

St Rt 78 Auction - 51 acres
8100 St Rt 78
Reinersville, OH 43724

51.390± Acres
Morgan County



St Rt 78 Auction - 51 acres
Reinersville, OH / Morgan County

SUMMARY

Address

8100 St Rt 78

City, State Zip

Reinersville, OH 43724

County

Morgan County

Type

Recreational Land

Latitude / Longitude

39.71265 / -81.6631

Acreage

51.390

Property Website

<https://www.mossyoakproperties.com/property/st-rt-78-auction-51-acres-morgan-ohio/99219/>



PROPERTY DESCRIPTION

51.39 Acre Land Auction!

Morgan County, Ohio

Located at 8100 N State Route 78, Reinersville, Ohio, in Morgan County, this 51-acre property offers strong wildlife habitat, great improvements, and direct proximity to public hunting ground! This is a property you can step into and use immediately - whether for hunting camp, weekend recreation, or long-term land investment.

Land & Habitat

- 51.39 acres of recreational and hunting land
- Excellent deer, turkey, and small game area
- Select timber harvest completed in 2021
- Enhanced bedding cover and natural browse regeneration
- Some mast-producing oaks and some thick regrowth
- Varied terrain with natural funnels and travel corridors
- Multiple established food plots
- Box blinds are already in place
- Established ATV trail system throughout

Improvements

- 16 times 32 primitive cabin built in 2023
- No septic or water well
- Small solar system
- Attached garage for equipment and ATV storage
- Ideal setup for hunting camp or weekend retreat
- Unstocked pond with future stocking or habitat enhancement potential

Location & Access

- Directly across from Appalachian Hills Wildlife Area, 50k+ acres
- Approximately 9 miles southeast of Interstate 77
- Conveniently located near Caldwell
- Easy drive on State Route 78

Properties with improvements already in place, established habitat work completed, and direct access to public ground do not often become available in Morgan County. If you've been waiting for a recreational tract that is ready to go, this auction deserves your attention. A **10% buyer's premium** will be added to the highest bid price to determine the final purchase price. All bidders are solely responsible for conducting their own due diligence prior to bidding. A **10% non-refundable deposit** will be required from the winning bidder.

Property Tours

You may walk the property anytime at your own **risk and convenience**. Or schedule a private showing.

Auction Timeline

The auction will begin closing on **Saturday, March 14, at 1:00 PM EST.**

Bids may be placed online at any time, or at the Mossy Oak Properties office - 8417 St Rt 241, Mt. Hope, OH 44660 - on **Saturday,**

March 14, at 12:00 PM -1:00 PM EST

Property Resources

[Click Here for Interactive Aerial Map](#)

[Click Here for Directions](#)

Auctioneers

Steve Chupp [330-465-4725](tel:330-465-4725)

Merlin Hershberger [330-473-2577](tel:330-473-2577)

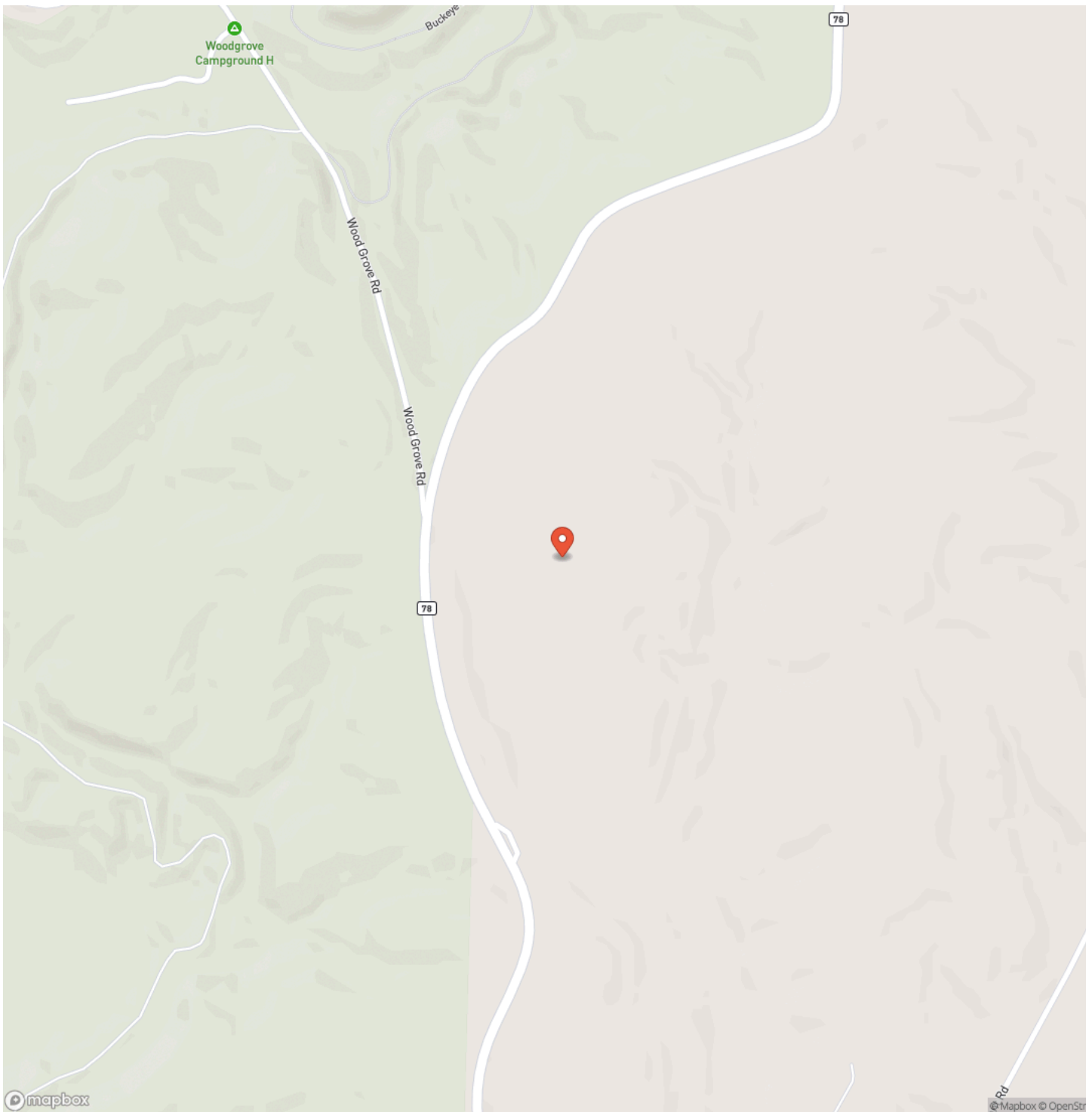
schupp@mossyoakproperties.com / mhershberger@mossyoakproperties.com



