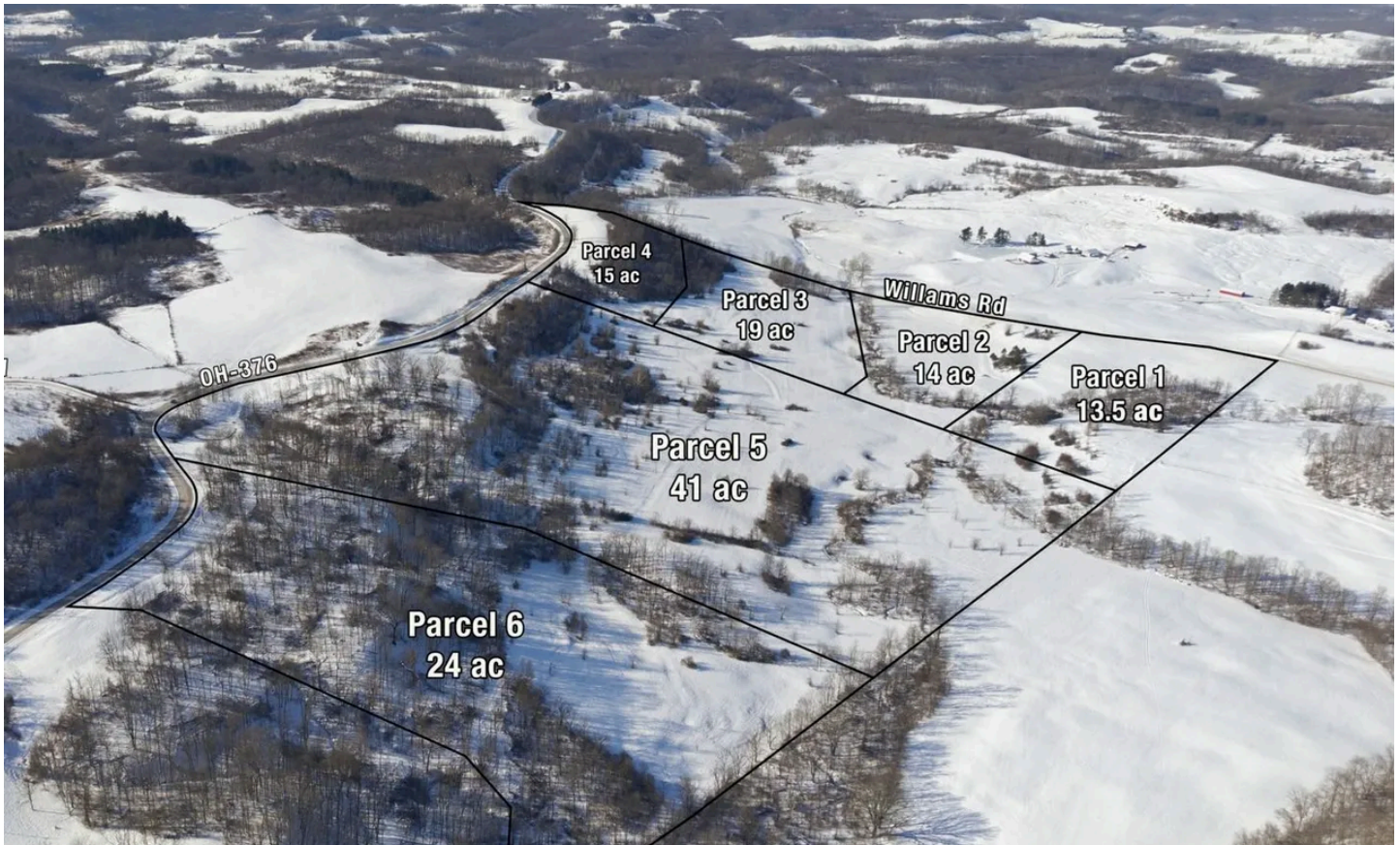


St Rt 376 Parcel 5 - 41 acres  
State Route 376 Parcel 5  
Mcconnelsville, OH 43756

**\$232,900**  
41.01± 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 5 - 41 acres**  
**Mcconnelsville, OH / Morgan County**

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**SUMMARY**

**Address**

State Route 376 Parcel 5

**City, State Zip**

Mcconnelsville, OH 43756

**County**

Morgan County

**Type**

Recreational Land

**Latitude / Longitude**

39.7428 / -81.8376

**Acreage**

41.01

**Price**

\$232,900



**St Rt 376 Parcel 5 - 41 acres**  
**Mcconnellsville, OH / Morgan County**

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**PROPERTY DESCRIPTION**

41.014 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! This build site offers incredible long-range views of the countryside and neighboring farms! Electric is located at the road.

