

**Musky Bend Farm**  
09220 N River Rd  
Dresden, OH 43821

**\$465,000**  
31± Acres  
Muskingum County



**Musky Bend Farm**  
**Dresden, OH / Muskingum County**

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**SUMMARY**

**Address**

09220 N River Rd

**City, State Zip**

Dresden, OH 43821

**County**

Muskingum County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property, Single Family

**Latitude / Longitude**

40.09105 / -81.9864

**Dwelling Square Feet**

960

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

31

**Price**

\$465,000

**Property Website**

<https://arrowheadlandcompany.com/property/musky-bend-farm-muskingum-ohio/110698/>



## Musky Bend Farm Dresden, OH / Muskingum County

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### **PROPERTY DESCRIPTION**

Welcome to the Musky Bend Farm in Muskingum County, Ohio! This 31 +/- acre working farm has so much to offer and even more potential! With a must see custom home, large primary barn with hay loft and horse stalls, a workshop and multiple other sheds and lean to's, this farm is both unique and breathtaking. You're bound to fall in love with the area as you ride along nearly 700' +/- of road frontage on a well traveled/maintained paved road. Then enter through a gated entrance and up the 500' +/- driveway leading to the house and all outbuildings. The land is mostly open with some woods, gently rolling hills and although currently in pasture, had been row crop in recent years. Increase hunting and recreational opportunities with yet another sought after benefit to this land, as it offers public land access on the north property line. Although beautiful throughout, it has an amazing view and potential build site for a larger home at its highest point and a small winding creek just below the current home at its lowest. The unique 960 +/- sq. ft. home is ready for you to finish, add on to or leave as a secondary home on the property. The 2 story primary barn 25' x 36' +/- with additional lean to's is great for equipment, hay, etc and complete with horse stalls and electric. A newly constructed 16' x 20' +/- workshop with concrete floor. 2 additional sheds, fenced pastures with 4 frost free water hydrants (separate water well available for farm use) and a spring fed water tank within one of the pastures. This farm and its buildings are beautifully built utilizing wood that primarily came from trees from throughout the property and/or nearby farms. The care, attention to detail and unique craftsmanship will not go unnoticed as you tour the grounds and imagine the rural lifestyle you can live here. The property is located on a well traveled paved road not far from the Muskingum River. Less than 5 +/- miles from the Tri-Valley schools, less than 15 +/- miles to Zanesville and 1 hour +/- to the Columbus International Airport puts this in an amazing location here in Central Ohio! This property also has an additional 5 +/- acres of pasture/potential build site available. Full, 36 +/- acre farm also listed (North River Farm). All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Tom Petry at [\(740\) 877-6326](tel:7408776326).

