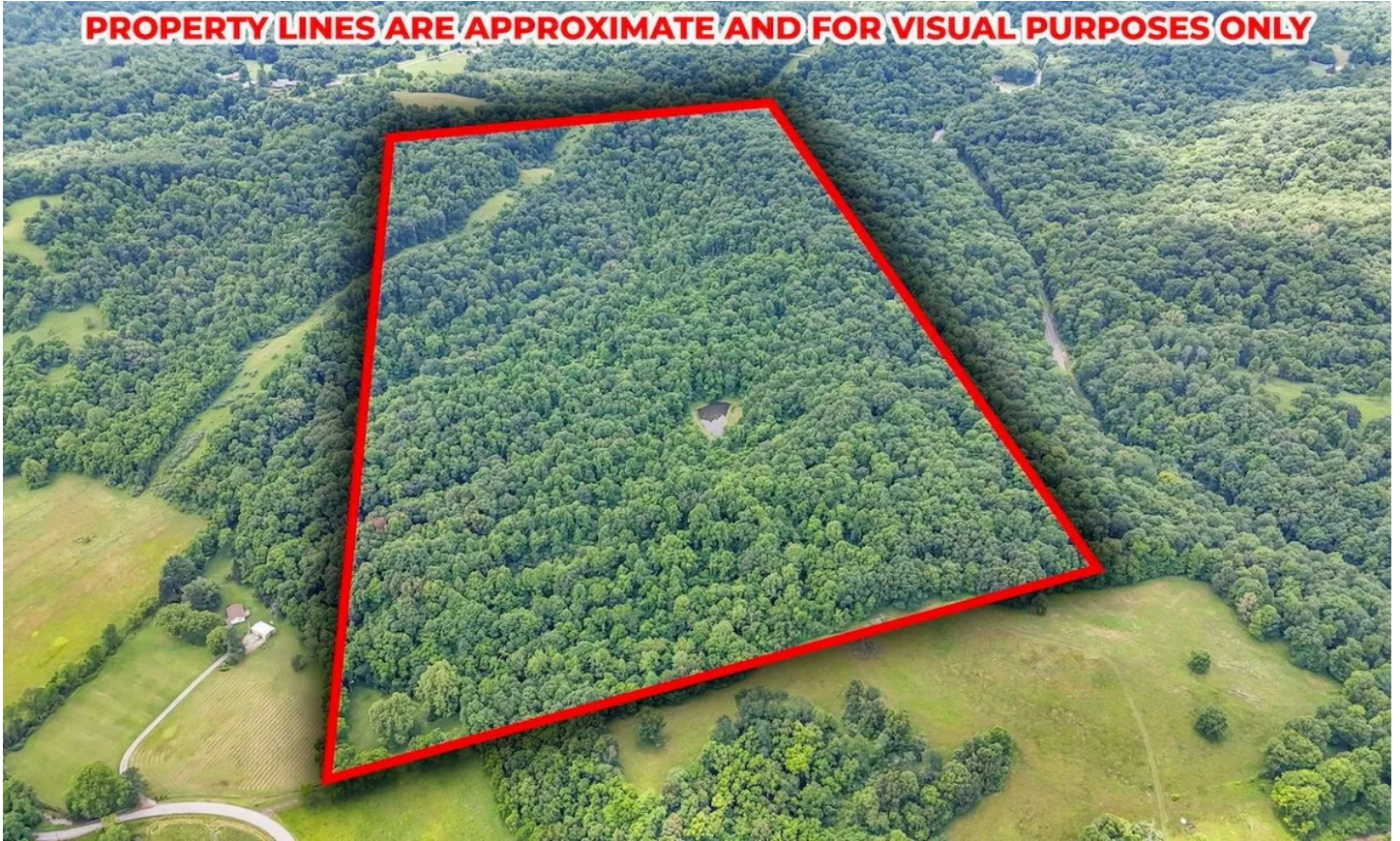


Mush Run Rd - 81 acres  
16749 Mush Run Road  
Athens, OH 45701

**\$389,000**  
81.200± Acres  
Athens County

**PROPERTY LINES ARE APPROXIMATE AND FOR VISUAL PURPOSES ONLY**



**Gary McBride**  
OHIO AGENT

Gary, a southeast Ohio native, loves hunting and the outdoors, a passion he shares with his three adventurous daughters. As a retired U.S. Army veteran with over 22 years of service, including two tours in Iraq, he values trust, hard work, honesty, integrity, fairness, and transparency. Gary aims to instill these traits in his family and clients. If you're looking for land to enjoy outdoor activities in Ohio, contact Gary to help make your dream a reality!