Property features include:

- Tract 5
- New survey completed
- Total acreage after new survey is 41.014 acres
- Mix of woods and open pasture
- 21 +/- acres wooded
- Small pond and stream on the property
- Some fencing and gates
- Possible hunting for deer, turkey, and small game
- ODNR public hunting land directly across SR 376
- Level to gently rolling topography
- 1600+ feet of frontage on SR 376
- 860 to 1020 feet in elevation
- GPS coordinates are 39,7428, -81.8376

Tract 1- 13.503 Acres \$129,900

Tract 2 - 14.027 Acres \$134,900

Tract 3 - 19.019 Acres \$169,900

Tract 4 - 15.077 Acres \$144,900

Tract 5 - 41.014 Acres \$232,900

Tract 6 - 24.357 Acres \$177,900

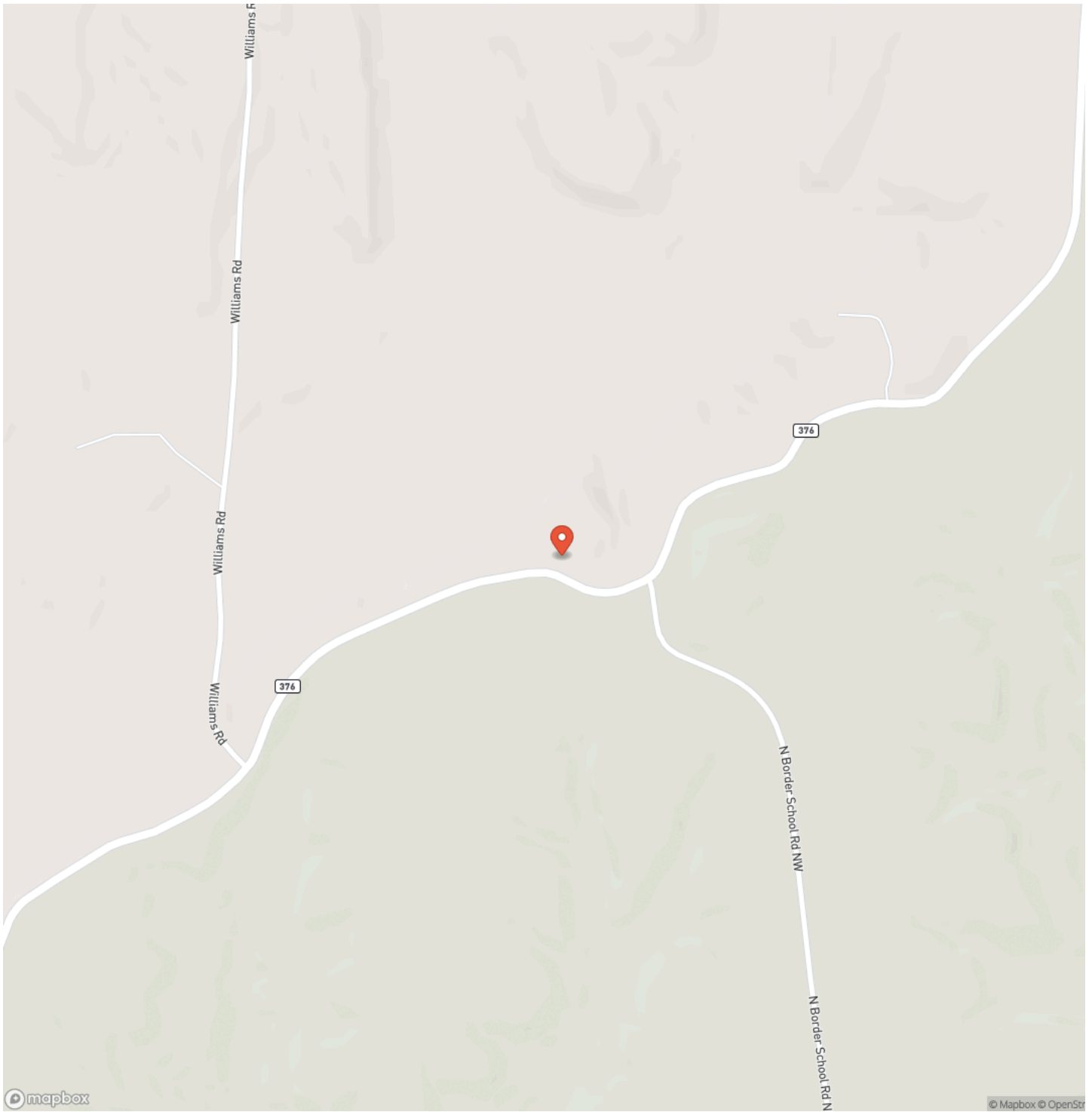
Located in the Morgan Local School District. Seller does not own the mineral rights, and annual taxes are to be determined due to the new split. Don't miss out on this nice tract of land!



