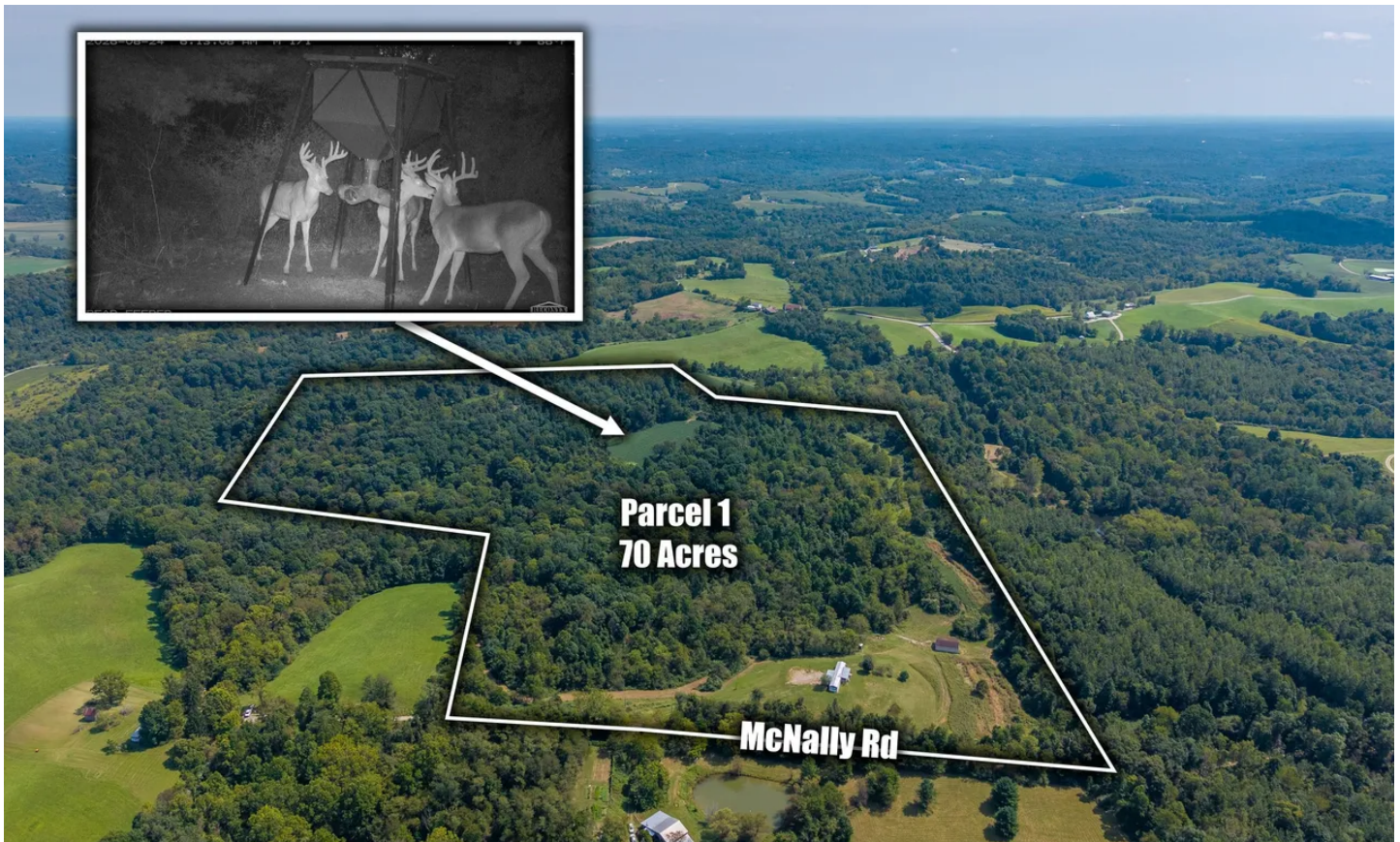


Multi-Parcel Auction 128.889 acres Morgan County
3930 McNally Rd
Stockport, OH 43787

