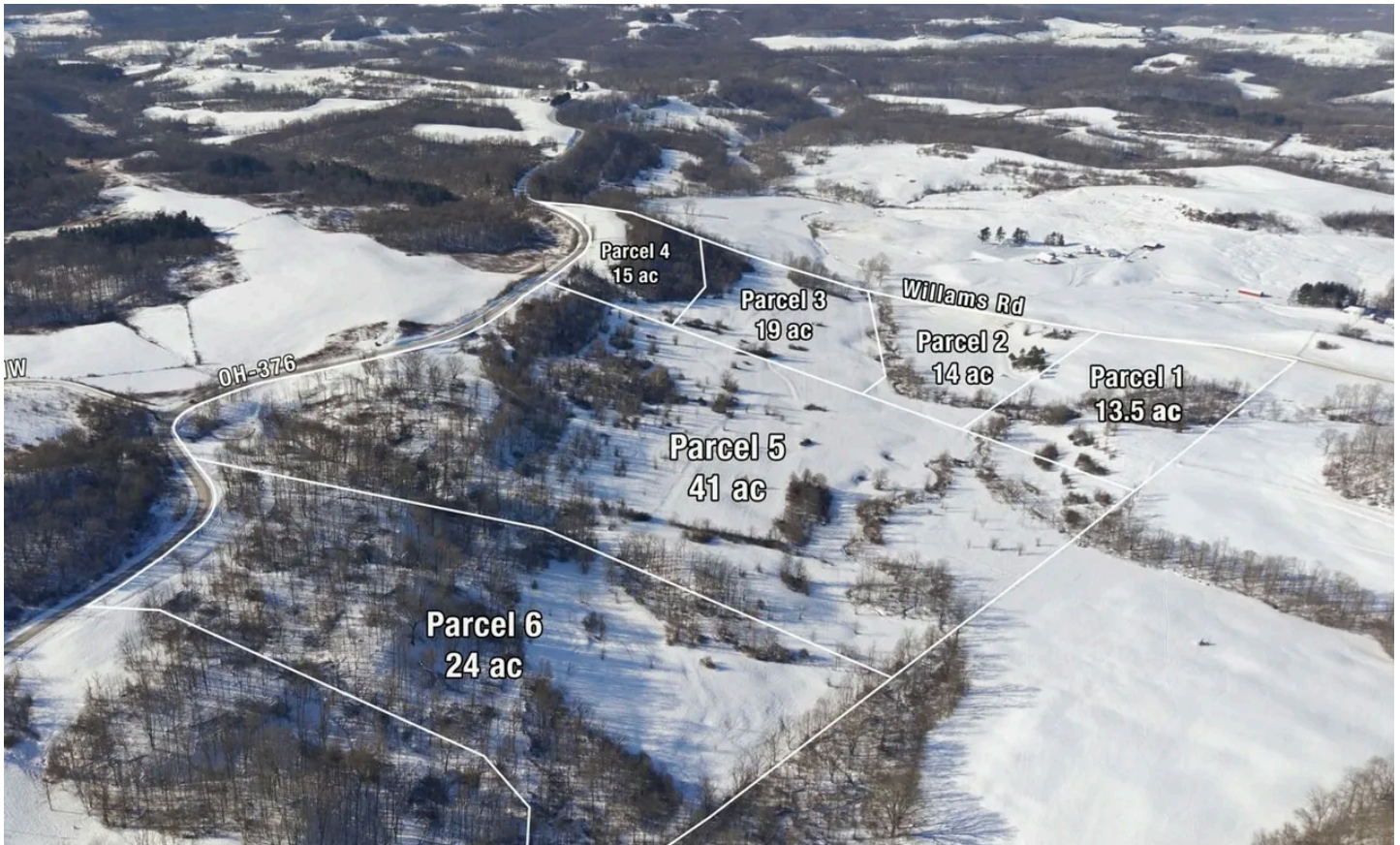


St Rt 376 Parcel 1 - 13 acres
Williams Rd Parcel 1
Mcconnelsville, OH 43756

\$134,900
13.5± Acres
Morgan County



Scott Bare Jr.
OH & WV AGENT

Scott has 40 years of outdoor experience in land sales and management with Mossy Oak Properties, rooted in childhood adventures with his father. A lifelong Ohio resident, he is knowledgeable about land prices in central, eastern, and southeastern Ohio. Living on a farm in Muskingum County, Scott is dedicated to providing excellent client service, aiming to secure the best deals for sellers and assisting buyers and sellers in Ohio.



