

McClain Lane - 171 acres - Morgan County
6161 McClain Lane
Glouster, OH 45732

\$584,900
171.095± Acres
Morgan County



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Glouster, OH / Morgan County

SUMMARY

Address

6161 McClain Lane

City, State Zip

Glouster, OH 45732

County

Morgan County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.514809 / -81.996131

Acreage

171.095

Price

\$584,900

Property Website

<https://ohiolandforsale.com/property/mcclain-lane-171-acres-morgan-county-morgan-ohio/29102/>



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PROPERTY DESCRIPTION

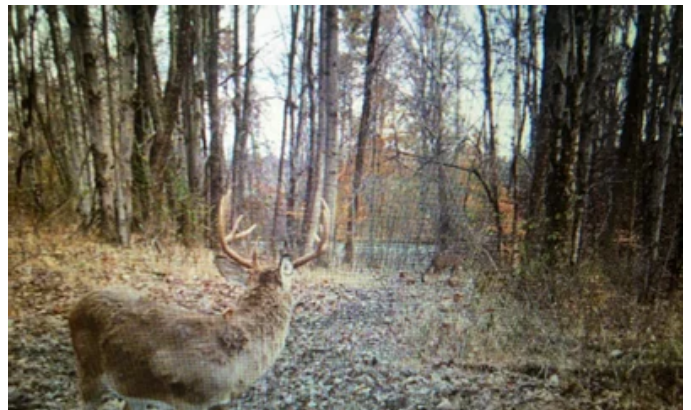
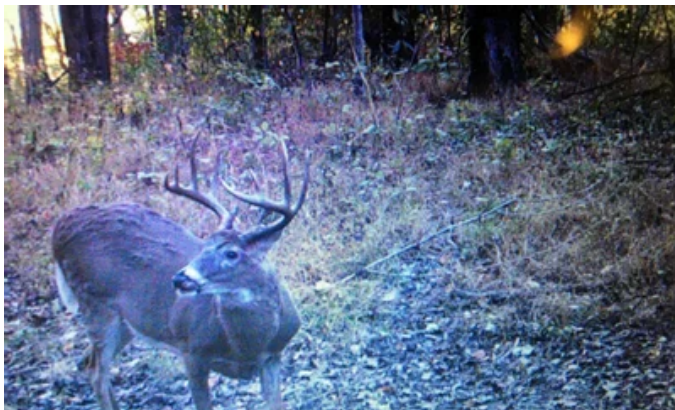
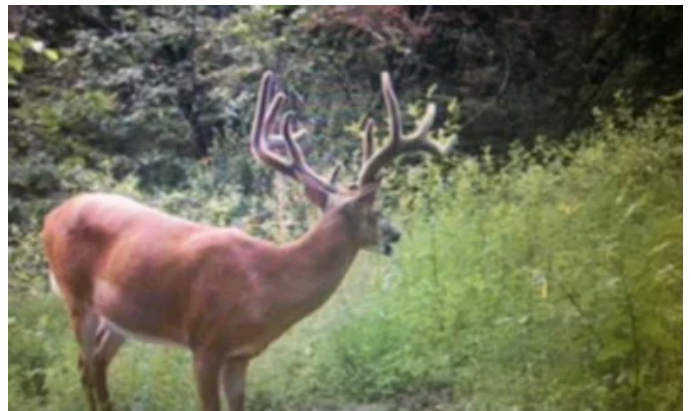
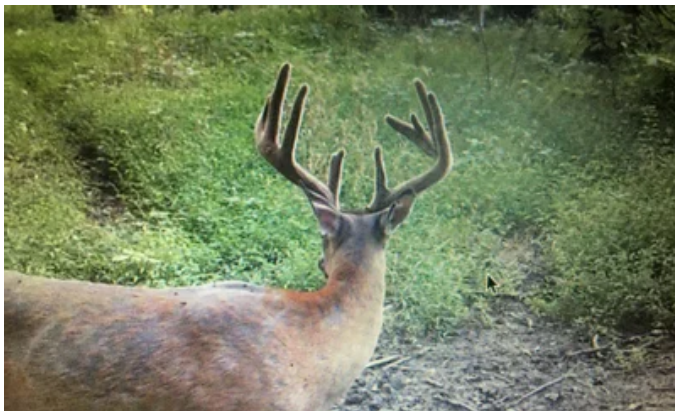
171 acres for sale in Morgan County Ohio. At the end of this dead-end road, you will find the gated entrance to a phenomenal property that the whole family will enjoy. The 1 bedroom 1 bath furnished cabin has water, electric and septic and overlooks the stocked pond. 2 additional loft areas allow for room for kids and guests. Miles of established trails allows you to access most the property and leads to ridge top food plots. This property has been managed for wildlife and produces trophy whitetail year after year.