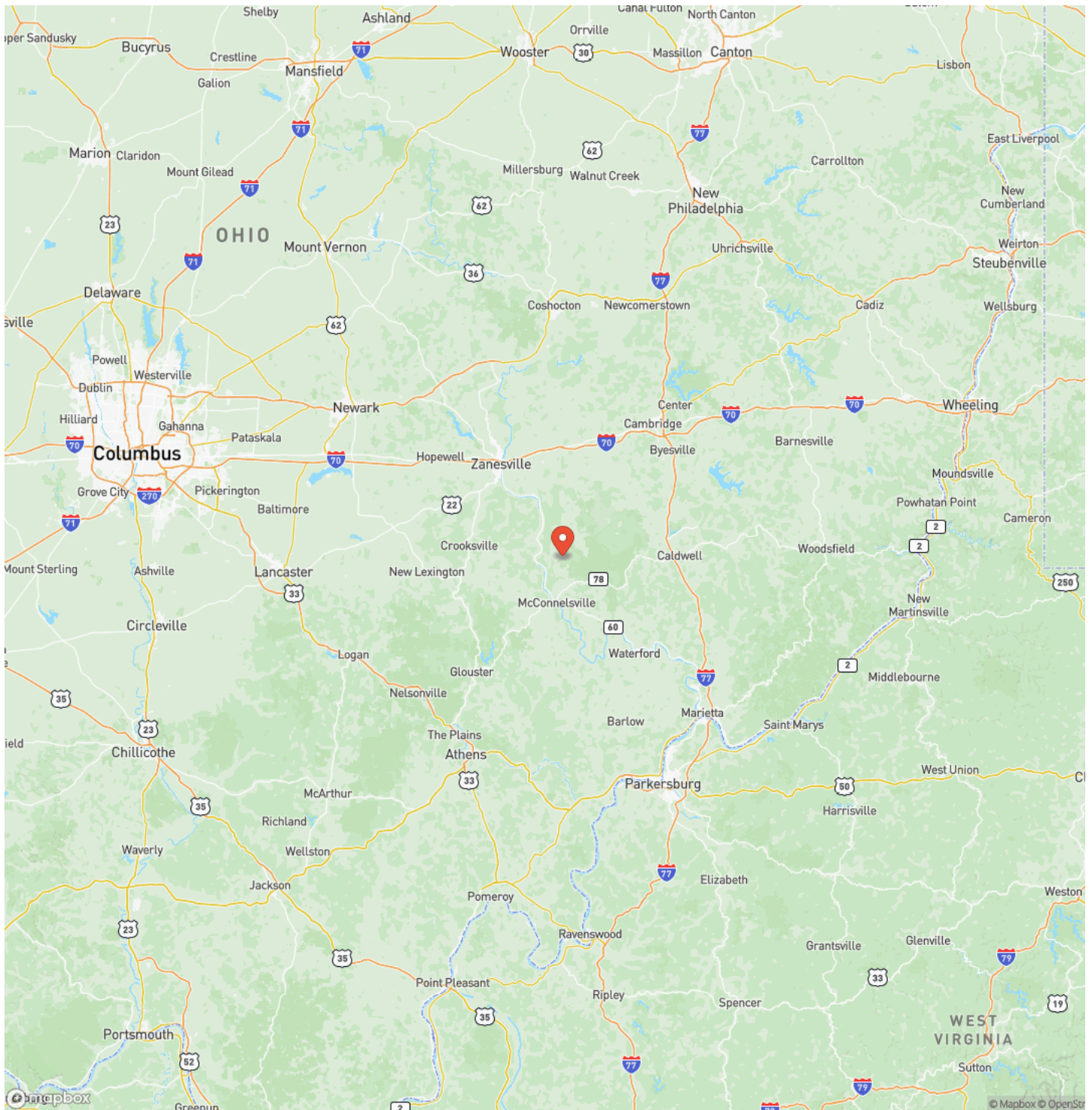
St Rt 376 Parcel 5 - 41 acres  
Mcconnelsville, OH / Morgan County