sbare@mossyoakproperties.com | 740-404-8915

St Rt 376 Parcel 1 - 13 acres
Mcconnelsville, OH / Morgan County

SUMMARY

Address

Williams Rd Parcel 1

City, State Zip

Mcconnelsville, OH 43756

County

Morgan County

Type

Recreational Land

Latitude / Longitude

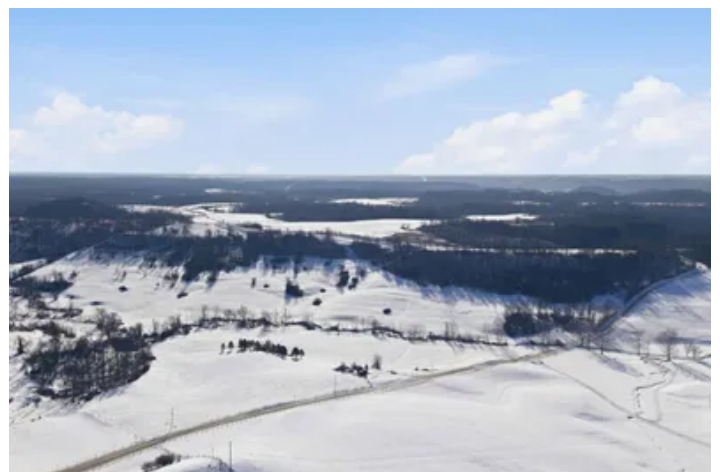
39.7465 / -81.8441

Acreage

13.5

Price

\$134,900



St Rt 376 Parcel 1 - 13 acres
Mcconnellsville, OH / Morgan County

PROPERTY DESCRIPTION

13.503 acres for sale in Morgan County, Ohio. Six brand new tracts of land to choose from! Incredible opportunity for recreation or building! If you're looking for an amazing build site for your new home or cabin, look no further! Excellent build site with great views of the countryside and neighboring farms! Williams Road is a gravel road. Electric is located on the road.

Property features include:

- Tract 1
- New survey completed
- Total acreage after new survey is 13.503 acres
- Mix of woods and open pasture
- 4 +/- acres wooded
- Small stream through the property
- Possible hunting for deer, turkey, and small game
- Several tracts border ODNR public hunting land
- Level to gently rolling topography
- 418 feet of frontage on Williams Road
- 860 to 920 feet in elevation
- GPS coordinates are 39,7465, -81.8441

