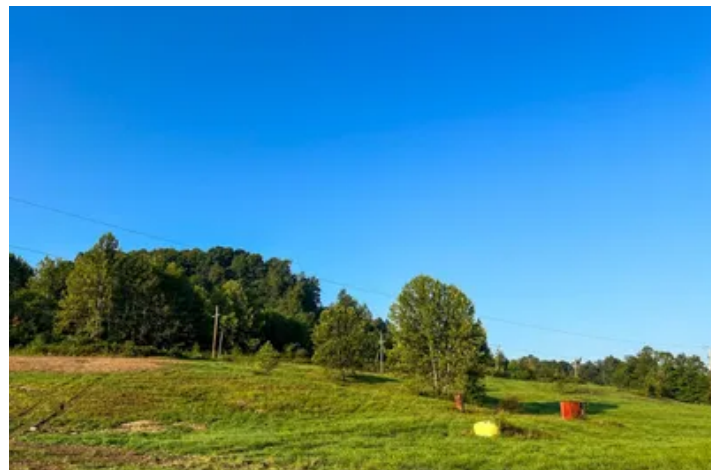


St Rt 124 - 150 acres
0 St Rt 124
Rutland, OH 45775

\$649,900
150.82± Acres
Meigs County



St Rt 124 - 150 acres
Rutland, OH / 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

<https://www.mossyoakproperties.com/property/st-rt-124-150-acres-meigs-ohio/118393/>

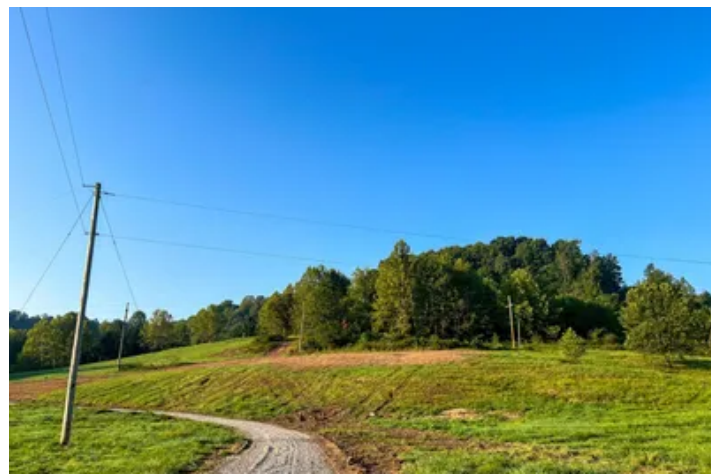
Matt Whiteman
OHIO AGENT

Matt, an avid hunter from Ohio, has managed his whitetail grounds for 18 years and harvested many record-book trophies. He has hunted across the Midwest, pursued elk in the West, and hunted moose in Alaska. With his expertise, Matt can identify trophy properties and assist clients in purchasing their dream land. His clients value his knowledge of land values, timber, and mineral rights. Join Matt to experience the expertise of a true Land Specialist!

MOSSY OAK PROPERTIES
Bauer Realty & Auctions



mwhiteman@mossyoakproperties.com | 740-603-1174



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.

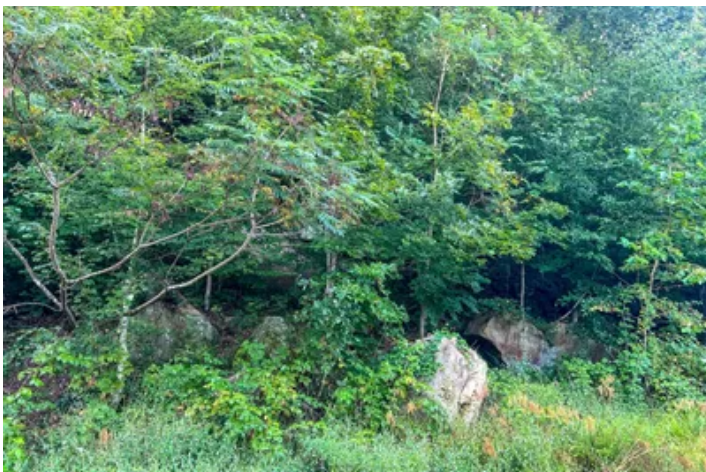
One of the property's unique features is an existing gas well that provides free gas to the property, subject to applicable terms, conditions, and verification. The farm also borders approximately 105 acres owned by the local school, which is reportedly closed to hunting. This adjoining acreage may provide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

