

St Rt 155 - 42 acres  
State Route 155 SE  
Corning, OH 43730

**\$189,000**  
42± Acres  
Perry County



**Vinny DeFelice**  
OHIO AGENT

Vinny, raised in Holmes County, developed a passion for the outdoors through hunting and fishing. He began his career as a survey technician before earning a degree in forest management from Hocking College in 2020. He founded Heartland Forest Management, offering consulting services like timber sales and invasive species control. Vinny later became a real estate agent through Hondros College, leveraging his knowledge of Ohio's forests and wildlife to understand land value. An avid hunter, he enjoys pursuing deer and turkey, believing in the rewards of land ownership. Vinny's dedication and integrity drive him to help clients achieve their real estate goals at Mossy Oak Properties.



vdefelice@mossyoakproperties.com | 330-465-6346

**St Rt 155 - 42 acres**  
**Corning, OH / Perry County**

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**SUMMARY**

**Address**

State Route 155 SE

**City, State Zip**

Corning, OH 43730

**County**

Perry County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

39.59686 / -82.11787

**Acreage**

42

**Price**

\$189,000

**Property Website**

<https://www.mossyoakproperties.com/property/st-rt-155-42-acres-perry-ohio/99635/>



**PROPERTY DESCRIPTION**

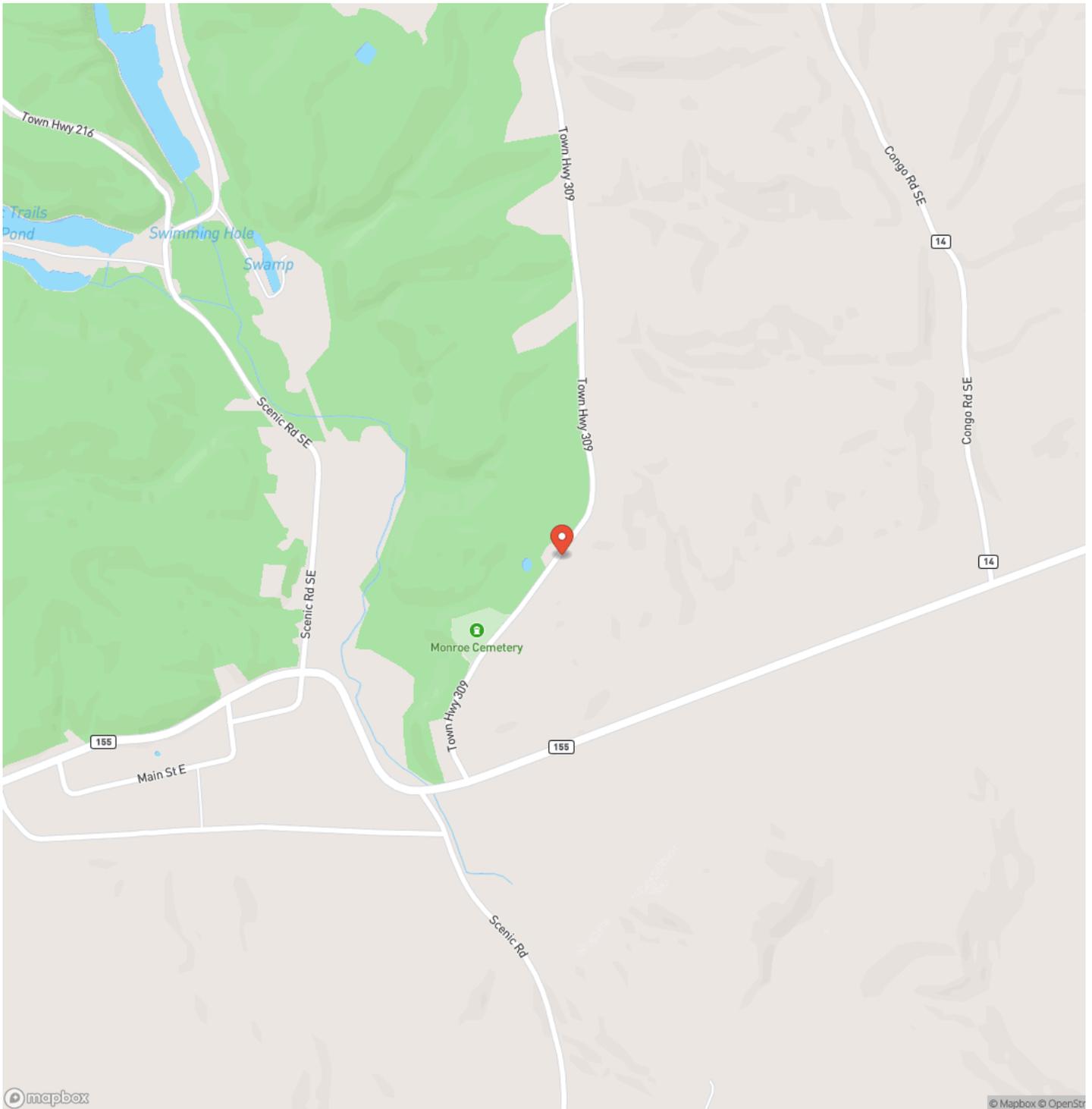
Land for sale in Perry County, Ohio, comprised of 42+/- exceptional mostly wooded acres. Land offers great potential for building and recreational opportunities with tremendous wildlife habitat. Recent select timber harvest and trail system has made for incredible bedding cover to attract and hold wildlife. This land provides a great opportunity to build your dream home or cabin and hunt right out of your back door! Hunters' paradise with ridgetops to dense creek bottoms. The west branch of the Sunday Creek flows through this property, providing a year-round water source. Additionally, the small duck pond near the TR 309 access makes for a water source on the ridge. Access off of TR 309 and SR 155 to easily slip into your favorite hunting spot undetected. Also, just a few miles from several large tracts of Wayne National Forest and Burr Oak Lake, which offer many recreational opportunities. If you are in the market for an excellent hunting tract, you don't want to miss out on this opportunity. Please schedule your private showing today to see what this property has to offer.

