4051 Second Creek Road

Moraine, OH 45439

FOR SALE

Special Purpose/Church

$100,000

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4051 Second Creek Road

Historic country church available for sale in Clinton County, Ohio. Originally built in 1885, this charming property has served the surrounding rural community for nearly 140 years. Located along Second Creek Road east of Blanchester, the church sits in a peaceful, pastoral setting. The property offers a traditional sanctuary and is well-suited for continued religious use, community gathering space, or adaptive reuse. Conveniently accessible with proximity to Wilmington and the greater Cincinnati metro area approximately 50 miles to the southwest. An exceptional opportunity to acquire a piece of southwestern Ohio history with flexible potential uses.

Property Highlights

- Asking Price: $100,000 — Motivated Seller!
- Property in good overall condition, well-maintained and move-in ready
- Ample on-site parking to accommodate members and visitors
- Ideal for small-to-mid sized congregations seeking an affordable worship space
- Zoned A-3 per Clinton County GIS
- Located in a peaceful, rural setting in Clinton County, southwestern Ohio

BUILDING INFORMATION

Property Information	
Field	Detail
Property Name	Second Creek United Methodist Church
Year Built	1885; 1950 (Remodeled)
Address	4051 Second Creek Rd, Blanchester, OH 45107
Parcel Number	210021508000000
Legal Description	MS 2705
Acres	0.203
Building SF	3,503 SF
Zoning	A-3 Agriculture-Residential Transition District
Tax District	210-Marion TWP-Blan. LSD
School District	Blanchester LSD
Neighborhood	21000-Marion TWP
Map Number	210-021614-1
Owner	Second Creek United Methodist Church
Land Use	499-Other Commercial Structures / 685-Churches, Etc., PublicWorship
Valuation	
	Appraised
Land	$10,100
Improvement	$126,900
Total	$137,000
Taxable	$137,000

Tax Information	
Field	Detail
Full Tax Rate	57.6
2025 Taxes Due	$0.00 (tax-exempt)
Building Mechanicals	
System	Details
Gas Furnace	Payne PG92SBS48080B · Serial 3918A62081 (Needs Repair) · Manufactured Sept 2018 · 80,000 BTU input / 75,000 BTU output · 92% AFUE · 1/2 HP motor · 115V/60Hz/1-Phase · Category IV Direct Vent · Natural gas (propane-fed)
Electrical Panel	Siemens Indoor Load Center · Installed 6/21/2012 by Cook's Electric (OH Lic #24413) · Circuits: 2 AC units, 2 water heaters, ref/microwave outlet, left lights, right lights, furnace (Fellowship Room), cafeteria lights, Fellowship Hall
Electric Meter	Itron Centron digital watt-hour meter · Meter #339 173 676 · CL200, 240V, 3-wire single-phase, 30A test amps · Utility: Blanchester Electric Dept · Meter date May 2021
Propane Tank	~500-gallon above-ground LP tank · Supplier: Southwest Landmark · Feeds furnace and water heaters

Source: Clinton County Auditor (accessed 3/18/2026); on-site inspection photos.

DISCLAIMER: This information has been prepared based on the preparer's best efforts using information provided by the property owner, third-party sources, and/or reasonable inferences. The preparer makes no representations or warranties, express or implied, regarding the accuracy, completeness, or reliability of the information contained herein. The preparer accepts no responsibility or liability for any decisions made, actions taken, or investments undertaken in reliance on this statement or any information therein. By reviewing or receiving this document, the recipient acknowledges and agrees that the preparer bears no responsibility for any outcomes resulting from its use. Recipients are encouraged to conduct their own independent due diligence, inspections, financial analysis, and projections before making any purchase, investment, or business decisions.

