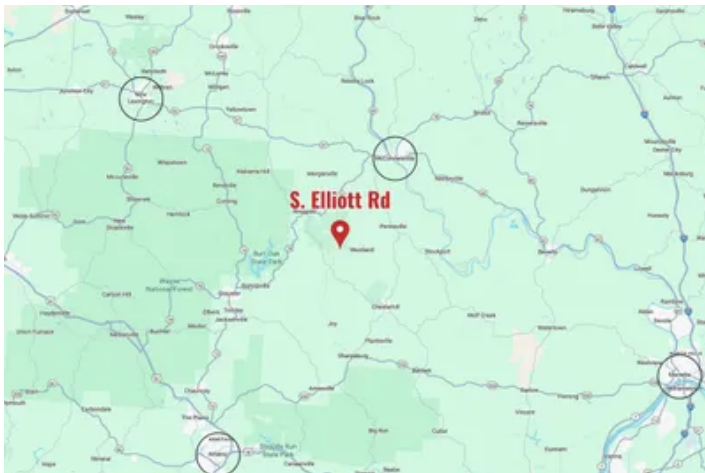


Morgan County, OH Real Estate Auction  
3760 S Elliott Rd  
Stockport, OH 43787

88,500± Acres  
Morgan County





**Morgan County, OH Real Estate Auction**  
**Stockport, OH / Morgan County**

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**SUMMARY**

**Address**

3760 S Elliot Rd

**City, State Zip**

Stockport, OH 43787

**County**

Morgan County

**Type**

Residential Property, Recreational Land

**Latitude / Longitude**

39.546192 / -81.932376

**Dwelling Square Feet**

2376

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

88.500

**Property Website**

<https://www.mossyoakproperties.com/property/morgan-county-oh-real-estate-auction-morgan-ohio/95934/>



**PROPERTY DESCRIPTION**

**Morgan County, OH Real Estate Auction!**

**Auction begins closing January 24th at 1 pm EST**

Bid online anytime, or place your bids in person at the property on **January 24th from 12:00 pm - 1:00 pm**

**Property Tours: January 17th from 9:00 am - 12:00 pm and January 24th from 9 am - 12:00 pm**

Properties offering this combination of land, minerals, and direct access to public ground are rarely available. The 2,376 sq ft home on the property is privately situated and was constructed in 1888. It will require some TLC, but has strong potential as a full-time residence, weekend retreat, or large hunting cabin. The home features four bedrooms and two full baths, along with a spacious kitchen and dining area. A newer addition provides flexible space that would work well as a home office, additional bedroom, or family room. The home's mechanical systems have been upgraded and include central gas heating and cooling. The large garage has been converted to additional living space and offers lots of storage. The land offers quality woods, a 3/4 acre pond full of fish, and ridgetop meadows well-suited for hay production, pasture, or wildlife food plots. The property directly borders Wolf Creek Wildlife Area, totaling 3,977 acres of public land with hiking trails and a shooting range. Mineral rights are included with the sale. One gas well is located on the property and provides free natural gas to the home. No deed restrictions! A new boundary survey was completed in 2022. Clean title and a title insurance policy will be issued to the buyer at closing. Acceptance of auction terms is required before bidding. 10% buyer's premium.