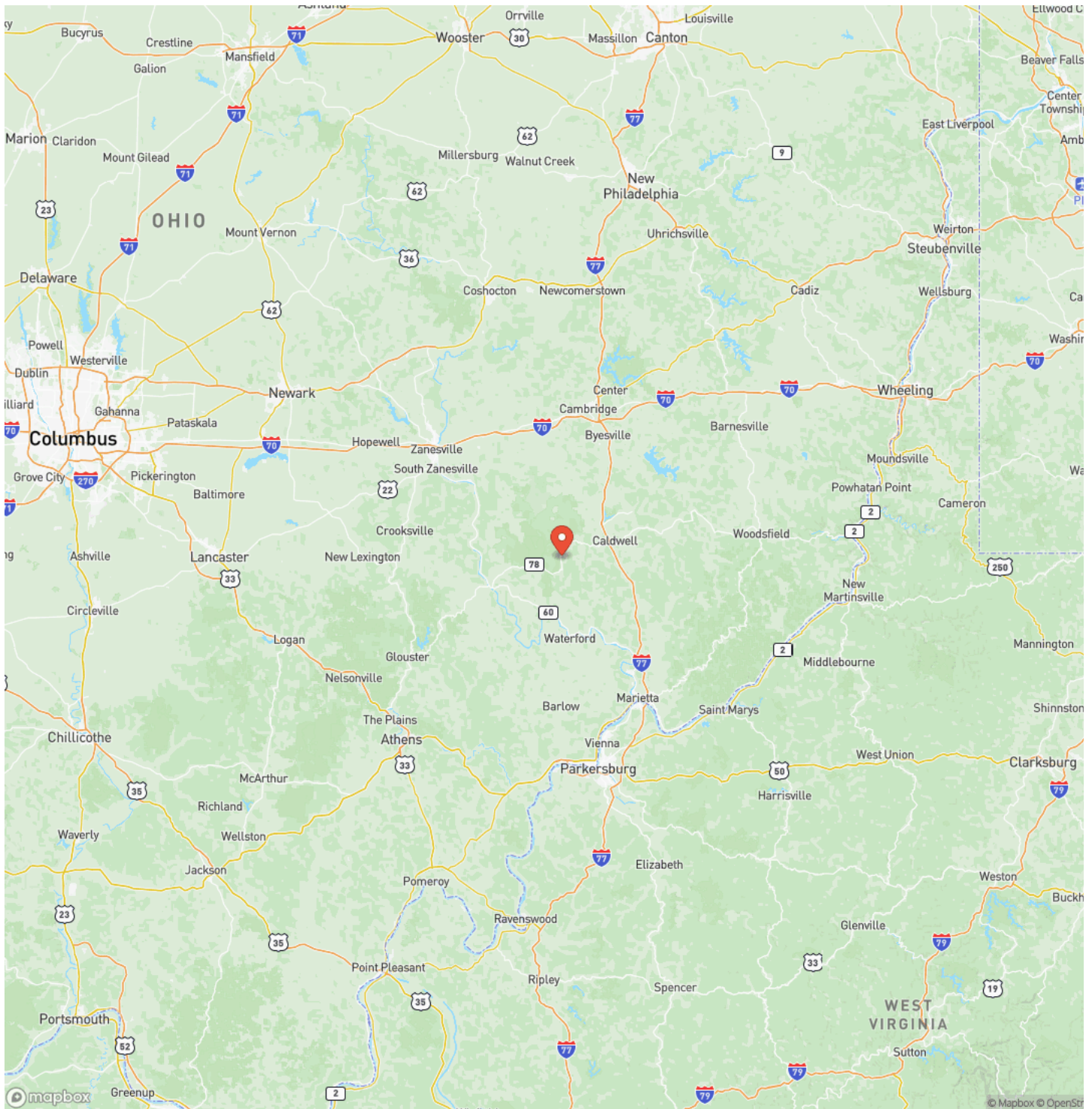
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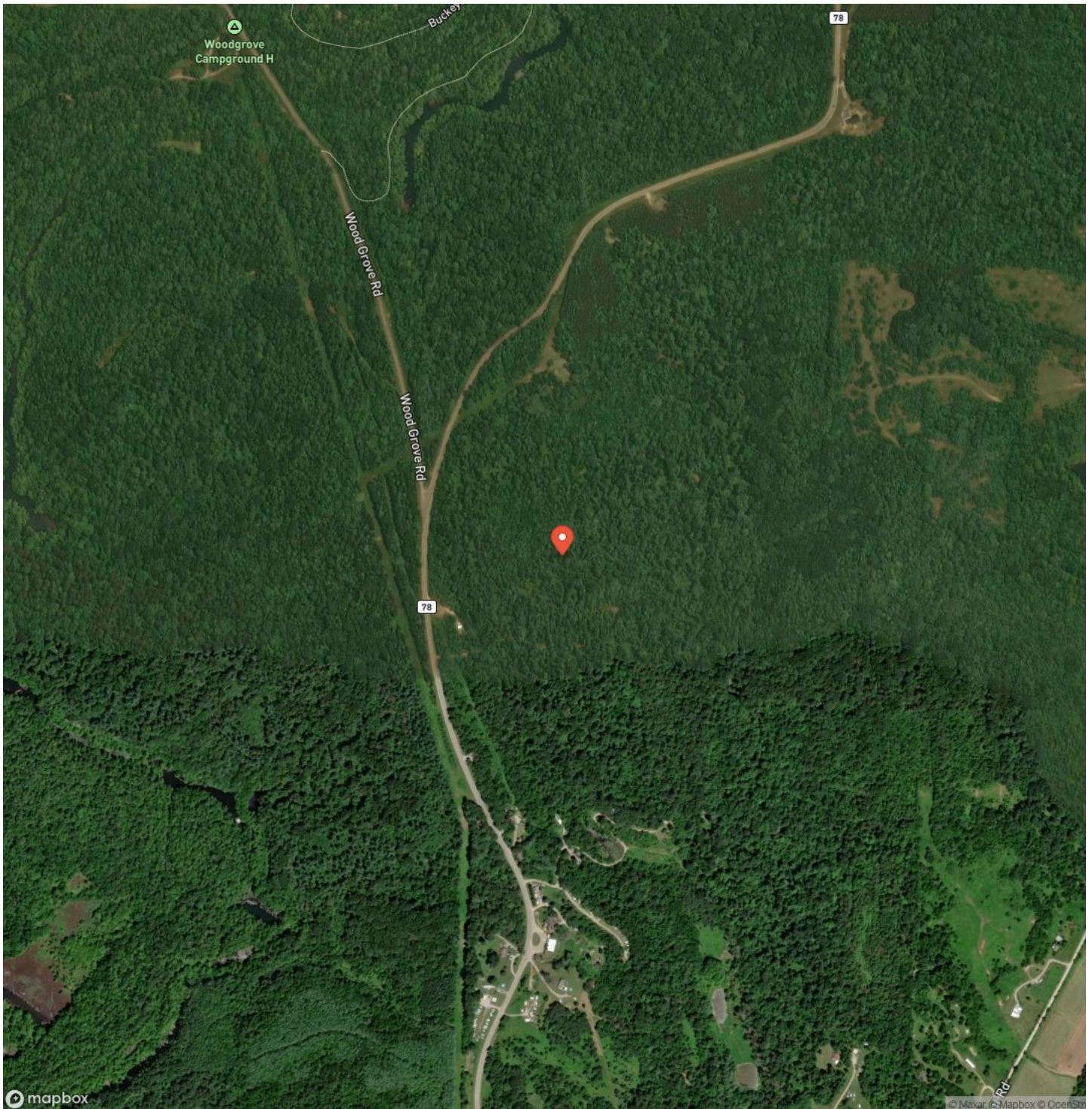
Locator Map



Locator Map



Satellite Map



St Rt 78 Auction - 51 acres Reinersville, OH / Morgan County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tristden Bauer

Mobile

(614) 745-5520

Email

tbauer@mossyoakproperties.com

Address

City / State / Zip

NOTES

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MORE INFO ONLINE:

www.mossoakproperties.com/land-for-sale/ohio/

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page, typical of notebook or legal stationery. There are no margins, text, or other markings present.



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.

Mossy Oak Properties Bauer Realty & Auctions
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