

**Williams Bridge Rd - 52 acres - Morgan  
County**  
7150 Williams Bridge Rd  
Chesterhill, OH 43728

**\$169,000.00**  
52.330 +/- acres  
Morgan County





**Williams Bridge Rd - 52 acres - Morgan County**  
**Chesterhill, OH / Morgan County**

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**SUMMARY**

**Address**

7150 Williams Bridge Rd

**City, State Zip**

Chesterhill, OH 43728

**County**

Morgan County

**Type**

Recreational Land

**Latitude / Longitude**

39.2934 / -81.5022

**Acreage**

52.330

**Price**

\$169,000.00

**Property Website**

<https://ohiolandforsale.com/property/williams-bridge-rd-52-acres-morgan-county-morgan-ohio/10135/>



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### **PROPERTY DESCRIPTION**

52 acres of land and the perfect little cabin for sale in Morgan County, Ohio. This property may be your dream come true. Morgan County has some of the best hunting in the state and this property could fit the bill. The one room cabin is all electric, has a nice attached deck, and a maintenance free metal roof. Very private setting with no neighbors in sight from the cabin.

Features of this property include:

- 52.328 total acres
- 3 +/- acre field
- Open cabin site
- Remaining acreage is all wooded
- Some areas of pines and majority are hardwoods
- Some marketable timber
- West branch of Wolf Creek follows the border
- Great hunting opportunity
- Deer sign is prominent
- Good turkey hunting as well
- Some trails for access
- Rock features like outcroppings and overhangs
- Topography is mostly rolling with some steeper hillsides
- Seller says all mineral rights transfer
- Cabin is one room and measures 16 x 20
- Set up perfect for a getaway
- All electric
- Water is collected from a spring in the woods and hauled to cabin for all uses
- Outhouse has electric ran to it

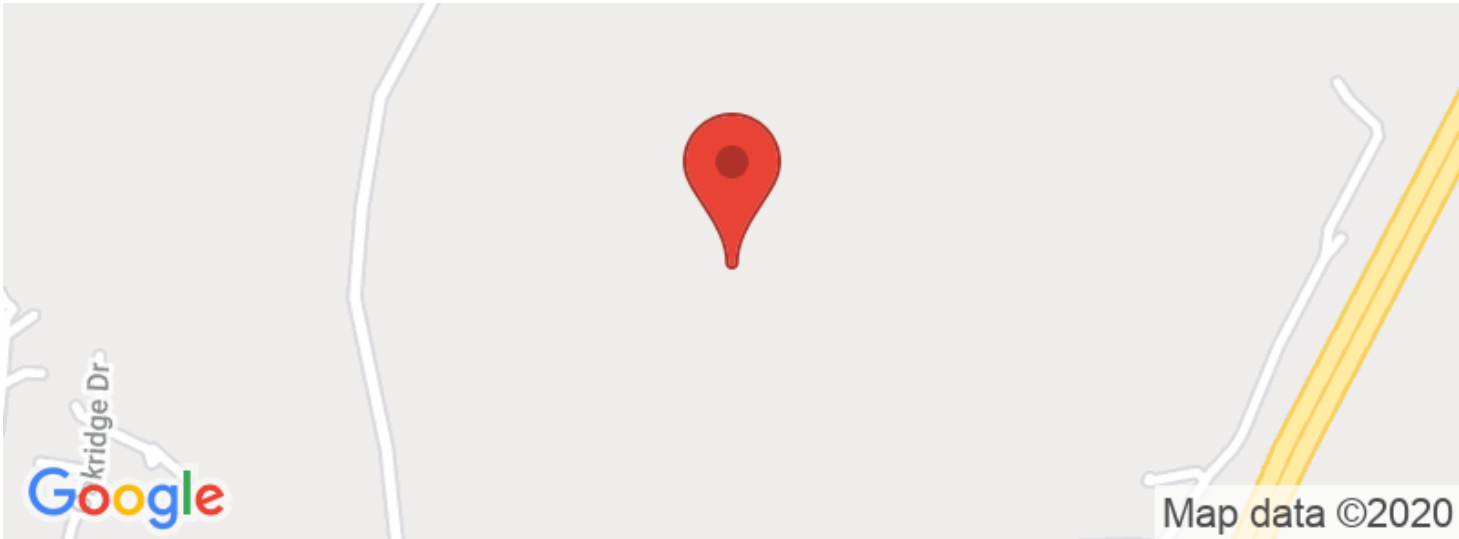
This property is not going to last long and you definitely don't want to miss it. Current annual taxes are only \$1158. Call today with any questions or to schedule your own private showing.



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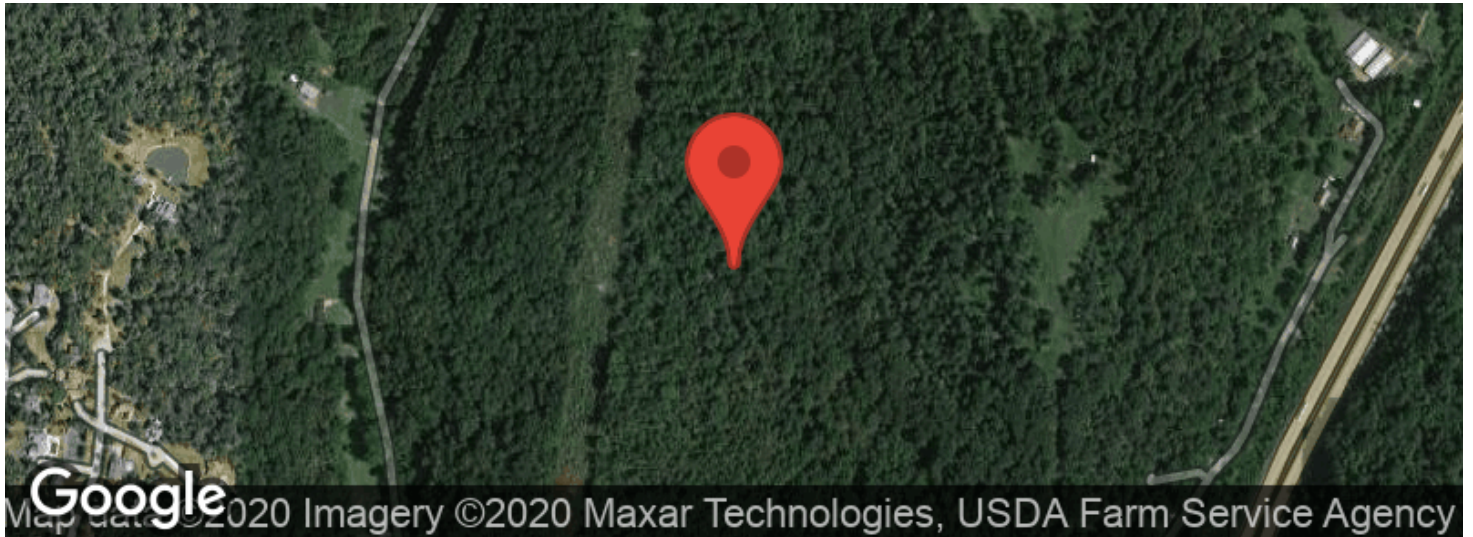


## Locator Maps





## Aerial Maps



Williams Bridge Rd - 52 acres - Morgan County  
Chesterhill, OH / Morgan County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jon Collins

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(614) 419-3924

**Email**

jcollins@mossyoakproperties.com

**Address**

PO Box 896

**City / State / Zip**

Pickerington, OH, 43147

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





## **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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