

McConnellsville Springs Farm
2581 Hart Ln
Mcconnellsville, OH 43756

\$670,000
90± Acres
Morgan County



McConnellsville Springs Farm
Mcconnellsville, OH / Morgan County

SUMMARY

Address

2581 Hart Ln

City, State Zip

Mcconnellsville, OH 43756

County

Morgan County

Type

Farms, Hunting Land, Recreational Land, Timberland, Horse Property

Latitude / Longitude

39.6327 / -81.7872

Acreage

90

Price

\$670,000

Property Website

<https://arrowheadlandcompany.com/property/mcconnellsville-springs-farm-morgan-ohio/112961/>

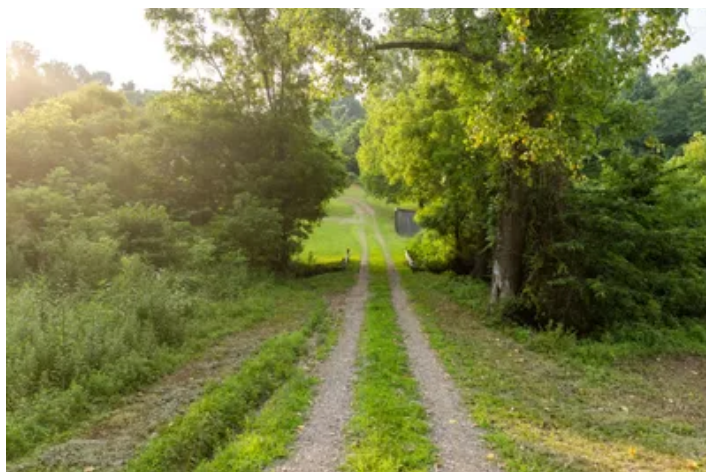


PROPERTY DESCRIPTION

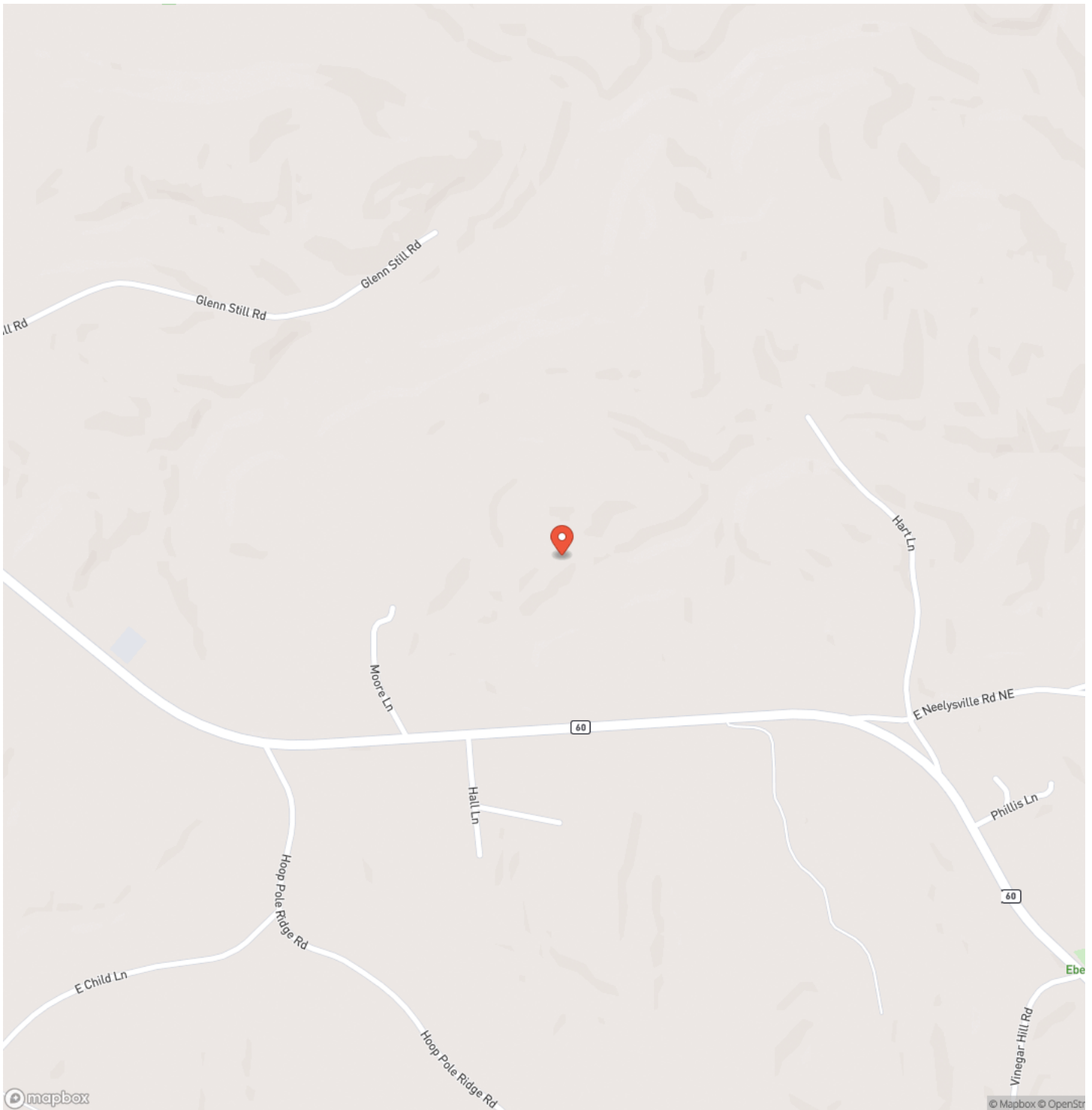
Welcome to the McConnellsville Springs Farm, 90 +/- acres located in beautiful Morgan County, Ohio! Tucked away at the end of an approximately 2,000± foot township-maintained lane, this remarkable property offers the kind of privacy and seclusion that's becoming increasingly difficult to find. Crossing over a small bridge over a creek and nearby waterfall as you enter the property, the buildings, nearby pond, and rolling countryside immediately setting the tone for what lies beyond! Whether you're searching for a premier hunting property, a private recreational retreat, or the perfect location to build your forever home, this property provides an exceptional foundation. The existing home is no longer considered habitable and is being conveyed as-is, but the surrounding improvements and infrastructure create outstanding potential for future development! A 28' x 52' +/- metal pole barn with electric, metal siding and roof, gravel floor, and a rare built-in concrete service pit offers excellent utility for equipment storage, maintenance, or workshop use. Additional improvements include a 14' x 24' +/- wooden outbuilding with an attached 10' x 24' +/- lean-to, a three-sided equipment shed, and