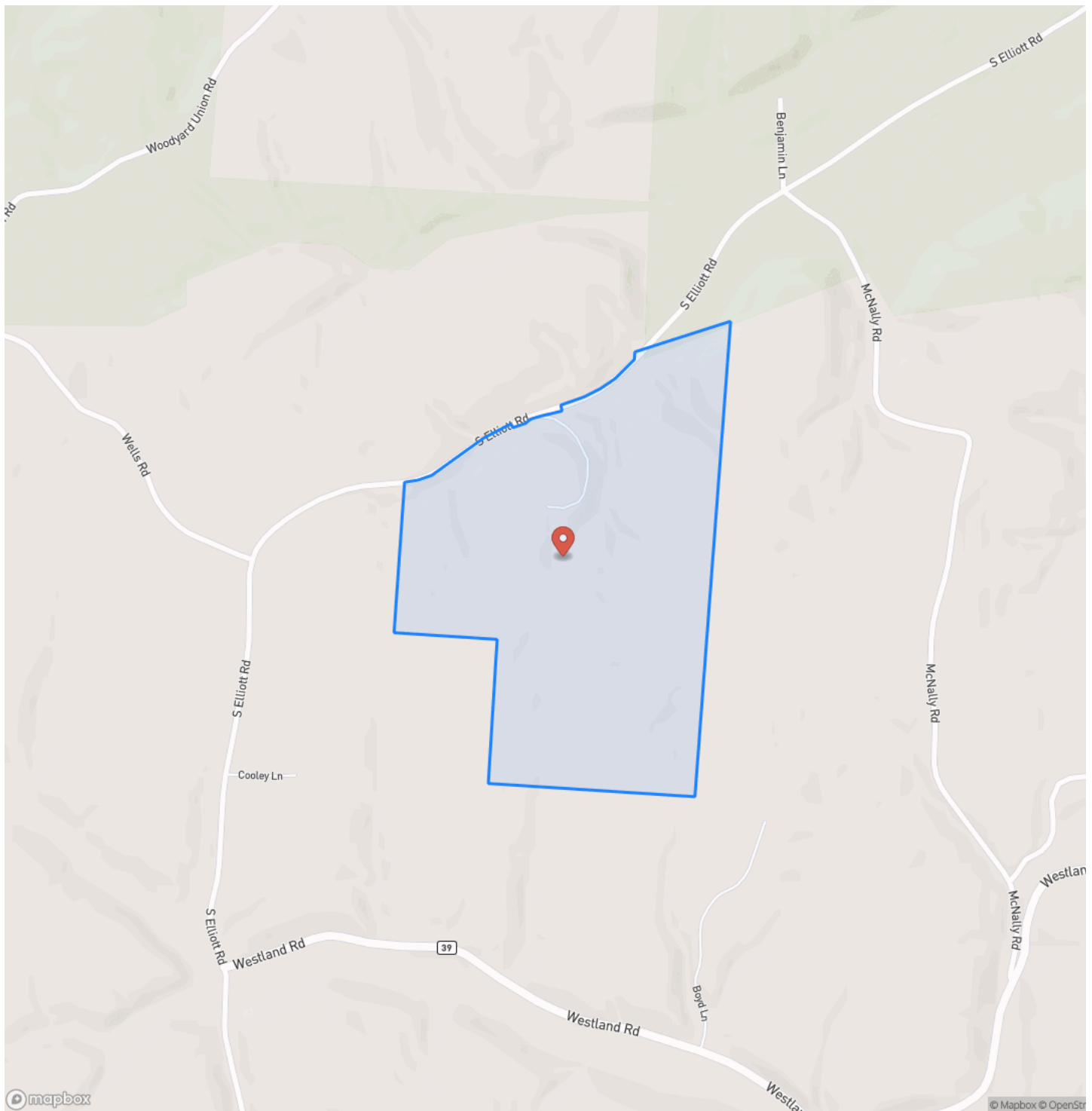


**Morgan County, OH Real Estate Auction**  
**Stockport, OH / Morgan County**

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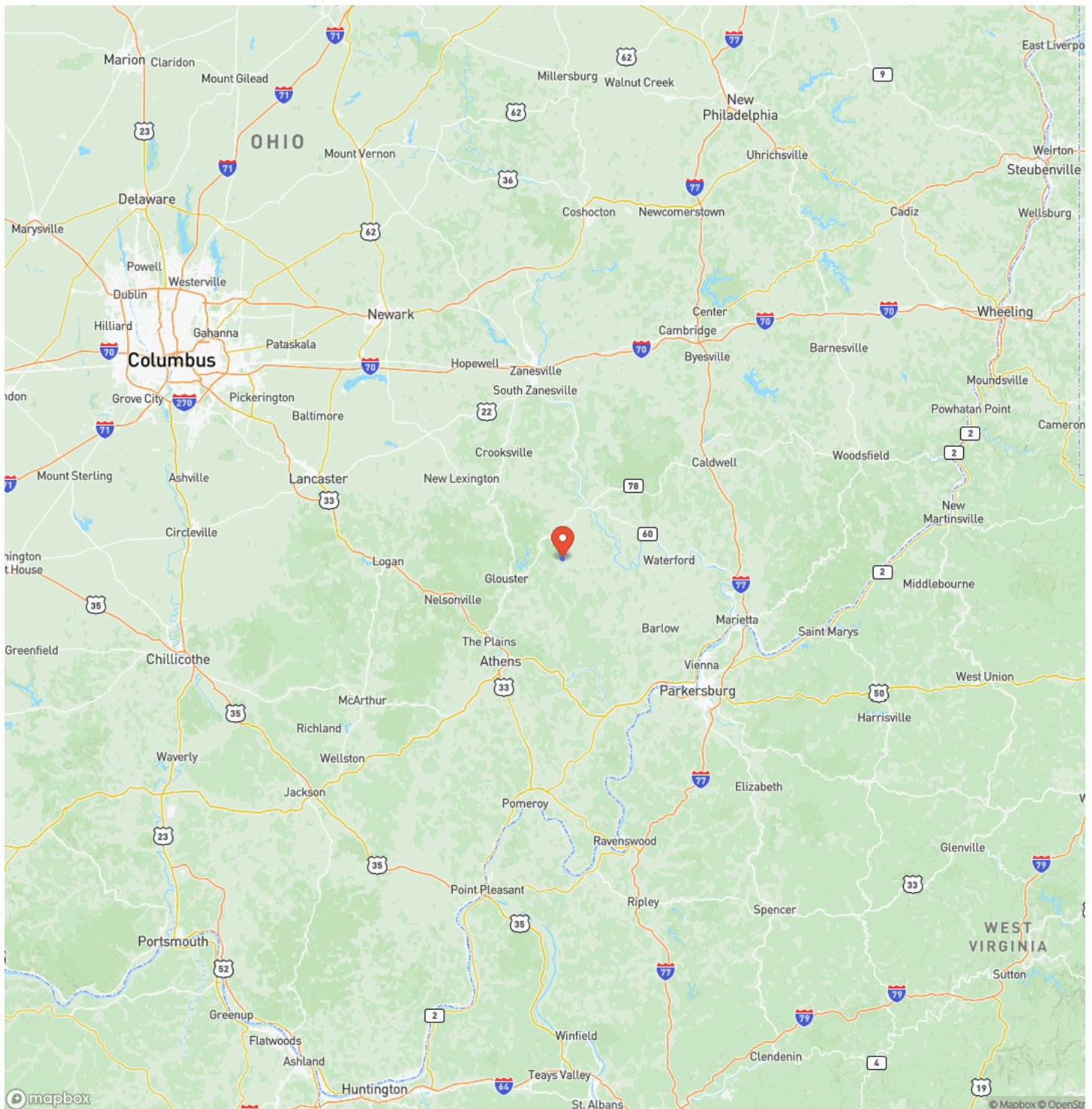