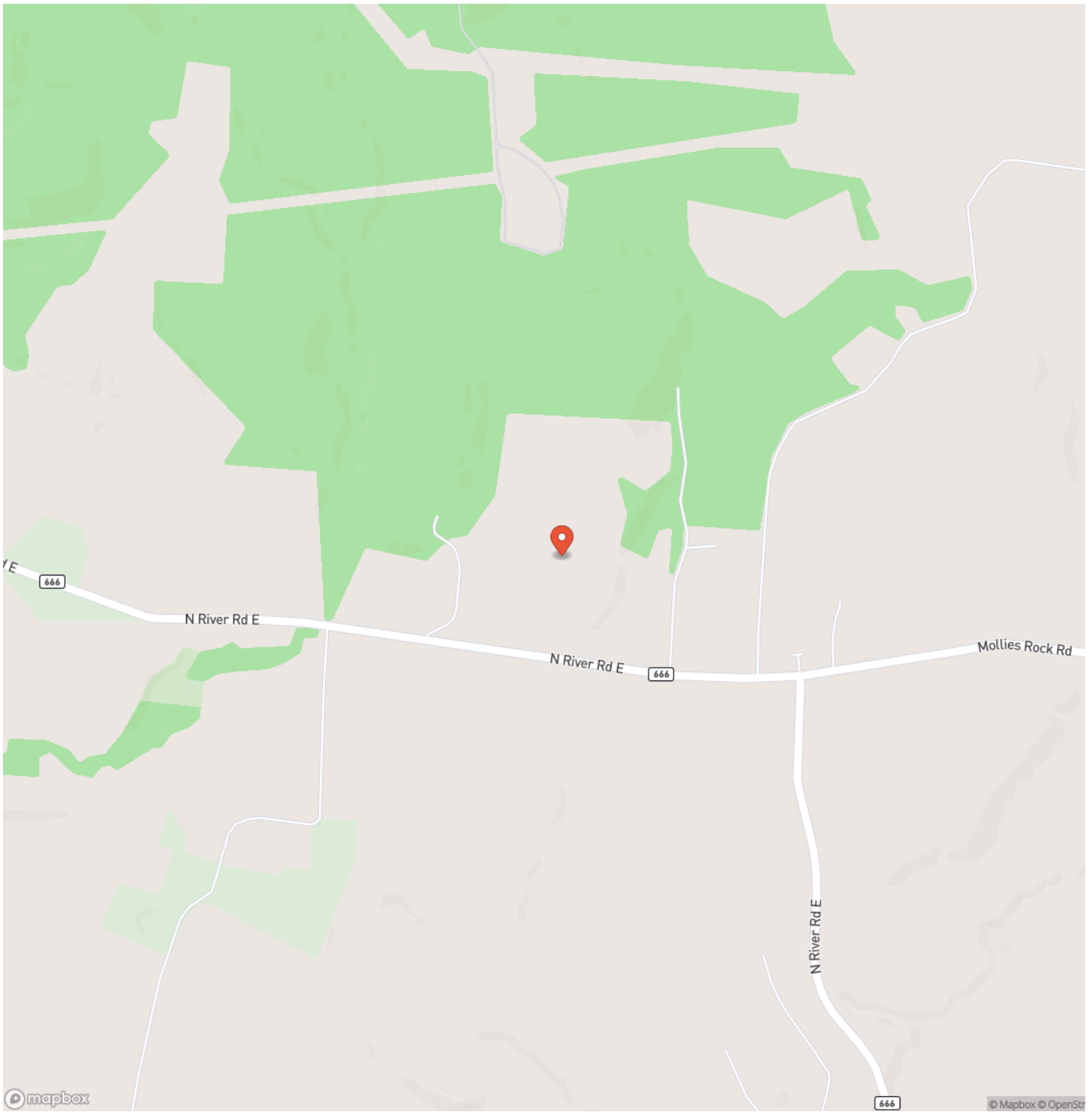
Disclaimer: The boundary lines shown are approximate, subject to a new survey and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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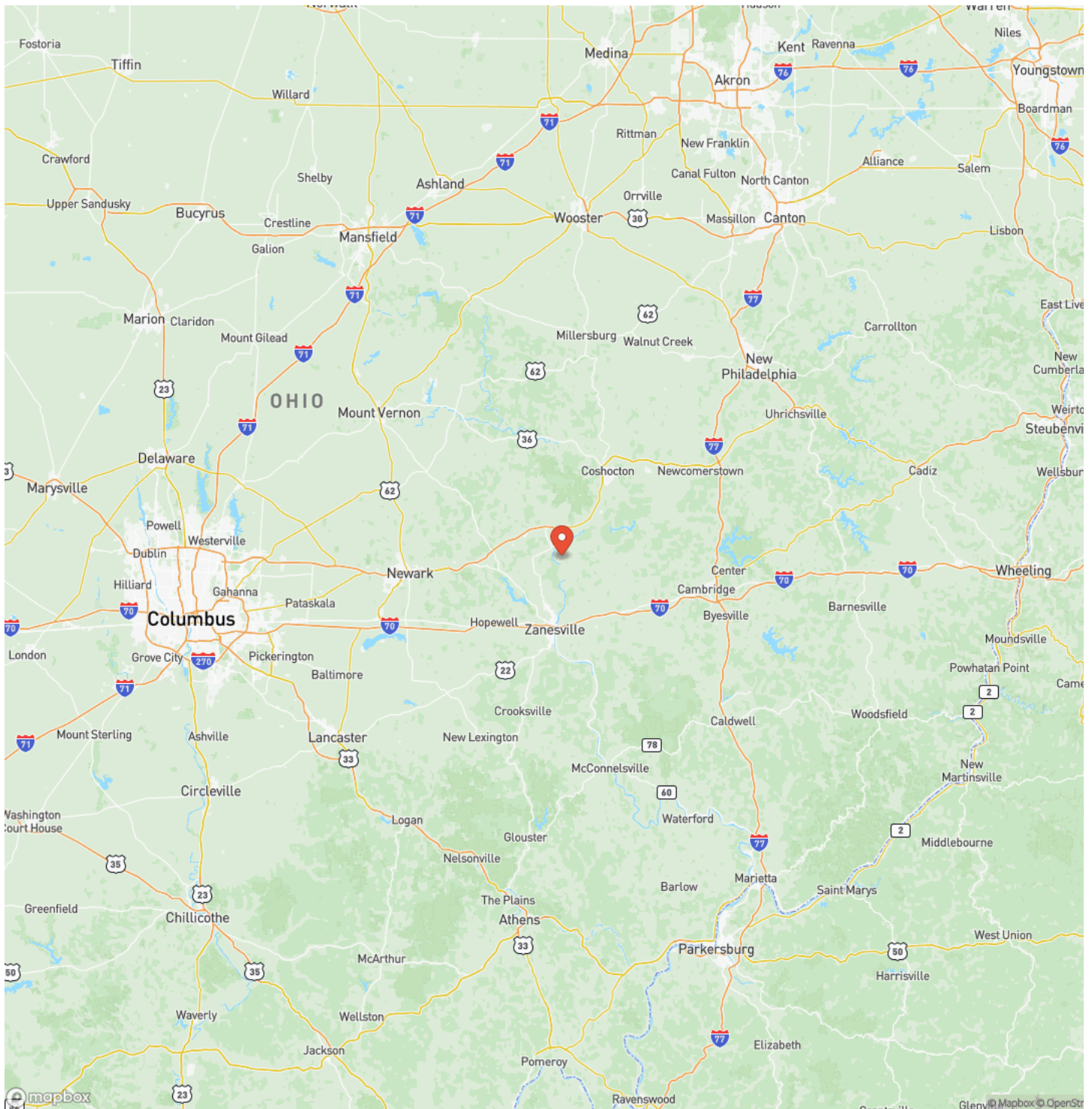