128.88± Acres
Morgan County

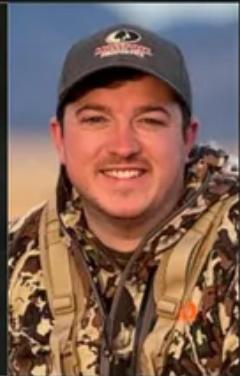


Tristden Bauer
OH BROKER | AUCTIONEER

Tristden has been a licensed realtor since 2015. In 2020, he decided to further his career by pursuing a business management degree to become an Ohio-licensed broker. In 2023, Tristden graduated from Hondros College of Business and obtained his Broker's license, shortly thereafter obtaining his Auctioneer license. Tristden is most passionate about his faith, family, and local church involvement. He has been married since 2016 and has two beautiful daughters. Tristden loves all things real estate and couldn't imagine doing anything else with his life. The foundations of his career are honesty, integrity, and, most importantly, being a servant of his clients.

MOSSY OAK PROPERTIES
Bauer Realty & Auctions

tbauer@mossyoakproperties.com | 614-745-5520



**Multi-Parcel Auction 128.889 acres Morgan County
Stockport, OH / Morgan County**

SUMMARY

Address

3930 McNally Rd

City, State Zip

Stockport, OH 43787

County

Morgan County

Type

Recreational Land, Hunting Land, Residential Property,
Undeveloped Land

Latitude / Longitude

39.544377 / -81.919995

Dwelling Square Feet

1,064

Bedrooms / Bathrooms

3 / 2

Acreage

128.88

Property Website

<https://www.mossyoakproperties.com/property/multi-parcel-auction-128-889-acres-morgan-county-morgan-ohio/117996/>



Multi-Parcel Auction 128.889 acres Morgan County Stockport, OH / Morgan County

PROPERTY DESCRIPTION

Multi-Parcel Auction

Morgan County, Ohio 128.889 acres

This exceptional 128.889± acre property in Penn Township, Morgan County represents a rare opportunity to purchase a large, established hunting property offered in three individual tracts or combinations. The current owners have carefully managed the property as a dedicated hunting property, with approximately 116 wooded acres, 11.25± acres of established food plots, an extensive trail system, a 0.5± acre pond with dock, streams, multiple gated entrances, and more than 5,700 feet of combined road frontage! Multiple building sites are available throughout the property, providing recreational, residential, and investment opportunities.

A documented trail-camera history from 2021 through 2026 showcases the quality whitetail deer and other wildlife on the property. Numerous hunting improvements have been established throughout the acreage, including Redneck feeders and blinds.

In addition to the recreational acreage, Parcel 1 includes a livable 3-bedroom, 2-bath mobile home, pole building, well, septic, and electric, providing an established base camp, hunting retreat, or residence from day one.

Parcel 1 – 70± Acres

3930 McNally Rd, Stockport, OH 43787

The largest of the three tracts, Parcel 1 offers approximately 70 acres with 1,061 feet of frontage along McNally Road. Over 6 acres have been planted in food plots, including soybeans, corn, and sorghum, with the balance consisting primarily of wooded recreational acreage. An extensive trail network provides access throughout the property.

This tract includes the property's primary improvements: a livable 1992 14' × 76' mobile home offering 3 bedrooms and 2 bathrooms, along with a 30' × 36' pole building constructed in 2006 with electric and sliding doors. Existing well, septic, propane, and electric service the homesite.

Parcel 1 provides an opportunity for a buyer looking for substantial hunting acreage with an established residence or hunting camp, outbuilding, utilities, food plots, trails, gated access, and multiple potential building sites.

Parcel 2 – 40± Acres

4316 McNally Rd, Stockport, OH 43787

Parcel 2 offers approximately 40 acres with exceptional access from two public roads, including approximately 2,130 feet of frontage along McNally Road and 1,634 feet along Westland Road.