gmcbride@mossyoakproperties.com | 740-591-1101

**Mush Run Rd - 81 acres**  
**Athens, OH / Athens County**

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**SUMMARY**

**Address**

16749 Mush Run Road

**City, State Zip**

Athens, OH 45701

**County**

Athens County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

39.34815 / -81.97539

**Acreage**

81.200

**Price**

\$389,000

**Property Website**

<https://www.mossoakproperties.com/property/mush-run-rd-81-acres-athens-ohio/111147/>



## **Mush Run Rd - 81 acres Athens, OH / Athens County**

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### **PROPERTY DESCRIPTION**

81 acres for sale in Athens County, Ohio

This exceptional 81-acre property offers the perfect blend of recreation, seclusion, and convenience. Whether you're searching for a hunting camp, weekend getaway, or future homesite, this meticulously maintained property is ready to enjoy from day one.

A camper is already in place, providing immediate accommodations, along with a detached one-car outbuilding for storing equipment, ATVs, and outdoor gear.

One of the property's standout features is the beautiful, large stocked pond situated atop the hill. With breathtaking views and peaceful surroundings, it's the perfect spot to spend the day fishing, paddleboarding, or simply relaxing and taking in the beauty of southeastern Ohio.

Miles of established and maintained trails wind throughout the property, providing easy access to every corner of the land. The property is predominantly wooded with some mature timber, creating an ideal habitat for wildlife and offering outstanding recreational opportunities year-round.

For hunters, this property has a history of producing impressive bucks and has been managed and maintained over the years.

Despite its private setting, you'll enjoy excellent proximity to local attractions. Located just 6 miles from Stroud's Run State Park and Dow Lake, and only 15 minutes from Uptown Athens, you'll have quick access to boating, hiking, restaurants, shopping, and Ohio University.

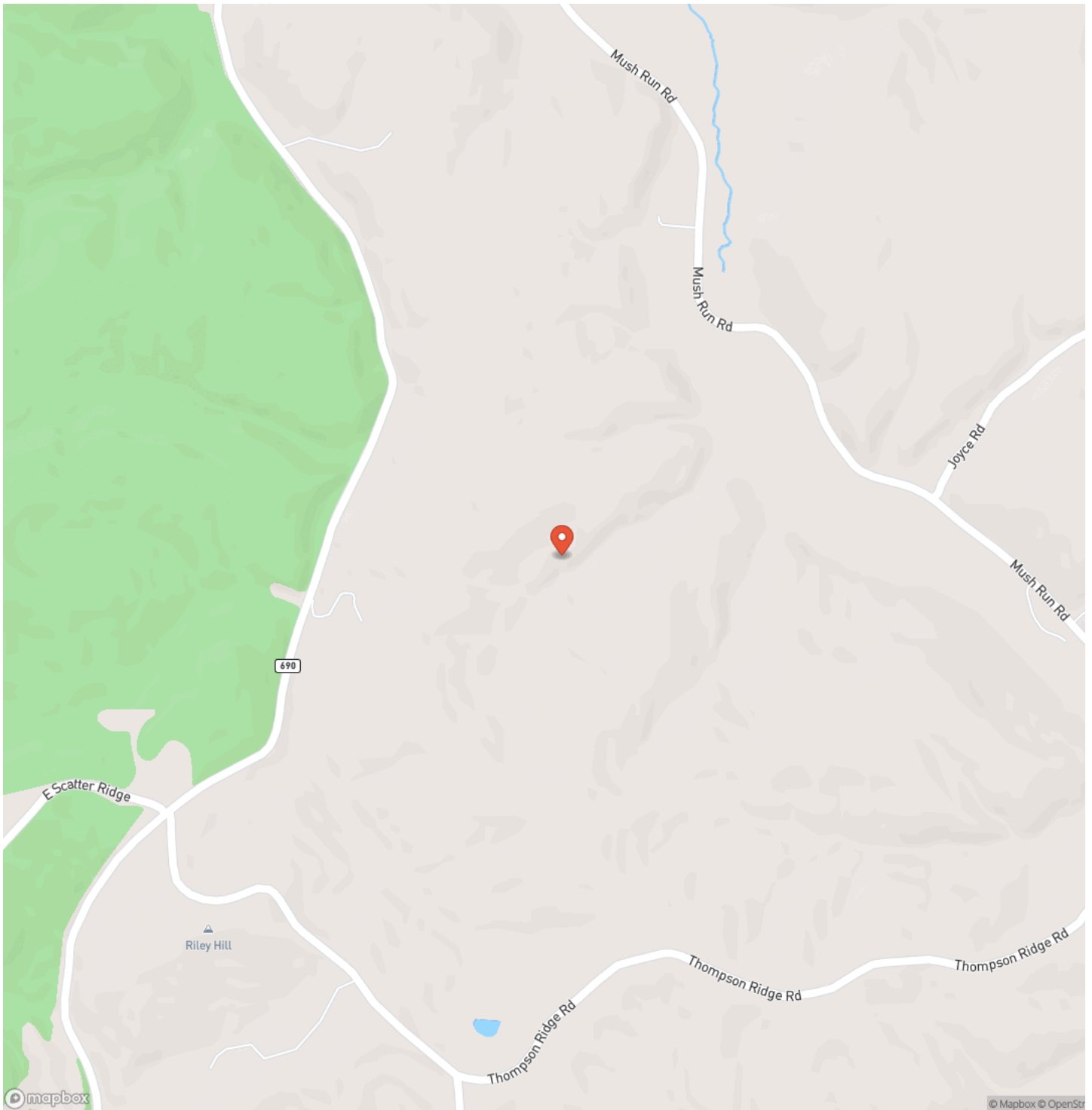
Properties of this caliber don't last long. Whether you're looking for a private recreational retreat, hunting property, or investment opportunity, this one checks all the boxes.