PHOTOS

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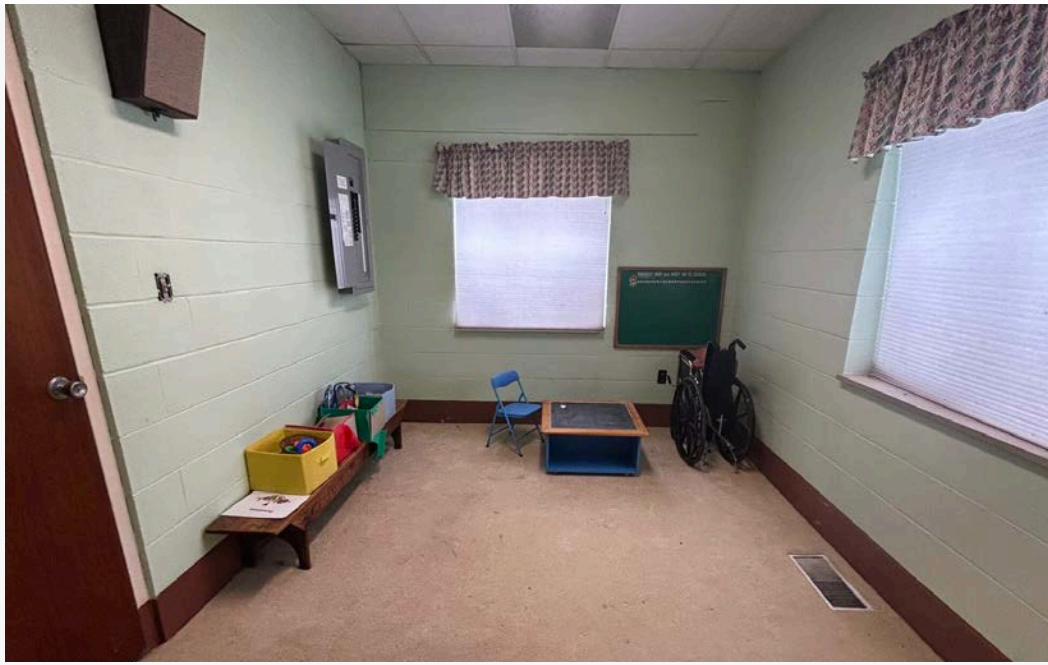
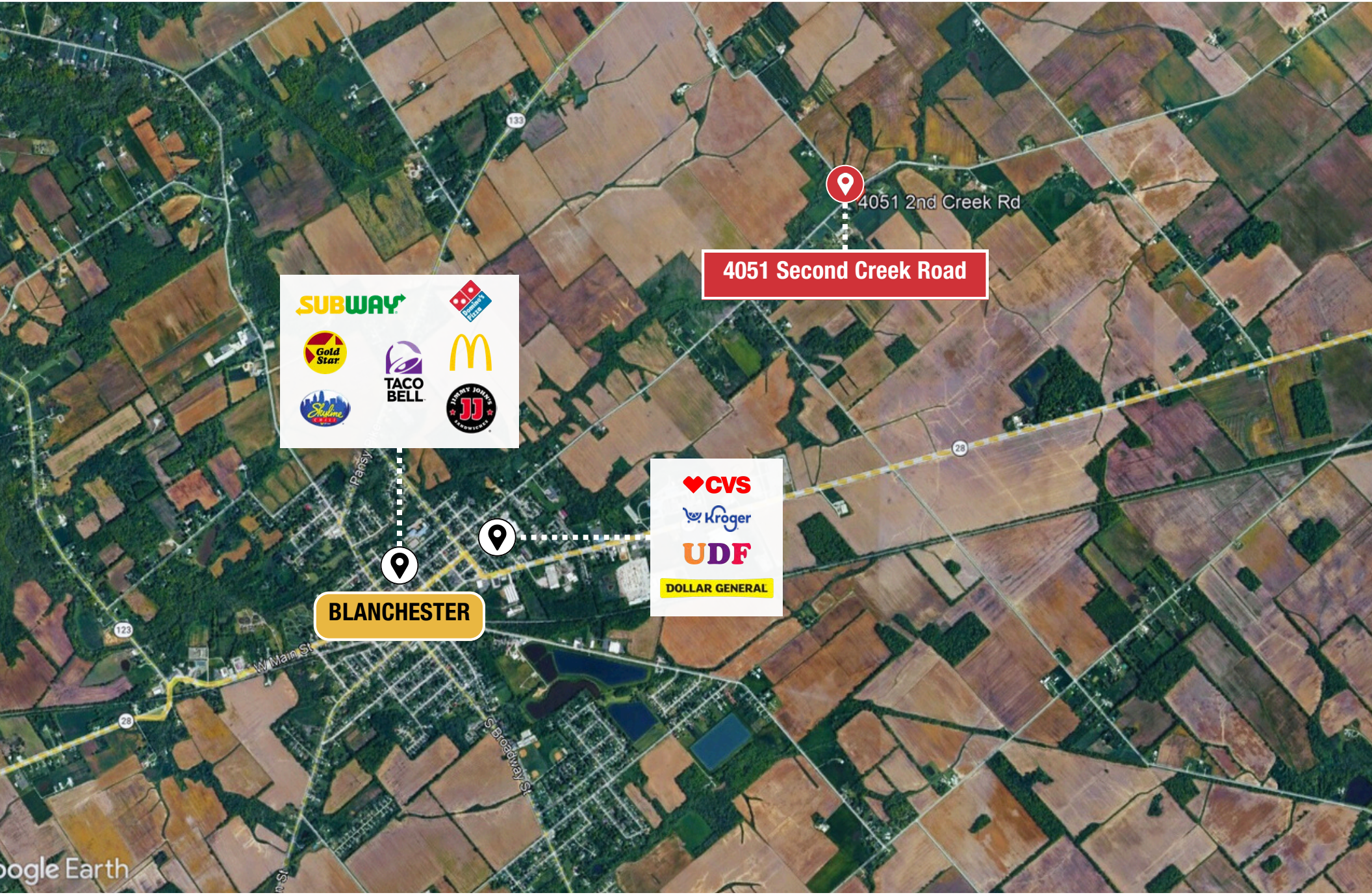
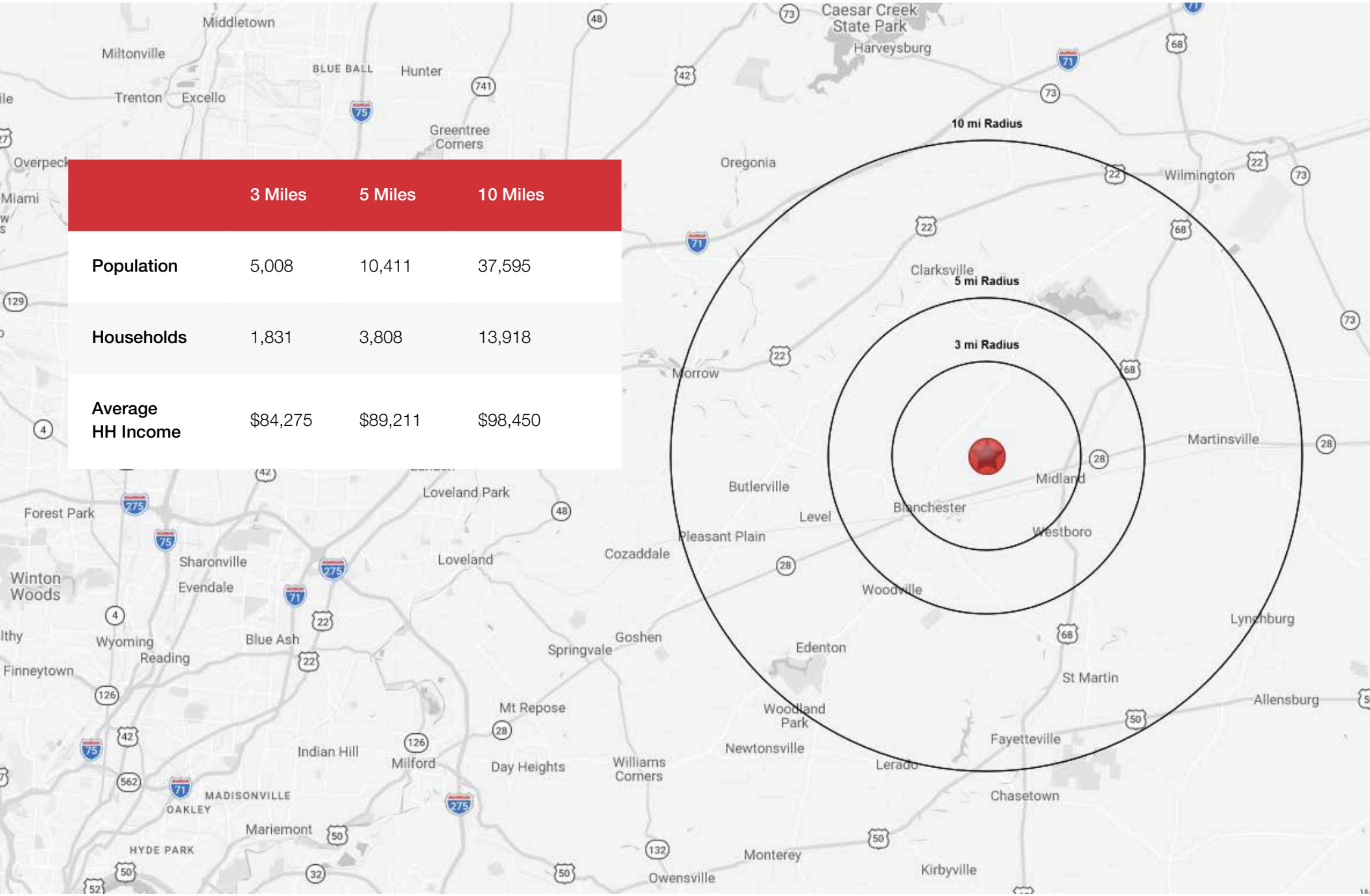


RETAILER MAP



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	5,008	10,411	37,595
Households	1,831	3,808	13,918
Average HH Income	$84,275	$89,211	$98,450



THANK YOU

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STAY CONNECTED