The tract includes approximately 3 acres of established food plots and a 0.5± acre pond with a dock. Mature woods, trails, water, gated access, and multiple potential building locations make this a versatile recreational or residential tract.

An electric utility easement crosses the property.

Parcel 3 – 18.9± Acres

Parcel 3 offers approximately 18.9 acres with 909 feet of frontage along Westland Road and its own established gated access.

Approximately 2 acres are currently planted in food plots, with the remaining acreage primarily wooded. Trails, hunting habitat, substantial road frontage, and potential building sites make this tract an attractive opportunity for buyers seeking a smaller recreational or residential property.

An electric utility easement crosses the property.

[Click Here For Directions](#)

Auction Information

Auction Date: Begins closing October 24, 2026 at 12pm EST.

Auction Format: Online and in-person

Bidding Center: 3930 McNally Rd, Stockport, OH 43787

Property Tour Dates: October 3 from 10am – 1pm EST, October 10 from 10am – 1pm EST, and October 24 from 10am – 11am. Private showings are also available by scheduled appointment with a licensed agent.

The property will be sold subject to a reserve. Acceptance of auction terms is required before bidding. A **10% buyer's premium** will be added to the final bid price. Buyers are responsible for driveway installation, permitting, and all building feasibility.

Clear title and an owner's title insurance policy will be provided to the buyer at closing. There are no deed restrictions. A 10% buyer's premium will be added to the highest bid (gavel price) to determine the final purchase price.

Additional Details

Location: McNally Road & Westland Road, Stockport, OH 43787

County: Morgan County

Township: Penn Township

Total Acreage: 128.889± acres

Auction Parcels: 3

Wooded Acreage: Approximately 116 acres

Open Acreage: Approximately 12.5 acres, consisting primarily of established food plots and grass surrounding the Parcel 1 homesite

Established Food Plots: Approximately 11.25 total acres

Road Frontage: Approximately 5,734 total feet

Water: 0.5± acre pond with dock, creeks and streams

School District: Morgan Local Schools

Deed Restrictions: None

Utilities: Electric available along the roads; Parcel 1 improvements have electric, well, septic, and propane. Electric easement runs through parcels 2 and 3.

Current Annual Taxes: Existing Parcel 150-005-560-0 – \$631.54; Existing Parcel 100-007-420-0 – \$351.54; Existing Parcel 100-008-480-0 – \$9.70. These taxes reflect the current parcel configurations prior to the proposed boundary survey. Taxes for the new parcels will be subject to reassessment following the parcel splits.

Survey: If the property is sold in multiple parcels, only such survey work as may be required to convey the parcels as sold will be completed. Contiguous parcels purchased by the same buyer will be surveyed as a single parcel. No new survey will be provided if all parcels sell to the same Buyer. All acreage amounts are approximate. The final purchase price/s shall be based upon the completed survey (if applicable) of the parcels sold and adjusted on a per-acre basis using the Gavel Price (winning bid) of the auction parcel.

Mineral Rights:

Auctioneers

Mossy Oak Properties Bauer Realty And Auctions

Tristden Bauer – Auctioneer

[614-745-5520](tel:614-745-5520)

tbauer@mossyoakproperties.com

Adam Ericson – Real Estate Agent

[740-556-7113](tel:740-556-7113)