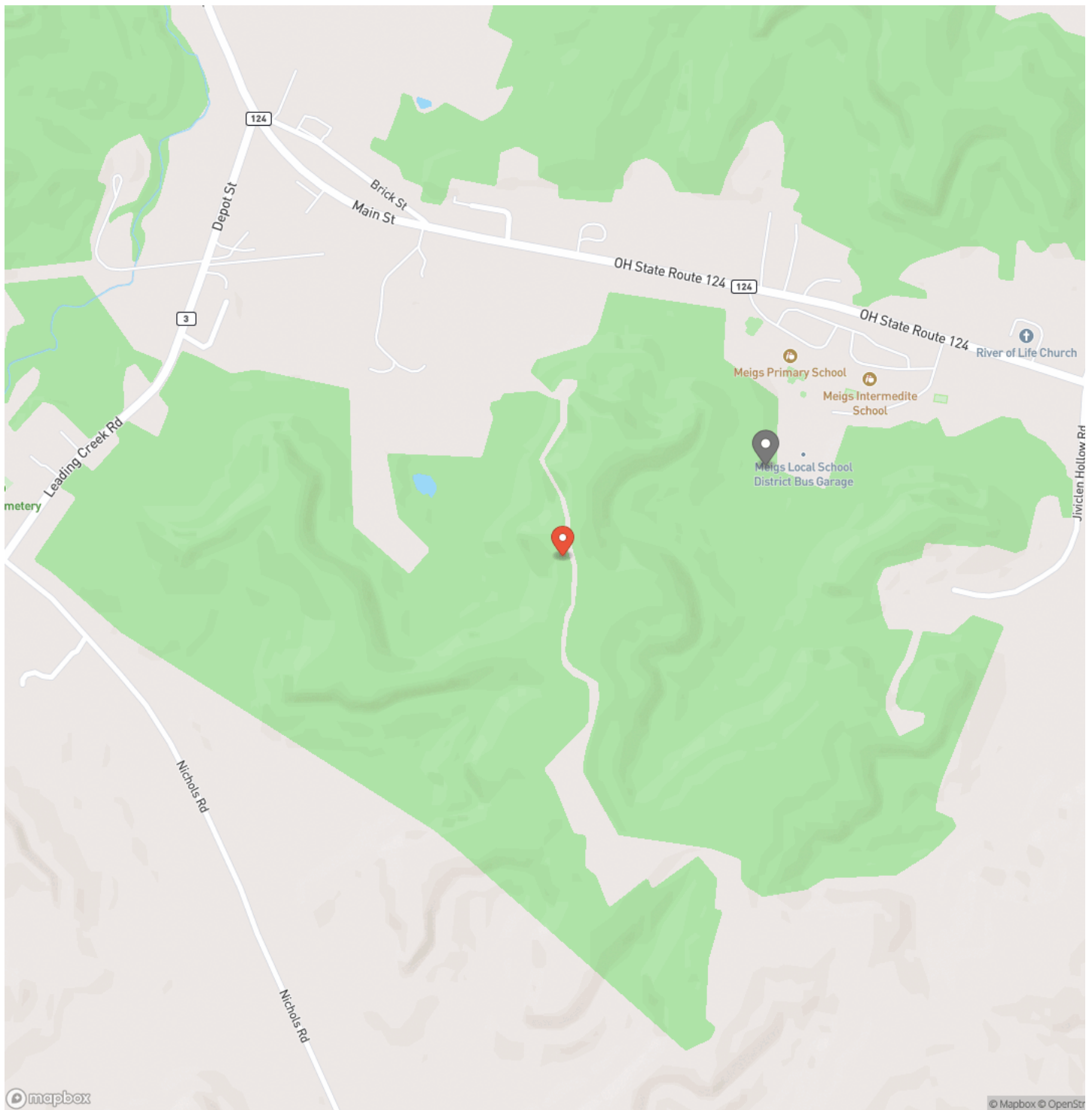
- Property Highlights
- Approximately 150 acres in Rutland, Meigs County, Ohio
- Turnkey hunting property
- Food plots and box blinds already in place
- Extensive trail system throughout the farm
- Stocked pond
- Approximately 40% open ground and 60% wooded
- Cleared site for a cabin or home
- Garage 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.