- Nice mix of open and wooded land
- Potential building sites for your dream home or cabin
- Access trails throughout the property
- Recent select cut provides great wildlife habitat
- Approx. 1,395' of frontage on TR 309
- Excellent hunting opportunities
- Great deer sign throughout
- West branch Sunday Creek
- Just a few miles from Wayne National Forest
- Close to Burr Oak Lake
- Halfway between Zanesville and Athens

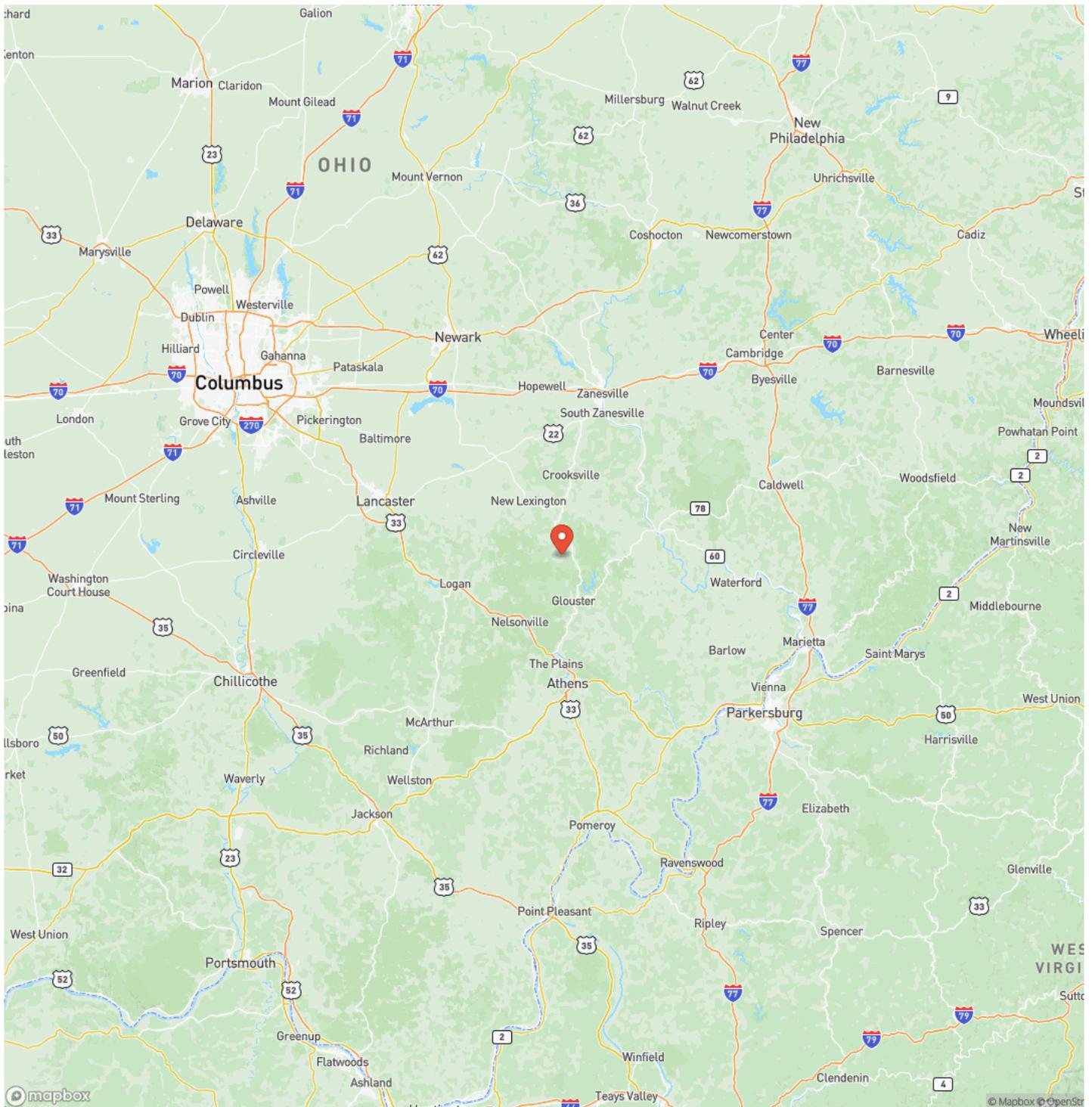
