

Jackson County, Ohio 78.1± acres
2886 RAYSVILLE RD
Wellston, OH 45692

\$1
78.1± Acres
Jackson County



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Wellston, OH / Jackson County

SUMMARY

Address

2886 RAYSVILLE RD

City, State Zip

Wellston, OH 45692

County

Jackson County

Type

Hunting Land, Residential Property, Lot, Recreational Land, Farms

Latitude / Longitude

39.125048 / -82.655755

Dwelling Square Feet

1,200

Bedrooms / Bathrooms

3 / 2

Acreage

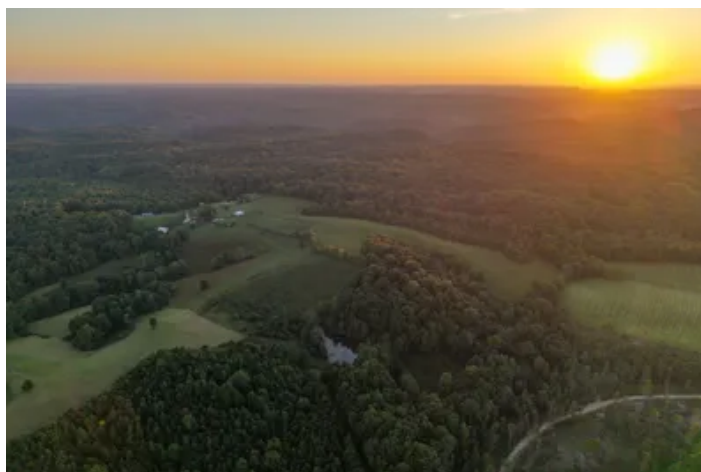
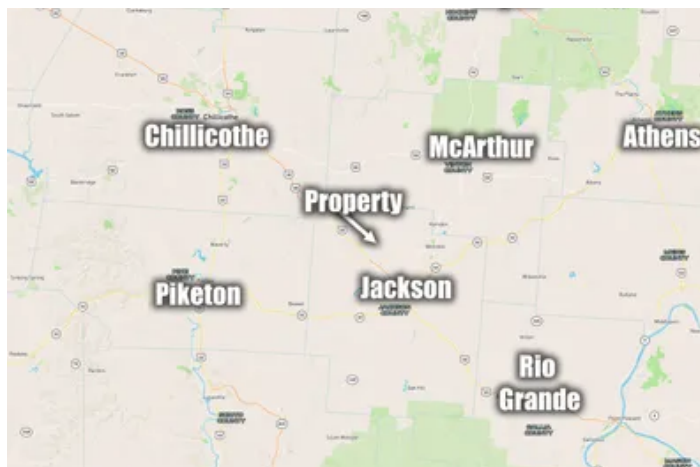
78.1

Price

\$1

Property Website

www.mossyoakproperties.com



PROPERTY DESCRIPTION

Multi-Parcel Auction
Jackson County, Ohio 78.1 acres

Here's your chance at 78.1 acres in Jackson County, Ohio - offered in 5 tracts in the heart of southern Ohio's big-buck country. From a 3.8-acre homestead with a house and pond to a 31.3-acre mix of field and woods, bid the tract that fits your needs or take them all.

This is classic southeast Ohio habitat: open fields, mature hardwoods, and two ponds, with the ridgetops, draws, and thick cover whitetails love. And when you want more ground to roam, the 1,729-acre Coalton Wildlife Area - public hunting for deer, turkey, squirrel, and rabbit - sits right here in Jackson County.

Parcel 1 is 5.6 acres. Open field with 375' of frontage on Raysville Rd (C.R. 29). Building site or pasture ground with great road access.

Parcel 2 is 28.1 acres. Large open field framed by woods. Plenty of room for food plots with the cover around it, or continue using as pasture ground.

Parcel 3 is 31.3 acres. The largest tract. Mix of field and mature woods with a pond in the northeast corner. County water and an old septic on site. The best of both worlds for hunting and building.

Parcel 4 is 3.8 acres. 1,200 sq ft 3-bedroom, 2-bath ranch home built in 1979 with a full basement with outbuildings, a pond, and 422' of road frontage at 2886 Raysville Rd. County water and septic.

Parcel 5 is 9.3 acres. Mostly wooded. A ready-made hunting tract with excellent access and across the street from public hunting.

All tract acreages are approximate; the final survey will determine acreages.