Tract 2 - 14.027 Acres \$139,900

Tract 3 - 19.019 Acres \$174,900

Tract 4 - 15.077 Acres \$149,900

Tract 5 - 41.014 Acres \$237,900

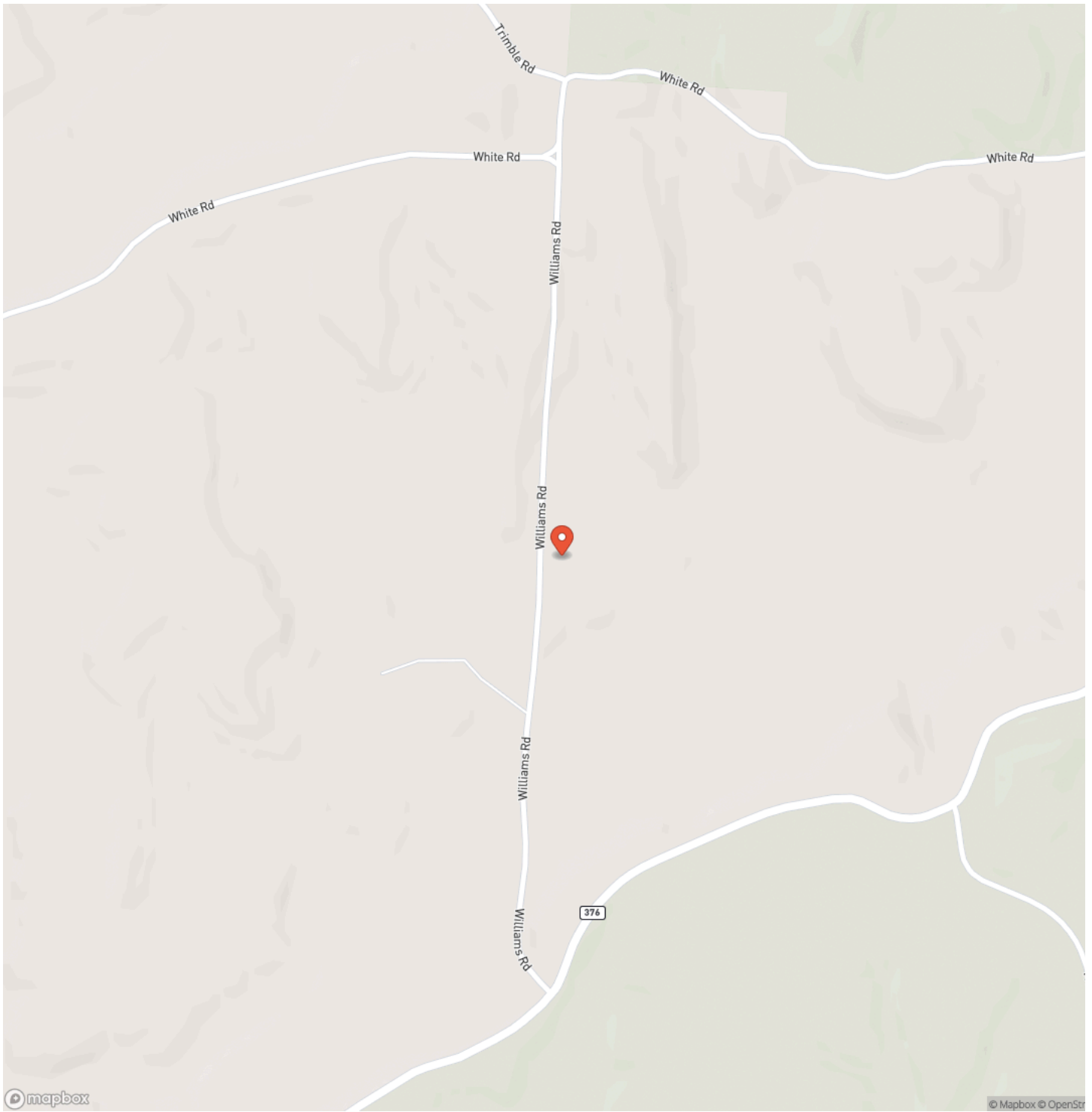
Tract 6 - 24.357 Acres \$182,900

Located in the Morgan Local School District. Seller does not own the mineral rights, and annual taxes are to be determined due to the new split. Don't miss out on this nice tract of land!

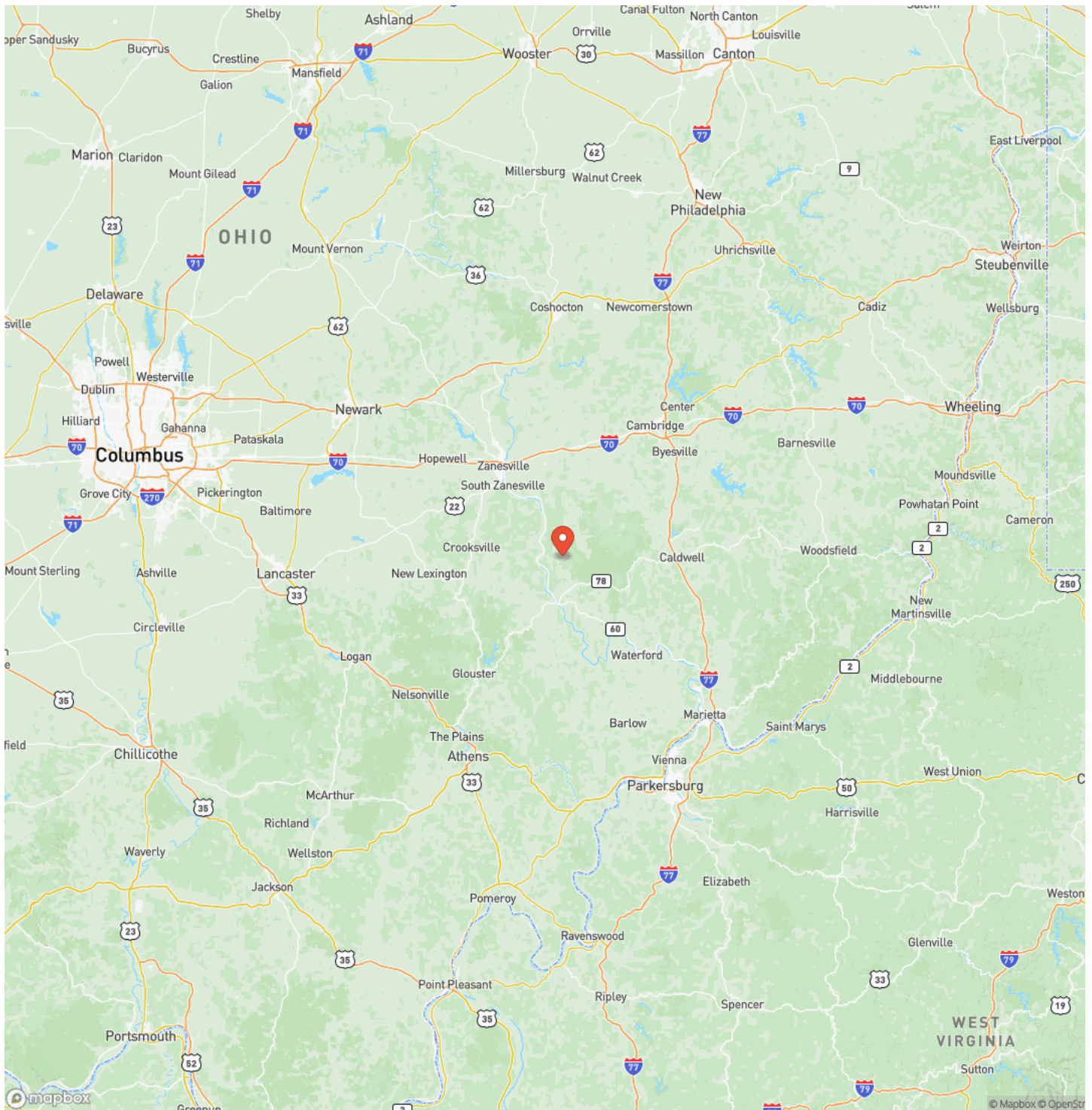
St Rt 376 Parcel 1 - 13 acres
Mcconnelsville, OH / Morgan County



Locator Map



Locator Map



Satellite Map



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.

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

