

SALE

4926 U.S. HIGHWAY 42

4926 U.S. Highway 42 Mount Gilead, OH 43338



OFFERING SUMMARY

Sale Price:	\$1,450,000
Available SF:	
Lot Size:	76.39 Acres
Price / Acre:	\$18,982

PROPERTY OVERVIEW

Exceptional 76-acre farm and residential property located just south of Mount Gilead along State Route 42. This well-maintained rural estate includes a farmhouse in good condition, three large barns, and a full workshop with power. The property offers an ideal blend of productive farmland and well-improved residential acreage suitable for agricultural, residential, residential development, or long-term investment use.

Key Highlights

- 72 acres enrolled in CAUV (Current Agricultural Use Valuation)
- 5 acres of improvements, residence, and limited wooded area
- Three barns and a powered workshop providing significant utility and storage capacity
- Convenient frontage and access along State Route 42
- Located just minutes from Mount Gilead and I-71
- Ideal for agricultural operation, estate living, or long-term land investment

Emerging Market Trend – Morrow County Growth

The population growth rate for Morrow County falls into the upper third of all Ohio counties. For a primarily rural county, this rate of expansion is well above average and driven by the area's proximity to Columbus, one of the fastest-growing metro regions in the Midwest

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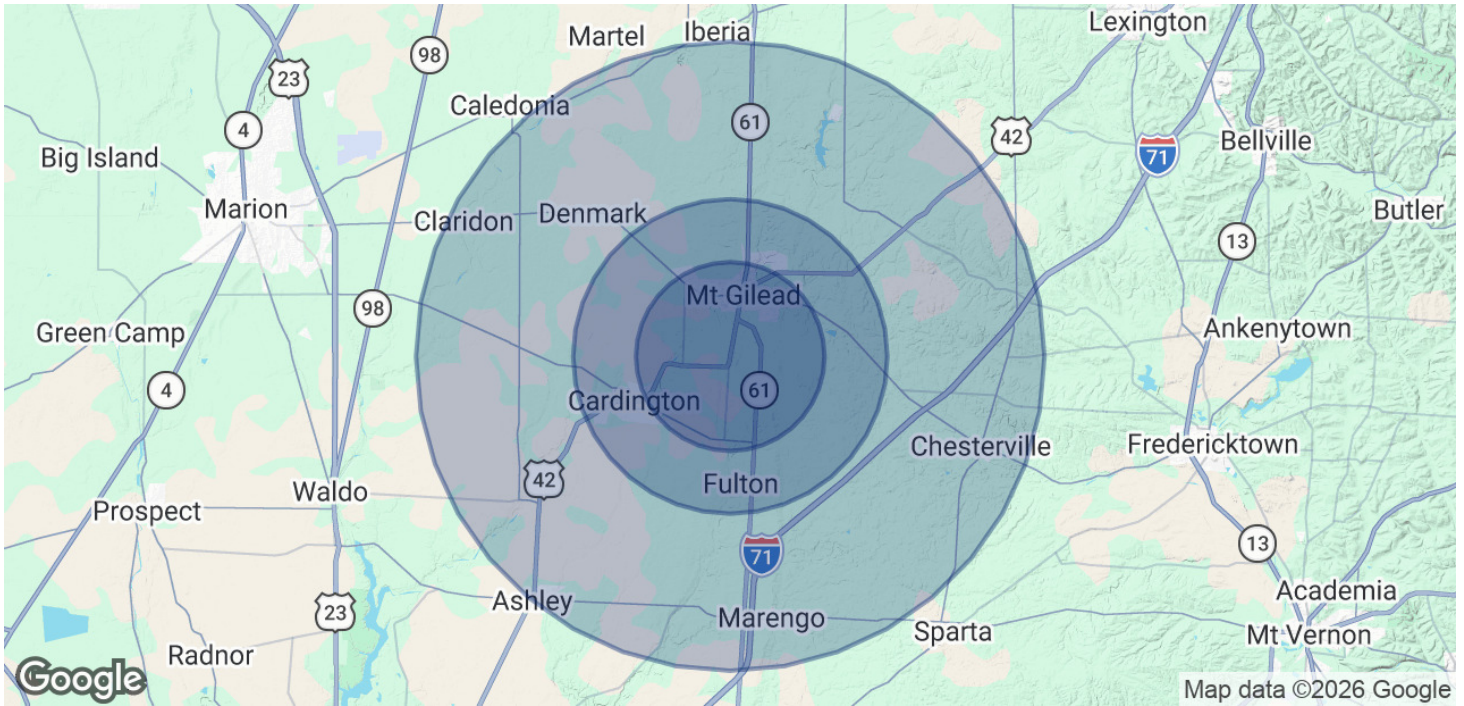


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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	3,880	9,822	27,930
Average Age	44.2	43.2	43.5
Average Age (Male)	44.1	41	41.9
Average Age (Female)	45.7	45.6	45

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	1,632	3,912	10,729
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$78,325	\$80,865	\$90,804
Average House Value	\$209,203	\$197,435	\$217,522

2023 American Community Survey (ACS)

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