St Rt 124 - 150 acres
0 St Rt 124
Rutland, OH 45775

$649,900
150.82± Acres
Meigs County







SUMMARY

Address
0 St Rt 124

City, State Zip
Rutland, OH 45775

County
Meigs County

Type
Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude
39.02866 / -82.121904

Acreage
150.82

Price
$649,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Turnkey 150-Acre Hunting Property in Rutland, Ohio
Rare opportunity to own approximately 150 acres of premier hunting and recreational property in Rutland, Meigs County, Ohio. This turnkey farm is ready for the upcoming hunting season, featuring established food plots, box blinds, and an extensive trail system throughout the property.

The land offers an excellent balance of approximately 40% open ground and 60% wooded acreage, providing diverse habitat for deer and other wildlife. A stocked pond adds recreational appeal and provides an additional water source for wildlife.

A cleared building site is already in place for your future cabin or home. The property also includes a garage with a concrete floor and electric, offering convenient storage for equipment, tools, and recreational vehicles. An older livestock barn is also located on the property and may provide additional storage or utility, subject to the buyer's inspection.

One of the property's unique features is an existing gas well that provides free gas to the property, subject to applicable terms, conditions, and verification. The farm also borders approximately 105 acres owned by the local school, which is reportedly closed to hunting. This adjoining acreage may provide a valuable sanctuary area, allowing deer to mature and increasing the property's overall hunting potential.

The seller will convey all owned mineral rights and timber rights with the property.

- Property Highlights
- Approximately 150 acres in Rutland, Meigs County, Ohio
- Turnkey hunting property
- Food plots and box blinds already in place
- Extensive trail system throughout the farm
- Stocked pond
- Approximately 40% open ground and 60% wooded
- Cleared site for a cabin or home
- Garage with concrete floor and electric
- Older livestock barn
- Existing gas well with free gas, subject to verification and applicable terms
- Borders approximately 105 acres of local school property reportedly closed to hunting
- All mineral rights and timber rights owned by the seller to transfer
- Excellent deer, hunting, recreational, and homestead potential

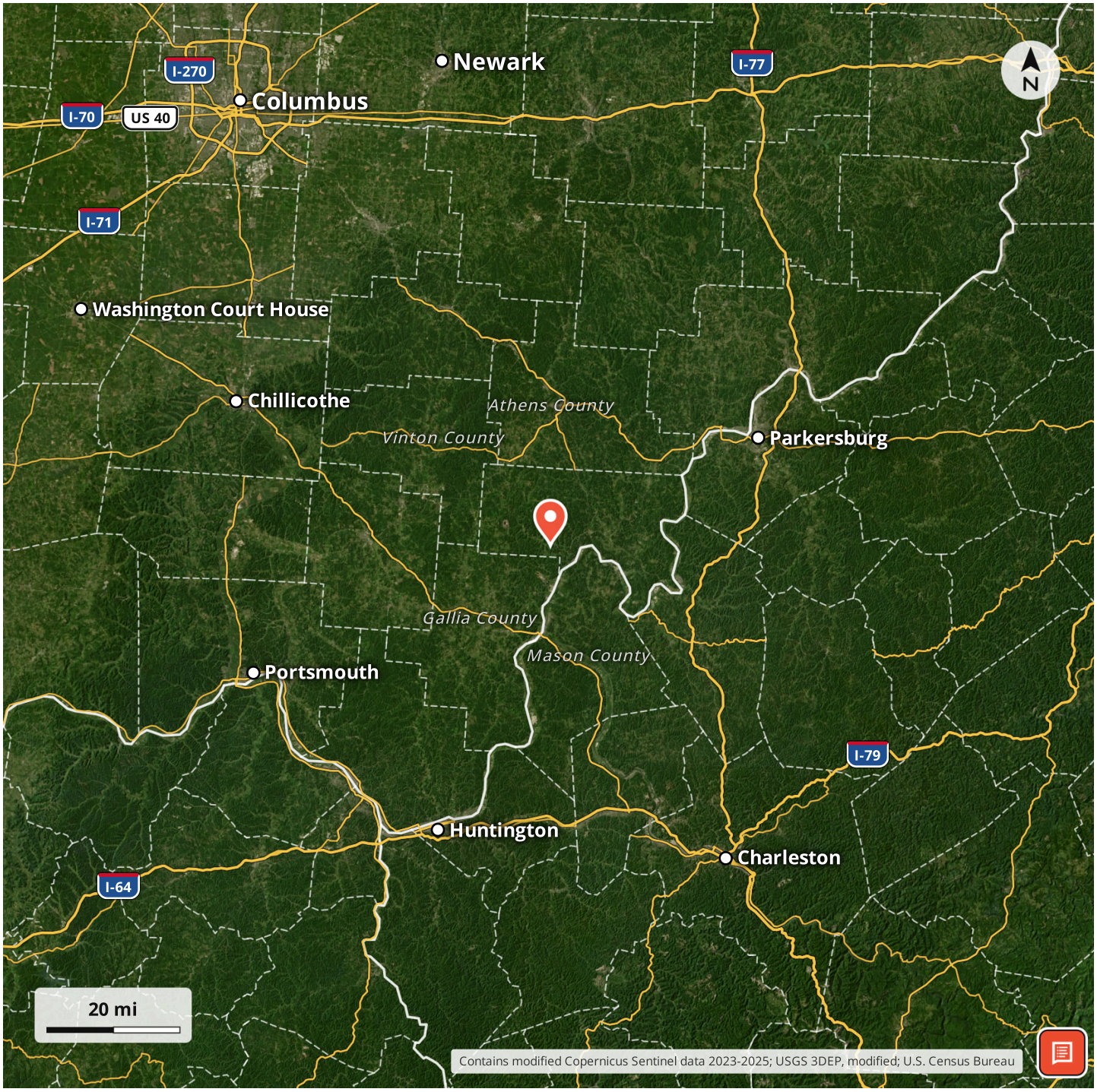
This exceptional property combines quality hunting habitat, established improvements, recreational features, and future building potential in a private southeastern Ohio setting.








Regional Map



Locator Map


Salem St
Main St
State Rte 124
Higley Rd
Co Hwy 3
T-174
N
0.5 mi
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
1000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



Representative
Matt Whiteman

Mobile
(740) 603-1174

Email
mwhiteman@mossyoakproperties.com

Address
PO Box 896

City / State / Zip
Pickerington, OH 43147

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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.

Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 829-7070
https://www.mossyoakproperties.com/