



Jeffrey Mahone
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Land Buyer Full

Land ML: **3803890** Status: **Active** List Price: **\$29,900**
2219 Frost Rd, Coolville, OH 45723 Sold Price:
 Subdiv/Complex: **Hocking Ac SD** Closing Date:
 Prop Subtype: **Land** Twp: **Troy Twp**
 County: **Athens**
 Parcel ID: **L01-03001006-00** Price/Acre: **\$30,510**
 Area: **ATH00-Athens County**
 MLS Cross Ref #:
 Directions: **From Belpre take Rt 50/7 towards Coolville turn right on County Rd 58 (Frost Rd). Go approx. 2.5 miles, property on left. Entrance between two large wagon wheels.**

General Information

Lot Size (Acres): 0.980	Number of Lots: 1	Annual Taxes: 129	School Dist: Athens CSD
Lot Size Source: Realist	Tillable Acres:	Homestead: No	Avail for Auction: No
Frontage Feet: 95	Wooded Acres:	Assessments: No	Auction Date:
Lot Front/Depth: 95x526x101x567	Pasture Acres:	CAUV Taxes:	
Irregular Lot: No	Lake Area In Acres:	Fence:	
Divisible: No	Easements YN:	Utilities Avail: Electric	
Driveway: Unpaved	Access: County Road	Water/Sewer: Septic	
Lot Description: River Front			
View Description: Water View			
Topography: Level			
Improvements: Electric, Other			
Barns, Etc:			
Farm Equipment:			
Amenities: Common Facility			
Environmental Issues: Flood Plain			
Natural Resource Rig:			
Existing Leases:			
Terms Conditions:			
Restrictions: Other			
Req Property Reports:			
HOA: No			

Remarks: **Almost an acre of level land on the Hocking River with 95 feet of river frontage. Large covered 30x20 picnic shelter with bath and shower. Storage building, 24x8 boat dock, fire pit, concrete stairs to river, 320 gallon water holding tank, water well could be drilled (already setup with pump). 1,500 gal septic tank. Three camper hooks for possible income producing. No permanent dwelling allowed to be constructed.**

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