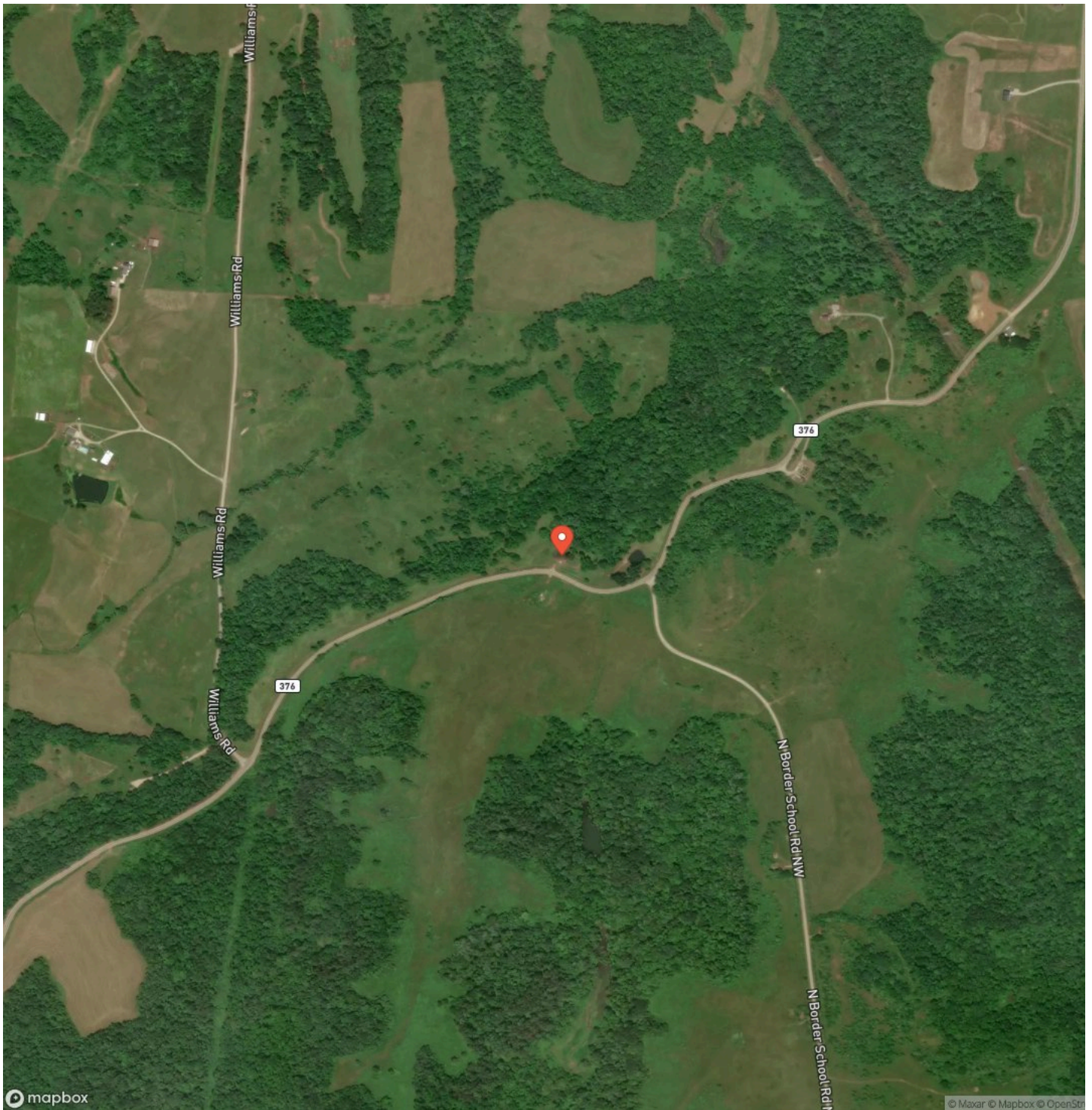
## Locator Map



# Locator Map



## Satellite Map







## **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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