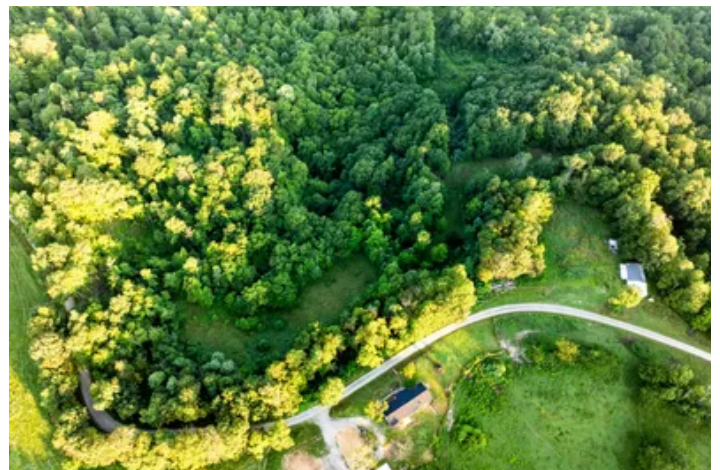


**Tract 2 Sunset Ridge Farm**  
10285 Dozer Ridge Rd-Tract 2  
Blue Rock, OH 43720

**\$98,400**  
8± Acres  
Muskingum County





**Tract 2 Sunset Ridge Farm**  
**Blue Rock, OH / Muskingum County**

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**SUMMARY**

**Address**

10285 Dozer Ridge Rd-Tract 2

**City, State Zip**

Blue Rock, OH 43720

**County**

Muskingum County

**Type**

Farms, Horse Property, Ranches, Recreational Land, Lot

**Latitude / Longitude**

39.777131 / -81.986131

**Acreage**

8

**Price**

\$98,400

**Property Website**

<https://arrowheadlandcompany.com/property/tract-2-sunset-ridge-farm-muskingum-ohio/86682/>



## Tract 2 Sunset Ridge Farm Blue Rock, OH / Muskingum County

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### **PROPERTY DESCRIPTION**

Take a look at this 8 +/- acre property in Muskingum County, Ohio, Tract 2 of Sunset Ridge Farm, presenting a great opportunity to build! This great build site showcases a mixture of open clearings, timber, and a great amount of wildlife! With water well, septic and electric available on the property. (Utilities need to be verified they are in working order). This is a property that is build-ready for a home providing you the chance to live the rural lifestyle! In addition to the 8 +/- acres, Sunset Ridge Farm can also be purchased as a whole 42 +/- acres which will lend you the opportunity of several potential lot splits (complete survey package available/optional). Regardless of your goals, if you are looking for a homesite on a beautiful piece of Ohio's landscapes, this 8 +/- acres is a must see! The property is located only 25 +/- minutes south of Interstate 70 and the town of Zanesville where you will find everything you need from shopping, restaurants & entertainment to employment opportunities in a town that is growing rapidly in all aspects. 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 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.



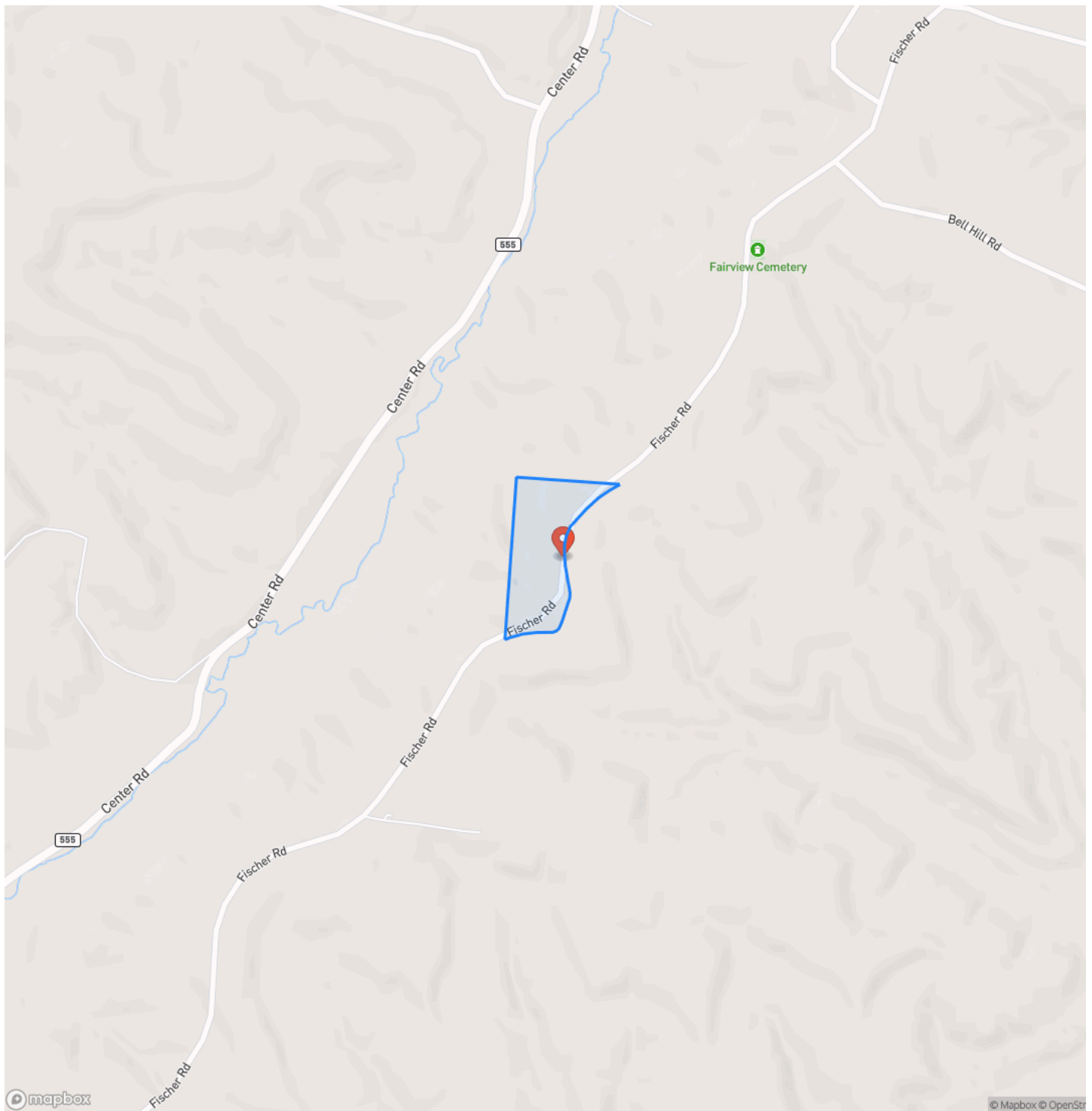
Tract 2 Sunset Ridge Farm  
Blue Rock, OH / Muskingum County