[Click Here For Interactive Aerial Map](#)

[Click Here For Directions](#)

[Click Here For Coalton Wildlife Area Info](#)

Auction Information:

Auction Date: Saturday, November 14, 2026 at 12:00 PM

Property Tour Dates: Saturday, October 31, from 10:00 AM to 12:00 PM, and Saturday, November 7, from 10:00 AM to 12:00 PM

The property will be sold subject to an undisclosed reserve. A 10% buyer's premium will be added to the winning bid(s). Acceptance of auction terms is required before bidding.

Clear title and an owner's title insurance policy will be provided to the buyer at closing through Northwest Title. Property sells AS-IS, WHERE-IS. Buyers are responsible for all building feasibility, septic approval, and permitting.

Additional Details:

Location: 2886 Raysville Rd, Wellston, OH 45692

Township: Coal Township

School District: Wellston City

CAUV: Enrolled on all 4 parcels. Current Annual Taxes: \$6,319.26 total (2026).

Public Land: Coalton Wildlife Area - 1,729 acres of public hunting (deer, turkey, squirrel, rabbit)

Auctioneers / Agents

Tristden Bauer - Auctioneer

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

tbauer@mossyoakproperties.com

Vinny Defelice - Agent

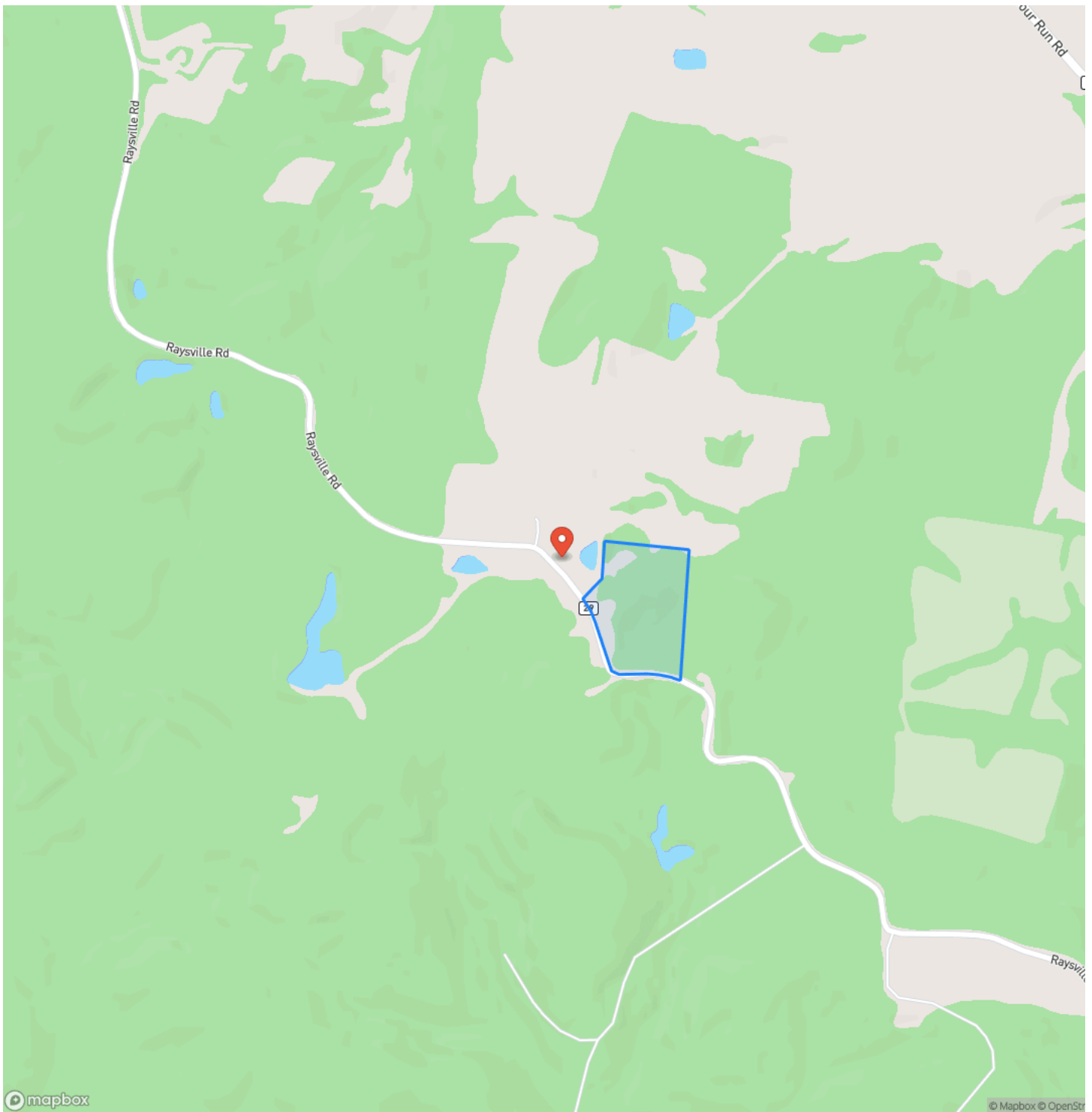