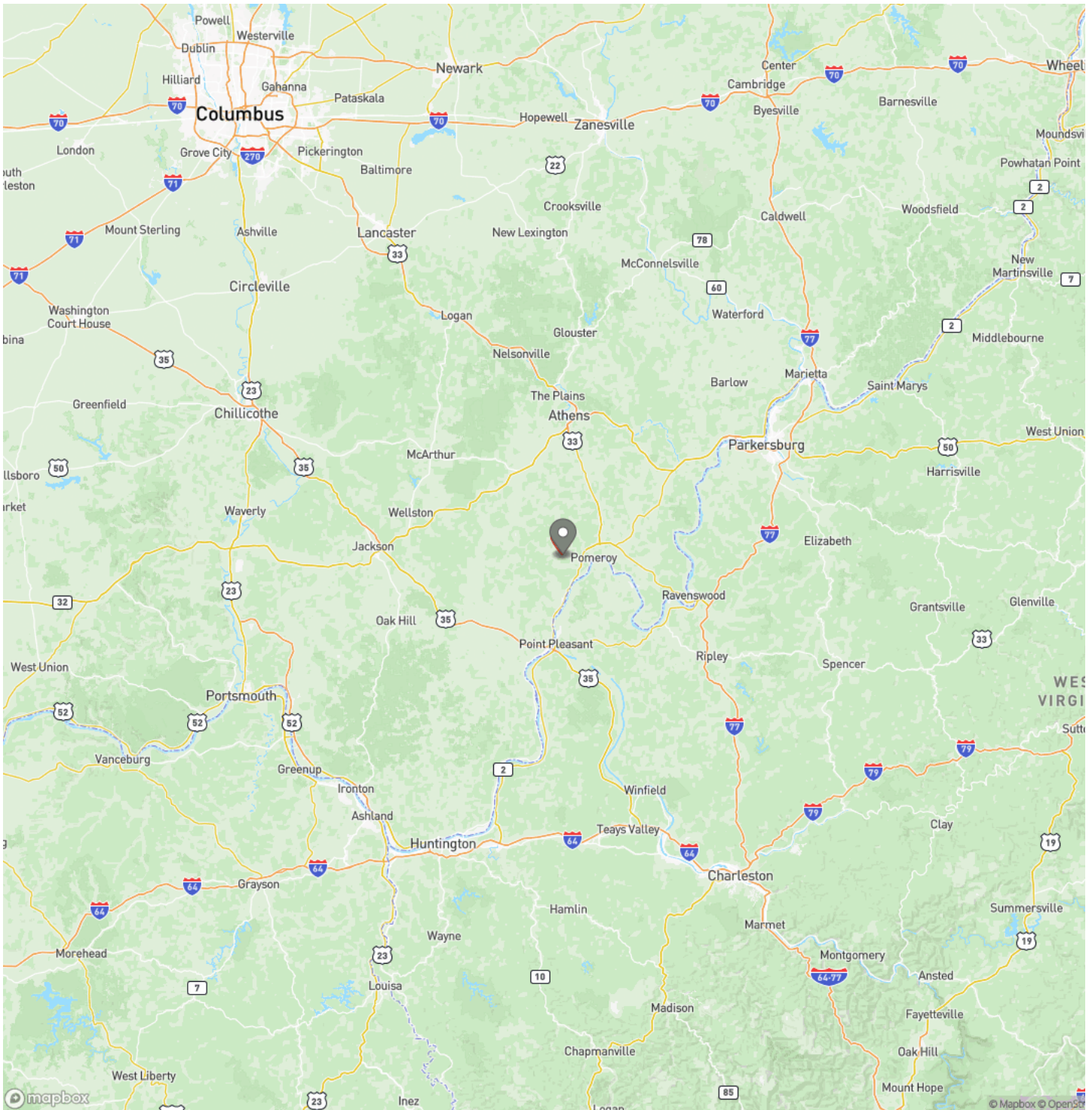
St Rt 124 - 150 acres
Rutland, OH / Meigs County