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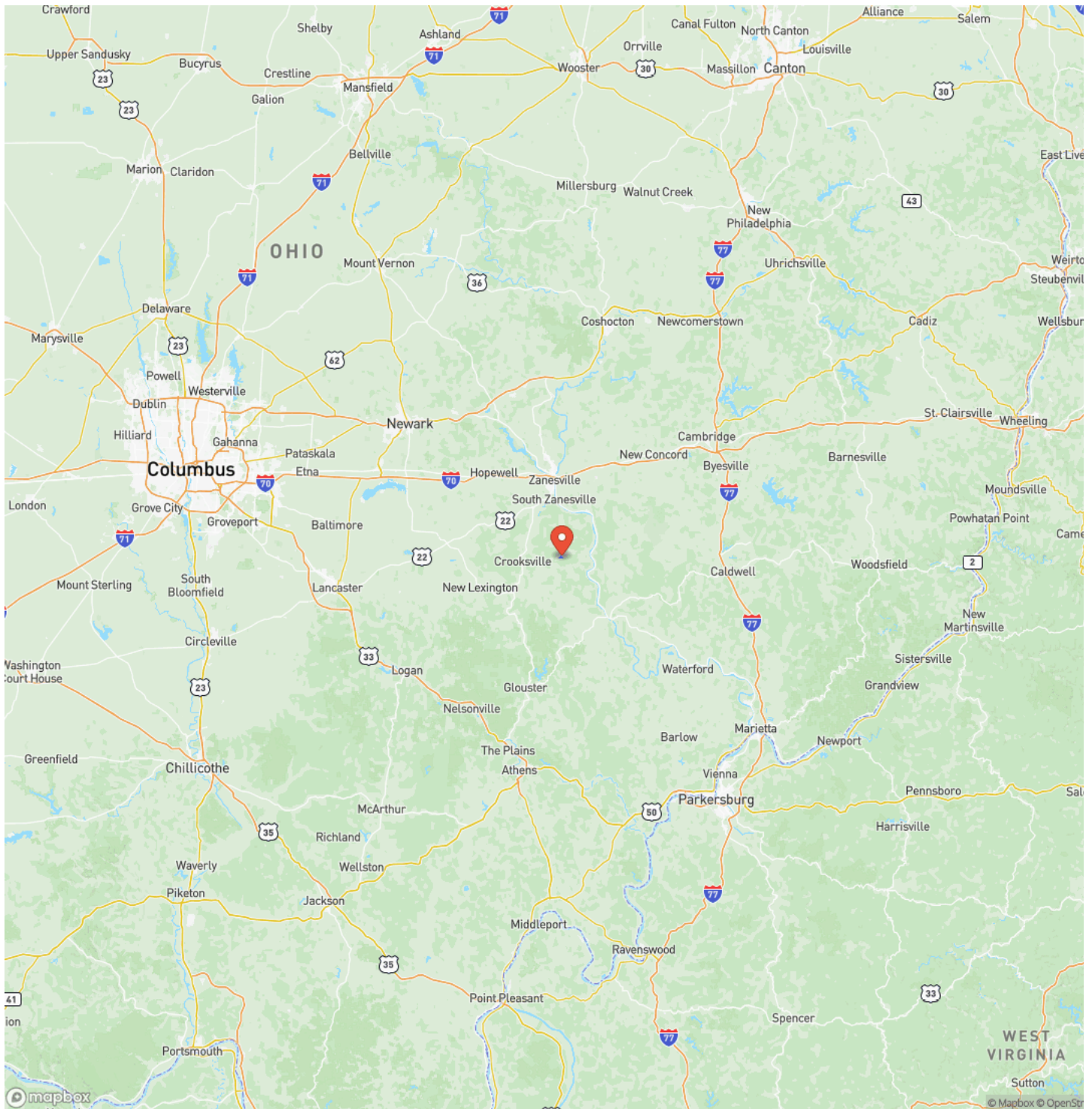