Schedule your private showing today and see for yourself everything this remarkable property has to offer.

Mush Run Rd - 81 acres  
Athens, OH / Athens County

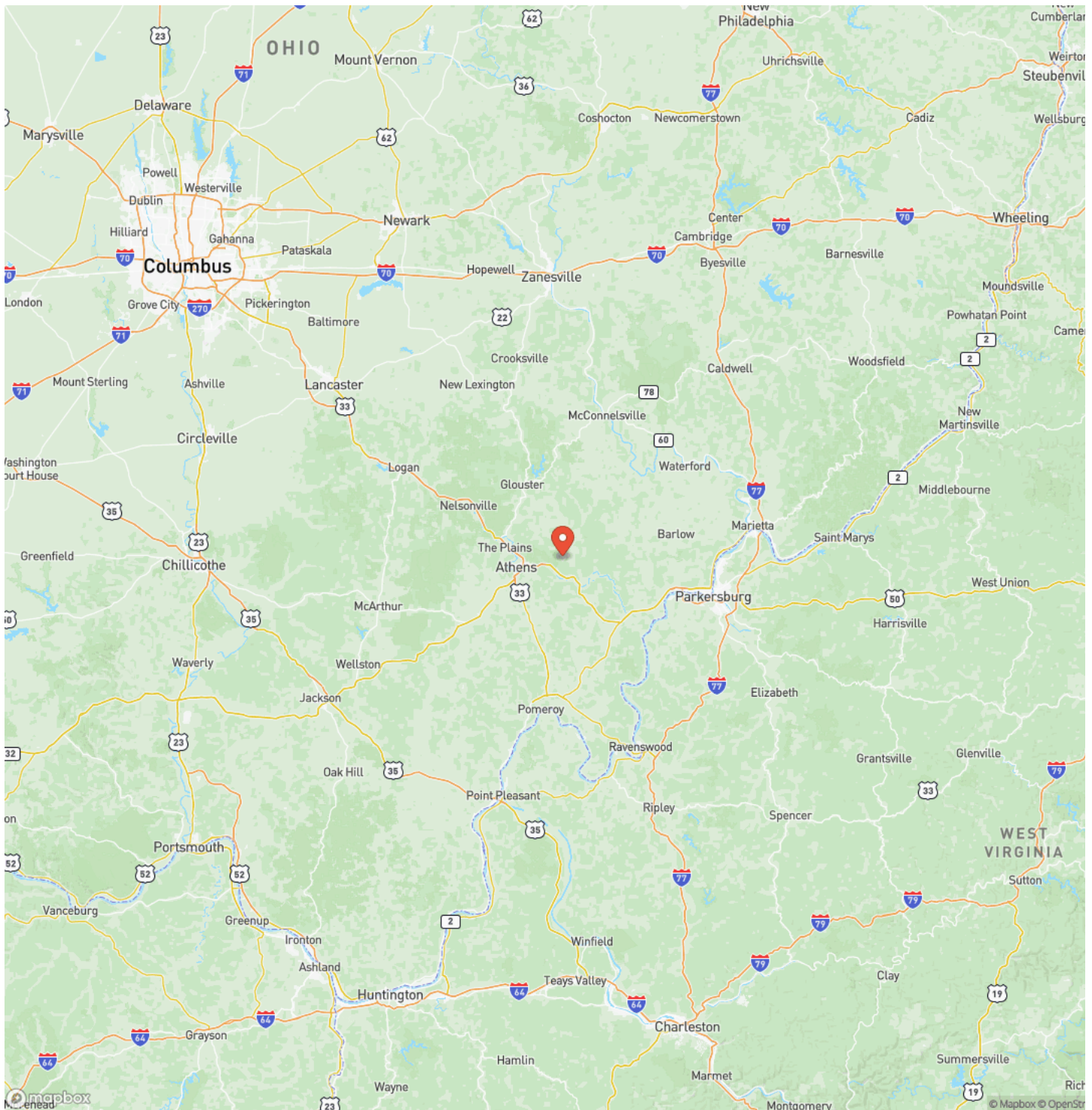


## Locator Map

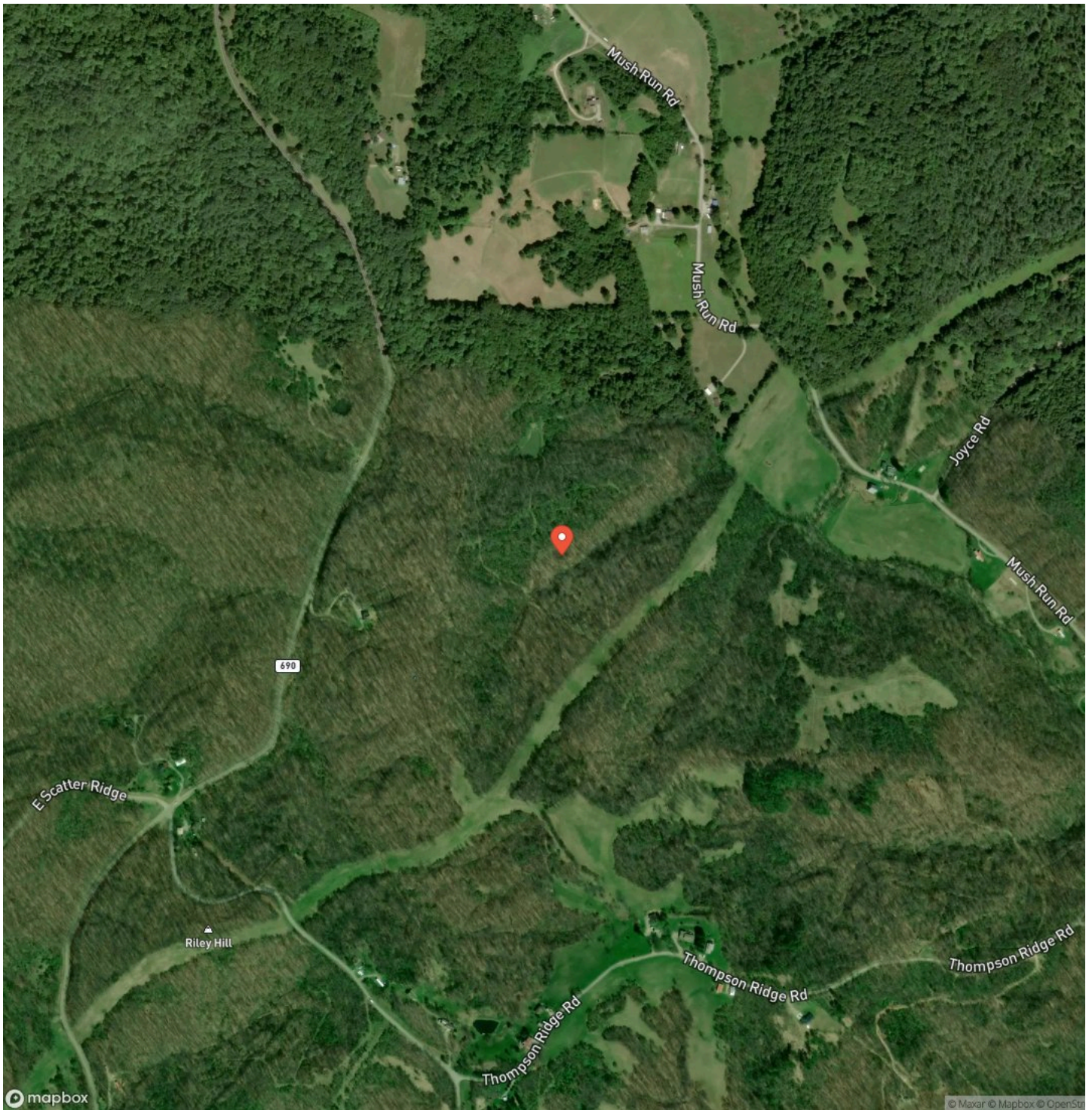


Mush Run Rd - 81 acres  
Athens, OH / Athens County

# Locator Map



## Satellite Map







## **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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