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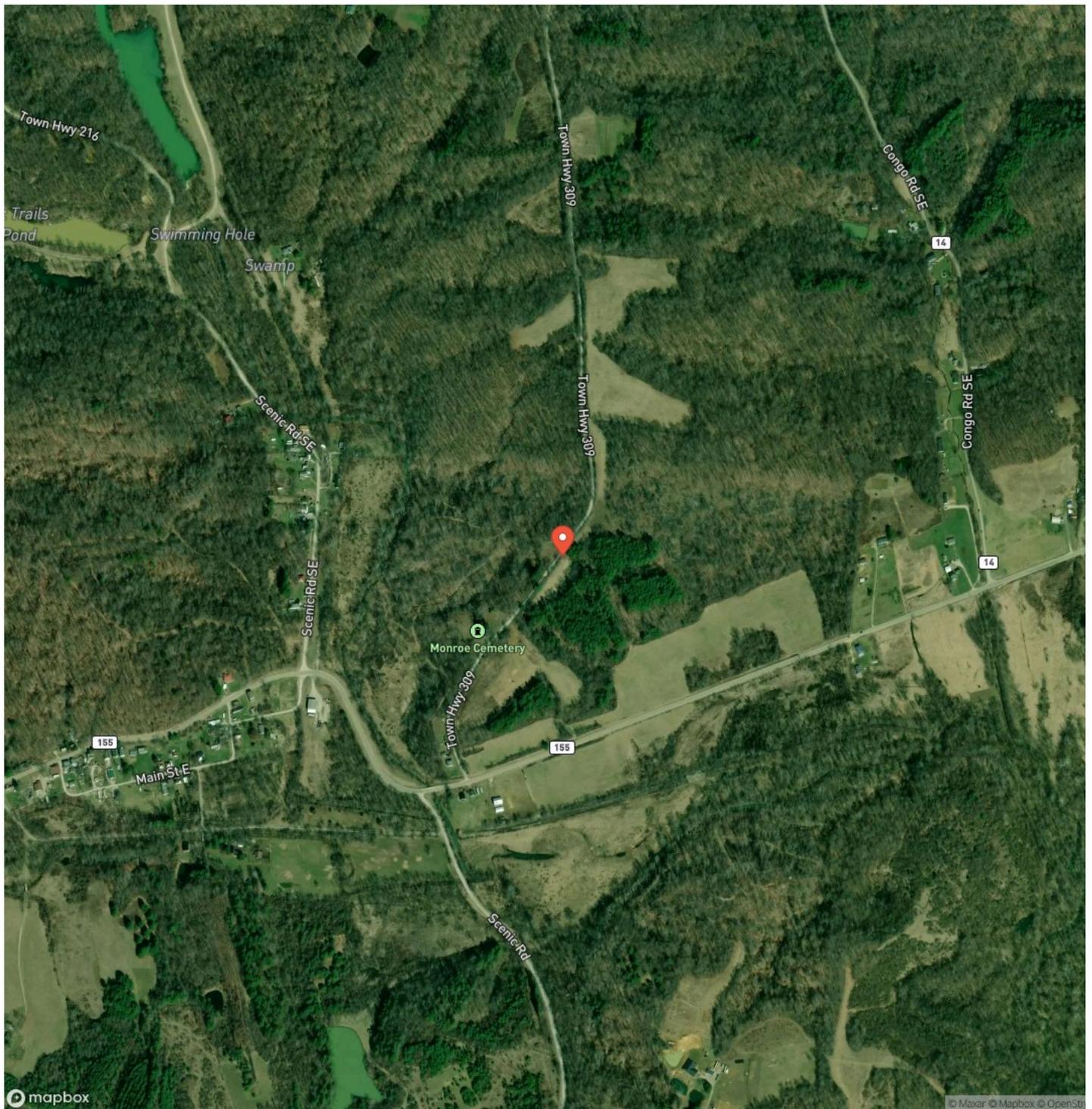
## Locator Map



# 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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**Mossy Oak Properties Bauer Realty & Auctions**  
PO BOX 896  
Pickerington, OH 43147  
(614) 829-7070  
[www.mossyoakproperties.com/land-for-sale/ohio/](http://www.mossyoakproperties.com/land-for-sale/ohio/)

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