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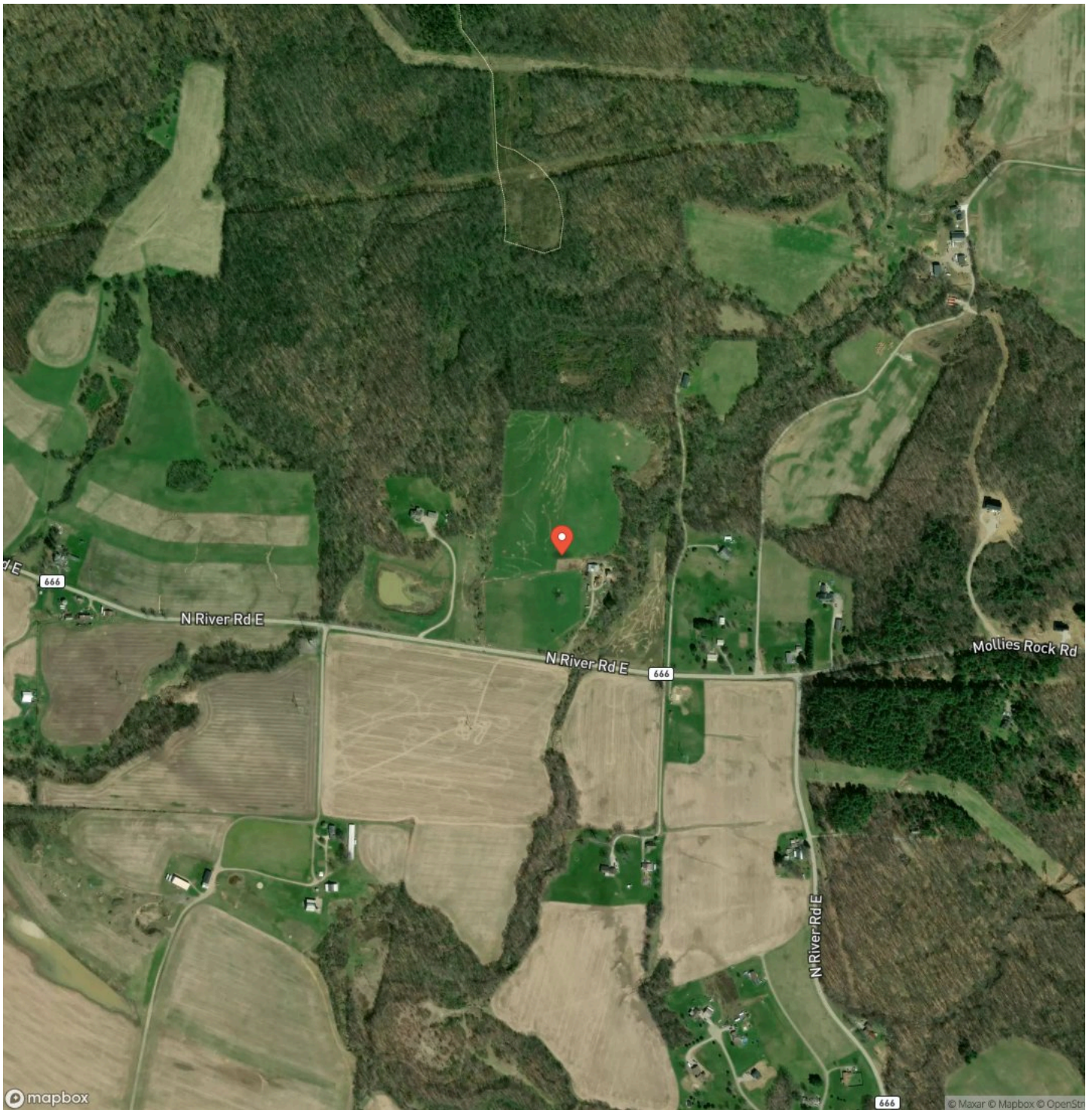
## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

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