## Locator Map



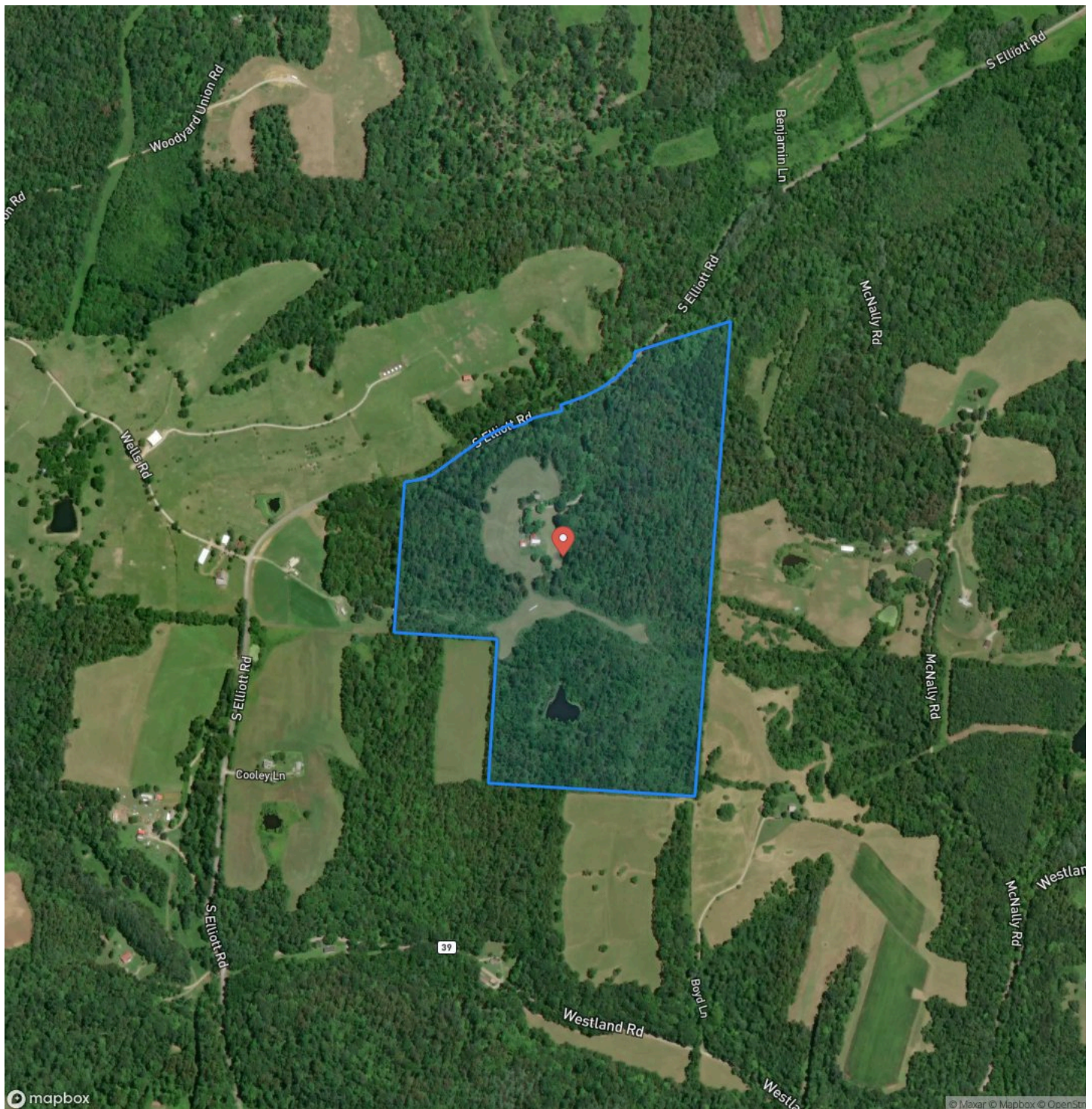


## Locator Map





## Satellite Map



**Morgan County, OH Real Estate Auction**  
**Stockport, OH / Morgan County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Bauer

## Mobile

(614) 949-6764

## Email

bbauer@mossyoakproperties.com

## Address

PO BOX 896

## City / State / Zip

## NOTES





## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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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