## Locator Map

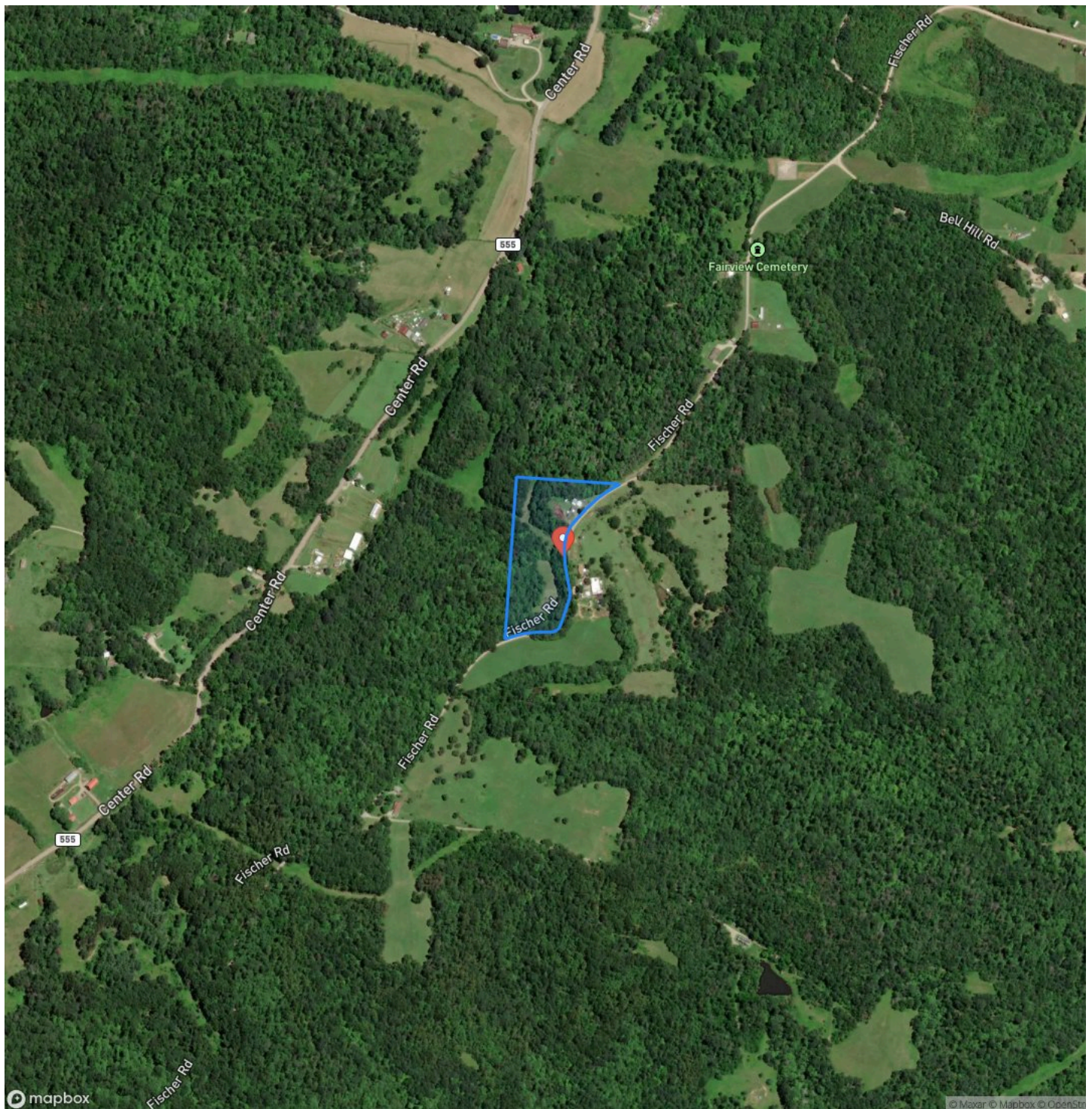


## Locator Map





## Satellite Map



**Tract 2 Sunset Ridge Farm**  
**Blue Rock, OH / Muskingum County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tom Petry

## Mobile

(740) 877-6326

## Email

tom.petry@arrowheadlandcompany.com

### Address

City / State / Zip

## NOTES

[illegible]

**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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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