

Waterloo
State Wildlife
Management Area

356

56



LAND

Listing

68.45 ACRES

ATHENS COUNTY

WATERLOO TOWNSHIP

PROPERTY FEATURES

- Total Acres: 68.45
- Tillable Acres: 0
- Wooded Acres: All
- School District: Alexander
- Annual Real Estate Taxes: \$2,199.32
- Parcel Number: N01-00100328-00
- Location: 1.25 miles North of Mineral OH, on St. Rt. 356 on the east side of the road.



WWW.DYEREALESTATE.COM

Matt Bowers
MATT BOWERS
REALTOR - AUCTIONEER

567-204-7462



**REAL ESTATE
& LAND COMPANY**

DESCRIPTION:

68 acres of prime hunting/recreational land located in Athens County Ohio. This property consists of exceptional hunting, timber value, and trails for recreation. Hunting shack and storage container for use during hunting season.

Located 10 miles west of Athens Ohio this property offers both seclusion and proximity to shopping for your supply needs. Don't miss this opportunity to purchase a piece of property in Athens County Ohio.

Additional outbuild for storage. Abundant Turkey, deer, Fox, mink, even bears. Across street from Waterloo state wildlife area, which can be hunted and hiked and won't be developed. Has frontage on Hewitt fork creek. Only a short drive to Athens and east access from route 56 and route 50. A several mile walk or hike to lake Hope for fishing, swimming, more hiking, etc.

ASKING PRICE:
\$239,000.00



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