a covered vintage sawmill that adds a unique piece of the property's history. Buyers should verify the operational condition of the sawmill. The land itself is what truly sets this property apart! Brush-hogged clearings/fields provide ideal existing locations for future food plots, along with other areas that were cleared not long ago just waiting to be re-established. Like every great hunting property, it also offers thick bedding/cover, mature hardwood ridges, winding creek bottoms, benches, and excellent topography, creating exceptional wildlife habitat. Another rare feature are the multiple natural springs that are found throughout the property. Springs that could be developed for wildlife, farming purposes, etc, including one that historically supplied water to the home. Whitetail deer, wild turkey, and other wildlife will appreciate the diversity this landscape offers, while the next owner will appreciate the opportunity to further develop it into a truly outstanding hunting property. Additional features include an existing septic system (buyer to verify condition and usability) and two separate electrical services already installed on the property, providing added flexibility for future building plans or additional improvements. From its secluded scenic entrance and peaceful setting to its outstanding habitat, existing improvements, and limitless potential, this is a rare opportunity to own a piece of Morgan County's beautiful rolling hill country. Whether your vision is a country home, weekend retreat, or a hunting property ready to design exactly the way you want it, this property offers the space, infrastructure, and natural beauty to make it a reality! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Tom Petry at [\(740\) 877-6326](tel:7408776326).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

