately situated along Hooper Ridge Rd, this 118 acre property offers many possibilities! The land is mostly wooded with approximately 13 acres of open ground, which is ideal for food plots, pasture, or homesteading. The land features rolling, not-too-steep topography and is in an area well known for producing trophy whitetail deer. The timber was selectively harvested approximately 25 years ago and includes a mix of several varieties of oaks, maple, walnut, hickory, and poplar, offering future timber harvest potential. Water is sourced from five naturally flowing springs, providing an ample supply for multiple homes or agricultural uses. The 24' x 40' (960 sq ft) cabin offers two bedrooms, a full kitchen, laundry room, and full bath with tub. The cabin is equipped with a heat pump for heating and cooling. The property also includes an established food plot, hunting blind, several barns, and multiple uninhabited residential structures, including a 150+ year-old two-story log home. The neighboring properties are primarily used for livestock and hay production, adding to the rural and agricultural setting. The property offers easy access from both US-33 and State Route 550, and is conveniently located just 6 miles from Athens and 5 miles from Amesville. All mineral rights the sellers own will transfer to buyer. Annual property taxes are approximately \$2,536.00. Ames Township. Federal Hocking Local Schools. A new boundary survey, clean title, and title insurance policy will be issued to the buyer at closing.

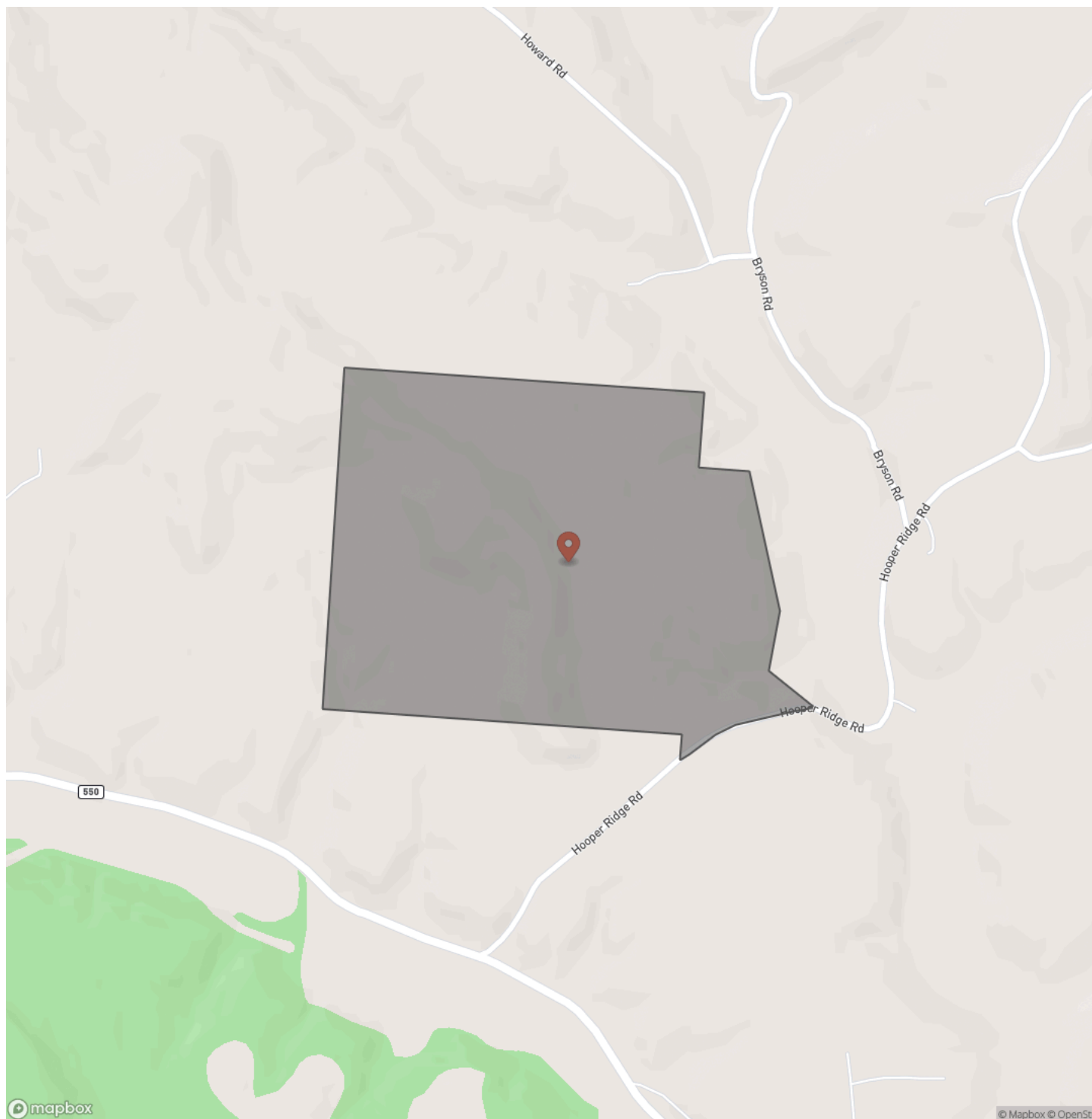


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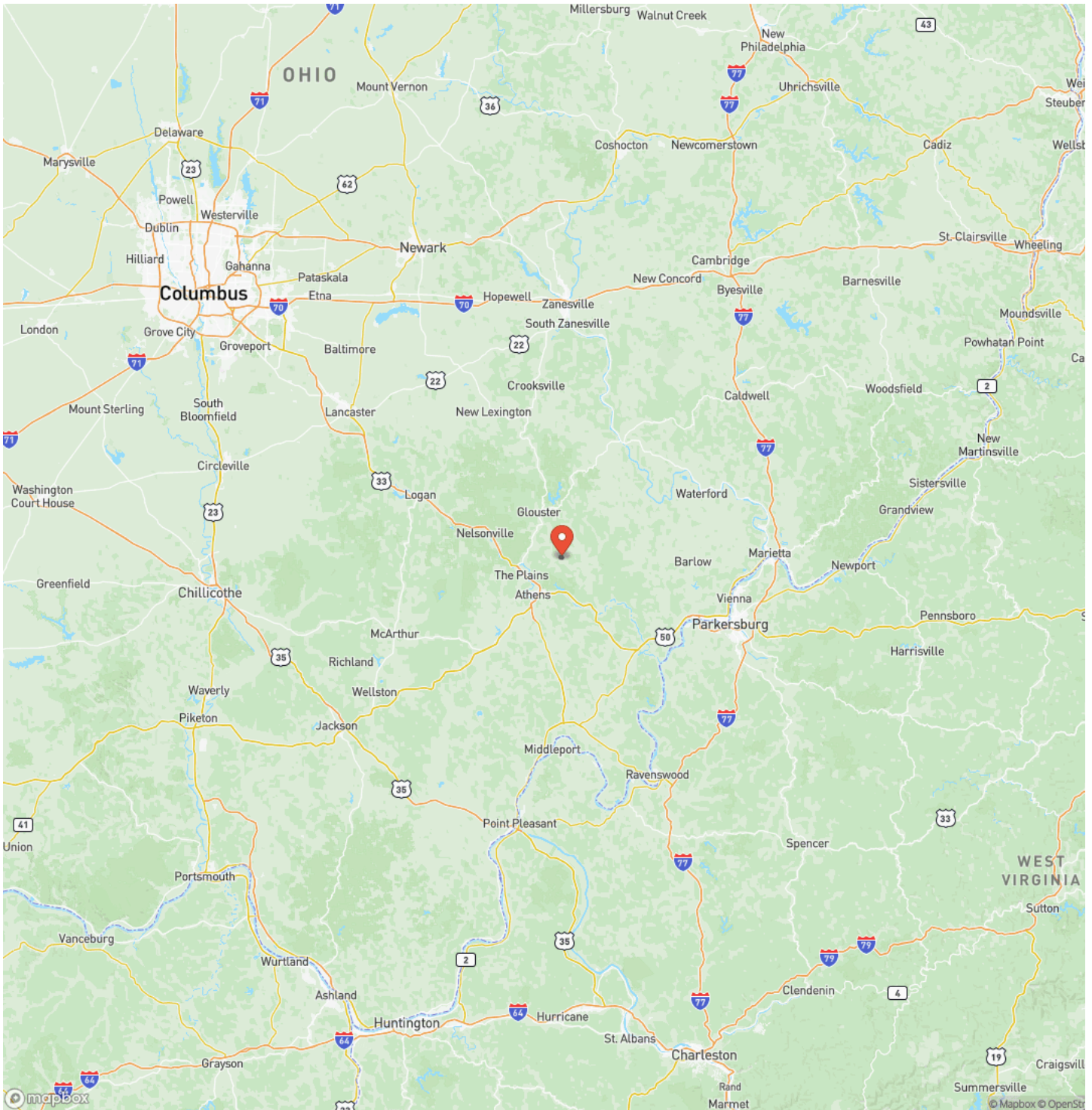
## Locator Map





**Hooper Ridge Rd - 118 Acres - Athens County, Ohio**  
**Millfield, OH / Athens County**

## Locator Map



**MORE INFO ONLINE:**

**[www.mossyoakproperties.com/land-for-sale/ohio/](http://www.mossyoakproperties.com/land-for-sale/ohio/)**



## Satellite Map



Hooper Ridge Rd - 118 Acres - Athens County, Ohio  
Millfield, OH / Athens County

LISTING REPRESENTATIVE  
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**City / State / Zip**

NOTES

Notes section with multiple horizontal lines for text entry.



## 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.



## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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