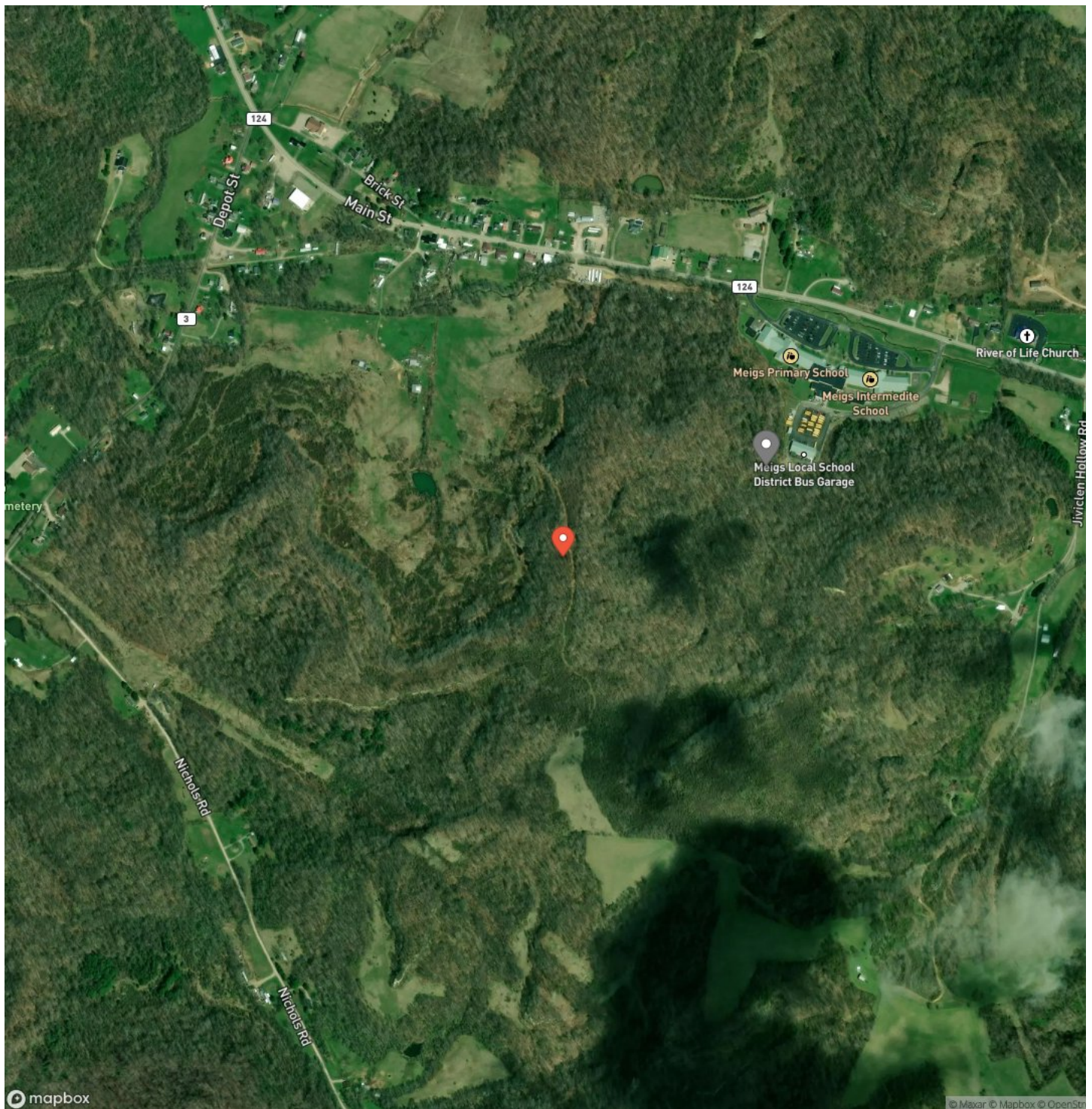
Locator Map



Locator Map



Satellite Map



St Rt 124 - 150 acres
Rutland, OH / Meigs County

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

NOTES

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MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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DISCLAIMERS

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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.

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