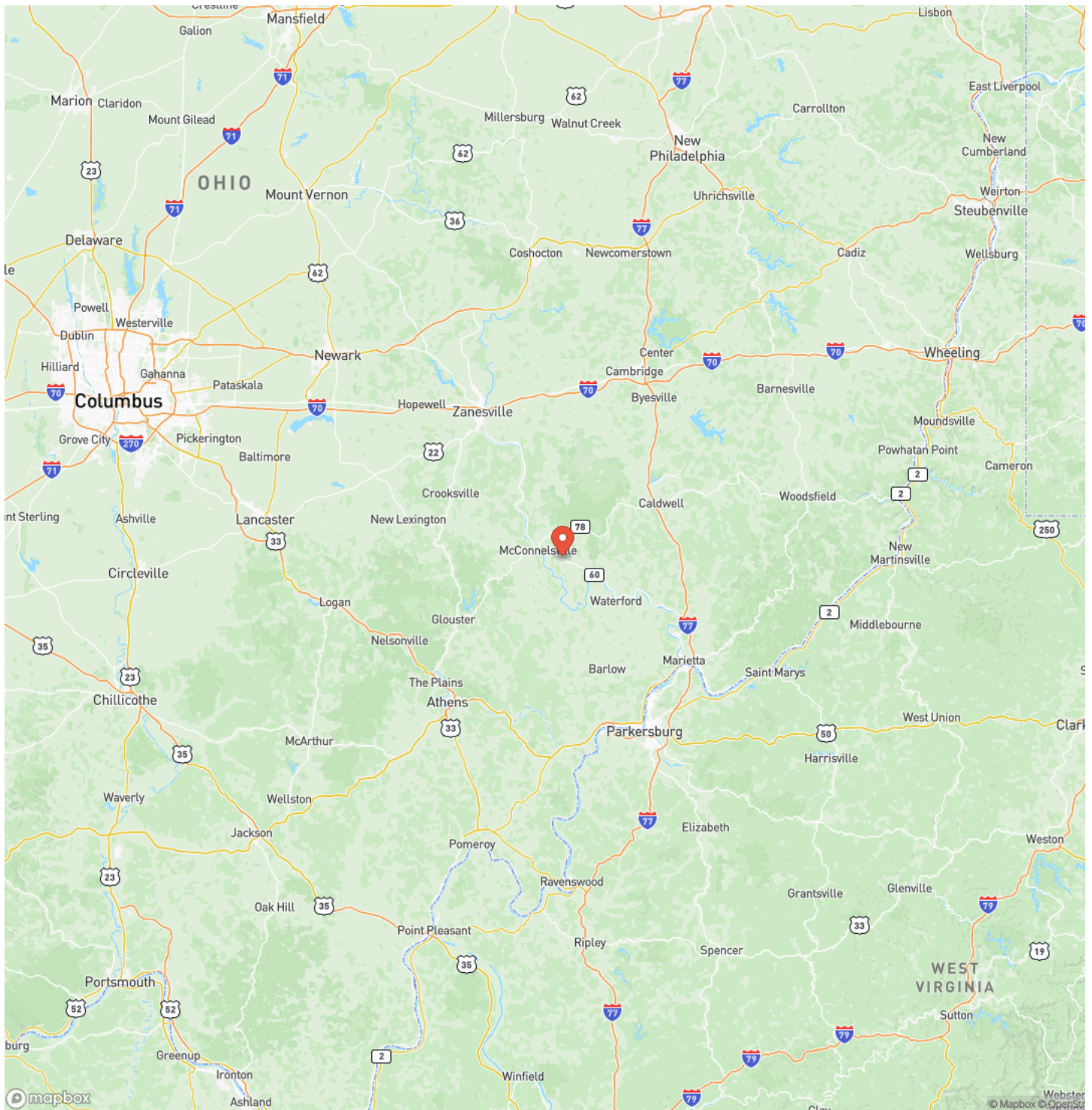
McConnellsville Springs Farm
Mcconnellsville, OH / Morgan County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Tom Petry

Mobile

(740) 877-6326

Email

tom.petry@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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<https://arrowheadlandcompany.com/>

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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