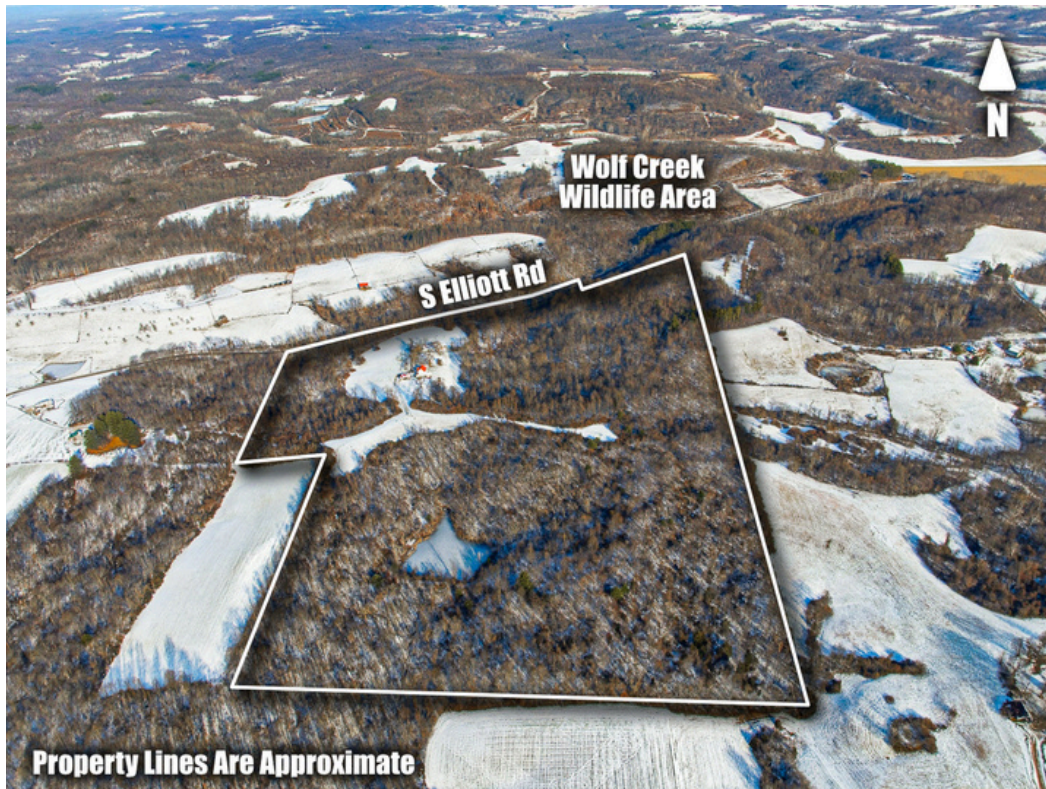




AUCTION

88.5 ACRES | REAL ESTATE AUCTION



S ELLIOTT ROAD | MORGAN COUNTY, OH

Bid online anytime or place your bids in person at the property on January 24th from 12:00pm - 1:00pm

Address: 3760 S Elliot Road, Stockport, Ohio

Township: Union and Marion

Parcels: 160-001-410-0 and 100-001-490-0

Annual Taxes: \$2,385.00

Property Tours: Jan 17th from 9am - 12pm | Jan 24th from 9am - 12pm

Auction Begins Closing
January 24th
at 1pm EST



LOCATION



QUALITY WOODS



TILLABLE ACRES



MINERAL RIGHTS

www.mossyoakproperties.com



A Rare Mix of Land, Minerals, and Direct Access to Public Ground!

Properties offering this combination of land, minerals, and direct access to public ground are rarely available. The 2,376 sq ft home on the property is privately situated and was constructed in 1888. It will require some TLC, but has strong potential as a full-time residence, weekend retreat, or large hunting cabin. The home features four bedrooms and two full baths, along with a spacious kitchen and dining area. A newer addition provides flexible space that would work well as a home office, additional bedroom, or family room. The home's mechanical systems have been upgraded and include central gas heating and cooling. The large garage has been converted to additional living space and offers lots of storage. The land offers quality woods, a 3/4 acre pond full of fish, and ridgetop meadows well-suited for hay production, pasture, or wildlife food plots. The property directly borders Wolf Creek Wildlife Area, totaling 3,977 acres of public land with hiking trails and a shooting range. Mineral rights are included with the sale. One gas well is located on the property and provides free natural gas to the home. No deed restrictions! A new boundary survey was completed in 2022. Clean title and a title insurance policy will be issued to the buyer at closing. Acceptance of auction terms is required before bidding. 10% buyer's premium. Auctioneer can provide link to auction site.



SCAN TO BID!



BRIAN BAUER | 614-949-6764
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bbauer@mossyoakproperties.com



www.mossyoakproperties.com