Property features include:

- Gated entrance
- Stocked pond
- Miles of trail to ride or hike
- Established foot plots
- Great mix of big timber and thick bedding
- Box blinds
- Located just 5 minutes from Burr Oak State Park
- 1 1/2 hours from Columbus
- Under 1 hour from Parkersburg WV

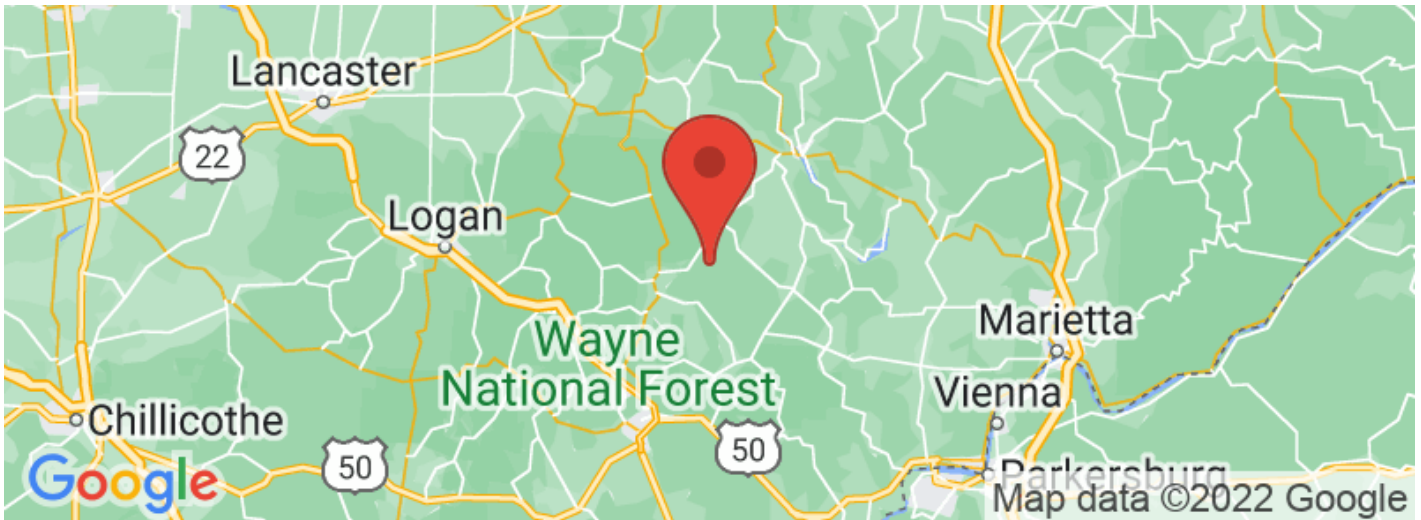
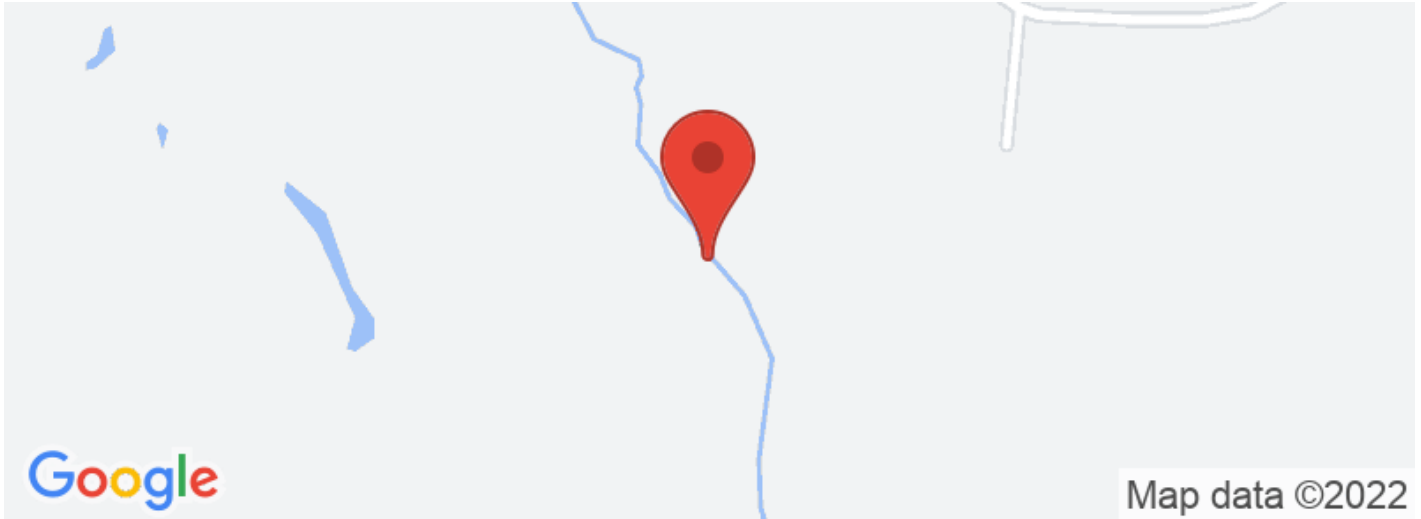
If you have been in the market for a large managed tract, this is a must see. Seller owns 25% of the oil and gas rights and those will transfer. Current annual taxes are approx. \$2821.90.

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Locator Maps



McClain Lane - 171 acres - Morgan County
Glouster, OH / Morgan County

Aerial Maps



**McClain Lane - 171 acres - Morgan County
Glouster, OH / Morgan County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Collins

Mobile

(614) 679-6560

Email

mattc@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH 43147

NOTES

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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