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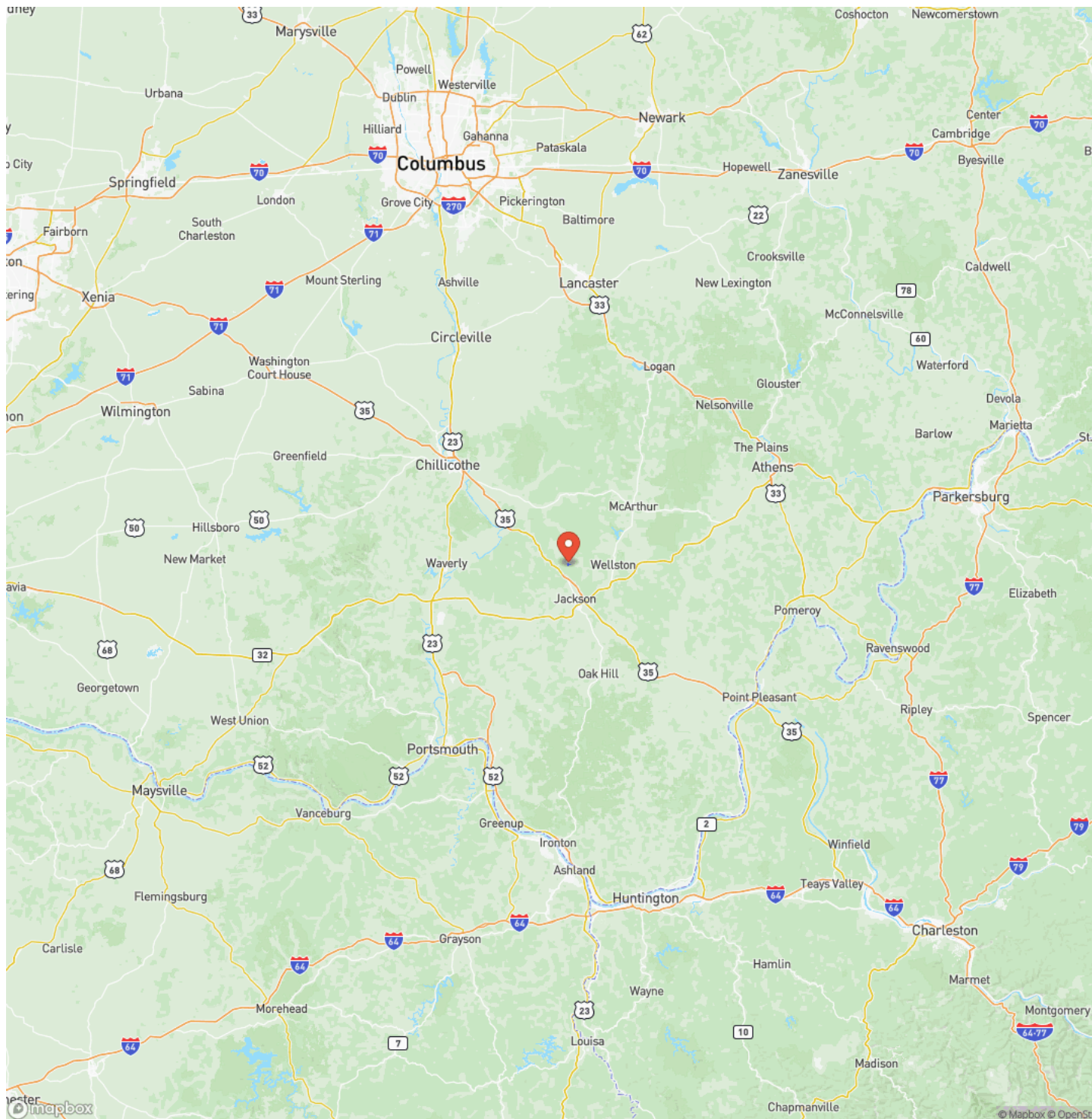
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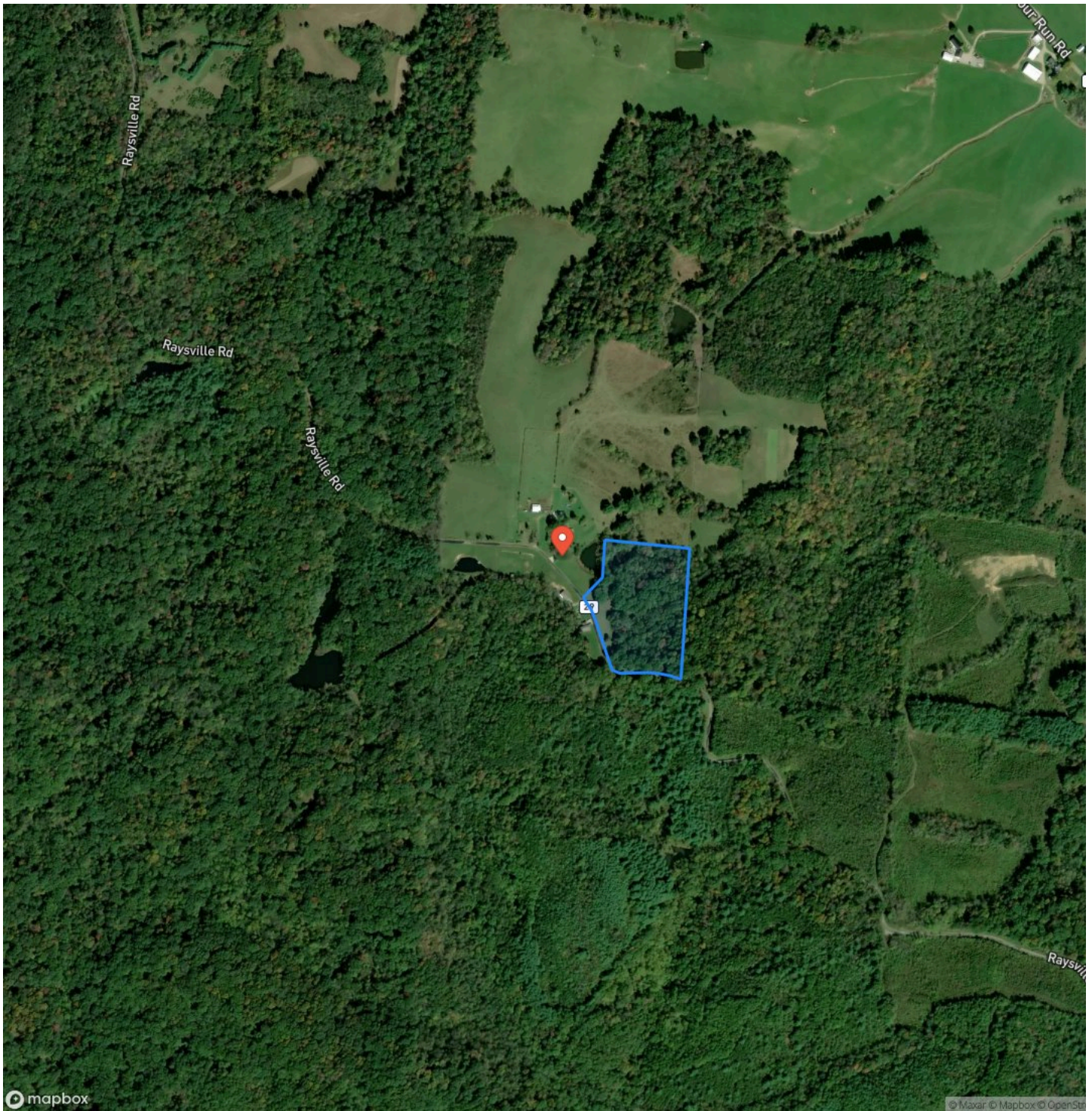
Locator Map



Locator Map



Satellite Map



Jackson County, Ohio 78.1± acres
Wellston, OH / Jackson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tristden Bauer

Mobile

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Address

City / State / Zip

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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.

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