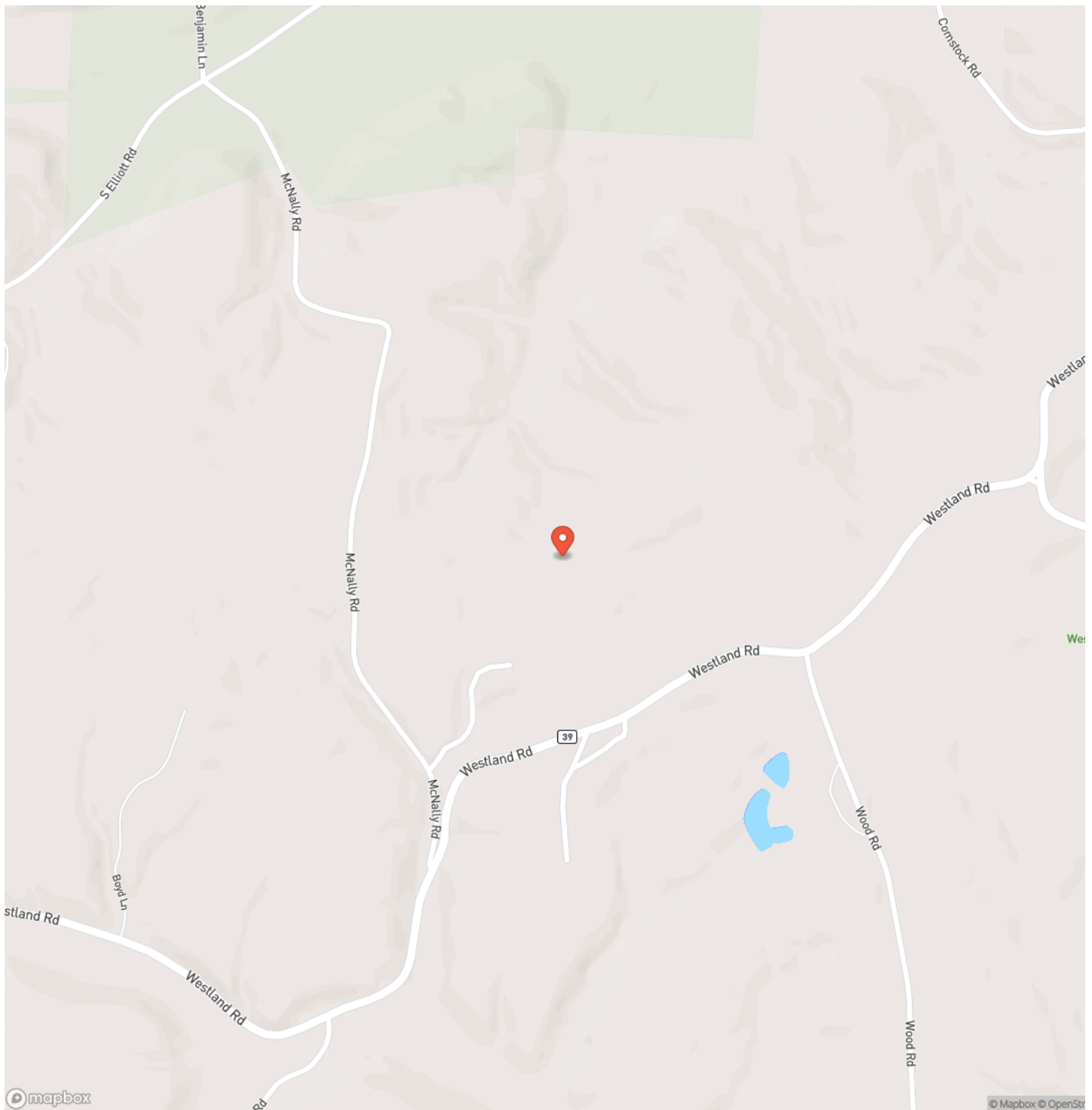
aericson@mossyoakproperties.com



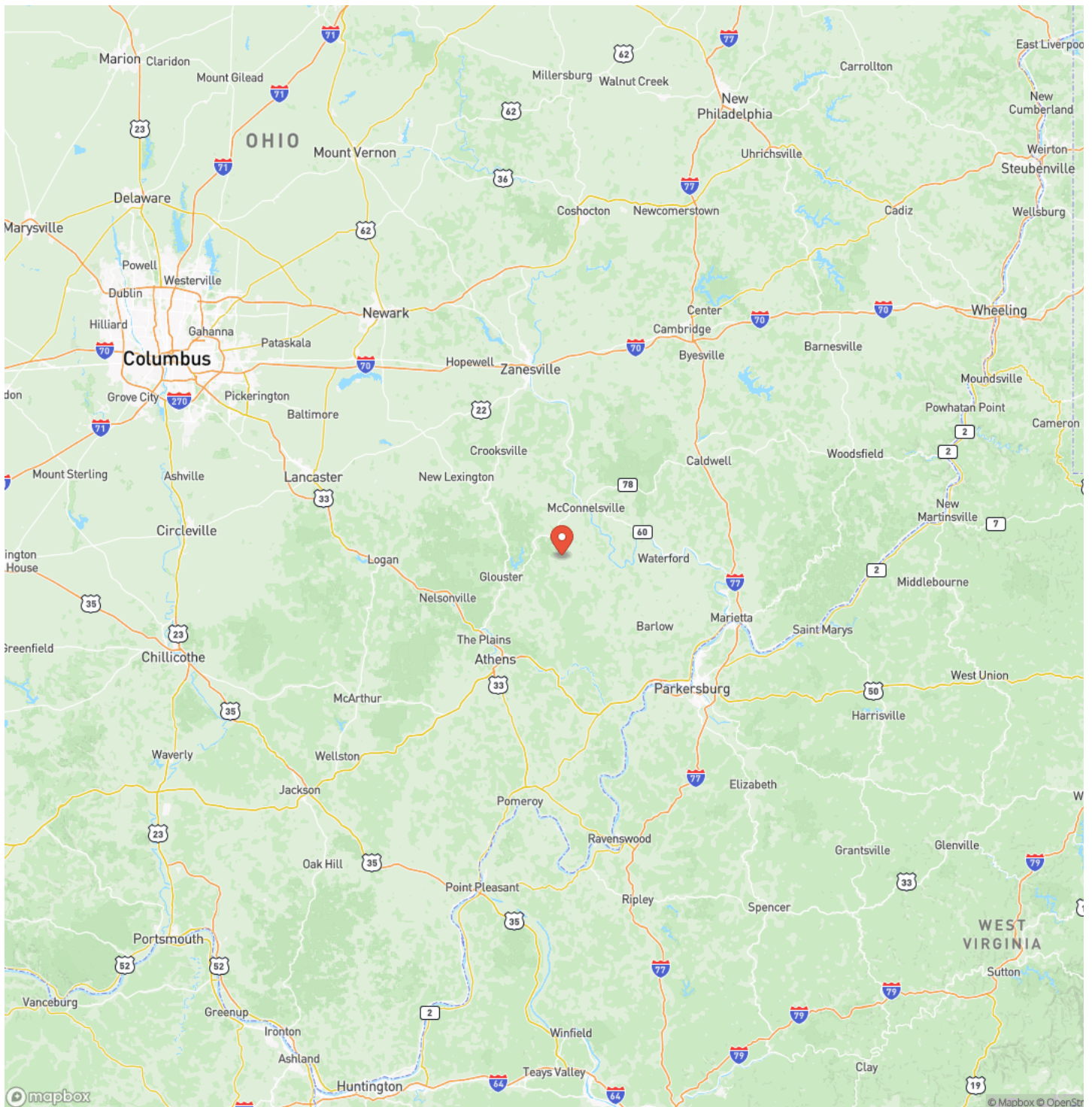
**Multi-Parcel Auction 128.889 acres Morgan County
Stockport, OH / Morgan County**



Locator Map



Locator Map



Satellite Map



Multi-Parcel Auction 128.889 acres Morgan County Stockport, OH / Morgan County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tristden Bauer

Mobile

(614) 745-5520

Email

tbauer@mossyoakproperties.com

Address

City / State / Zip

Carroll, OH 43112

NOTES

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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
PO BOX 896
Pickerington, OH 43147
(614) 829-7070
<https://www.mossyOakproperties.com/>

