

**Tract 1 Sunset Ridge Farm**  
10285 Dozer Ridge Road-Tract 1  
Blue Rock, OH 43720

**\$475,200**  
32± Acres  
Muskingum County



**Tract 1 Sunset Ridge Farm**  
**Blue Rock, OH / Muskingum County**

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**SUMMARY**

**Address**

10285 Dozer Ridge Road-Tract 1

**City, State Zip**

Blue Rock, OH 43720

**County**

Muskingum County

**Type**

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

**Latitude / Longitude**

39.77642 / -81.984998

**Dwelling Square Feet**

1100

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

32

**Price**

\$475,200

**Property Website**

<https://arrowheadlandcompany.com/property/tract-1-sunset-ridge-farm-muskingum-ohio/86680/>



## Tract 1 Sunset Ridge Farm

### Blue Rock, OH / Muskingum County

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#### **PROPERTY DESCRIPTION**

Take a look at this beautiful 32 +/- acre property, Tract 1 of Sunset Ridge Farm! The primary feature of this awesome farm is the completely remodeled ranch home with open floor plan, 2 bedroom, 1 bath, full basement and 2 car garage. To the beautiful landscapes of the rolling farm country complete with stables, pastures, woods, ponds and wildlife, opportunities are endless! This is a property that you can call home and live the rural lifestyle for years. Also, this property is offered as a full 42 +/- acres which will also lend you the opportunity of several potential lot splits (complete survey package available/optional) with one being 8 +/- acres with water well, septic and electric available on the property (Utilities need to be verified they are in working order) and ready for another home or other structures. Regardless of your goals, if you are looking for a home on acreage, a hunting retreat or a horse property, this 32 +/- acres is a must see! Tract 1 of Sunset Ridge Farm 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.

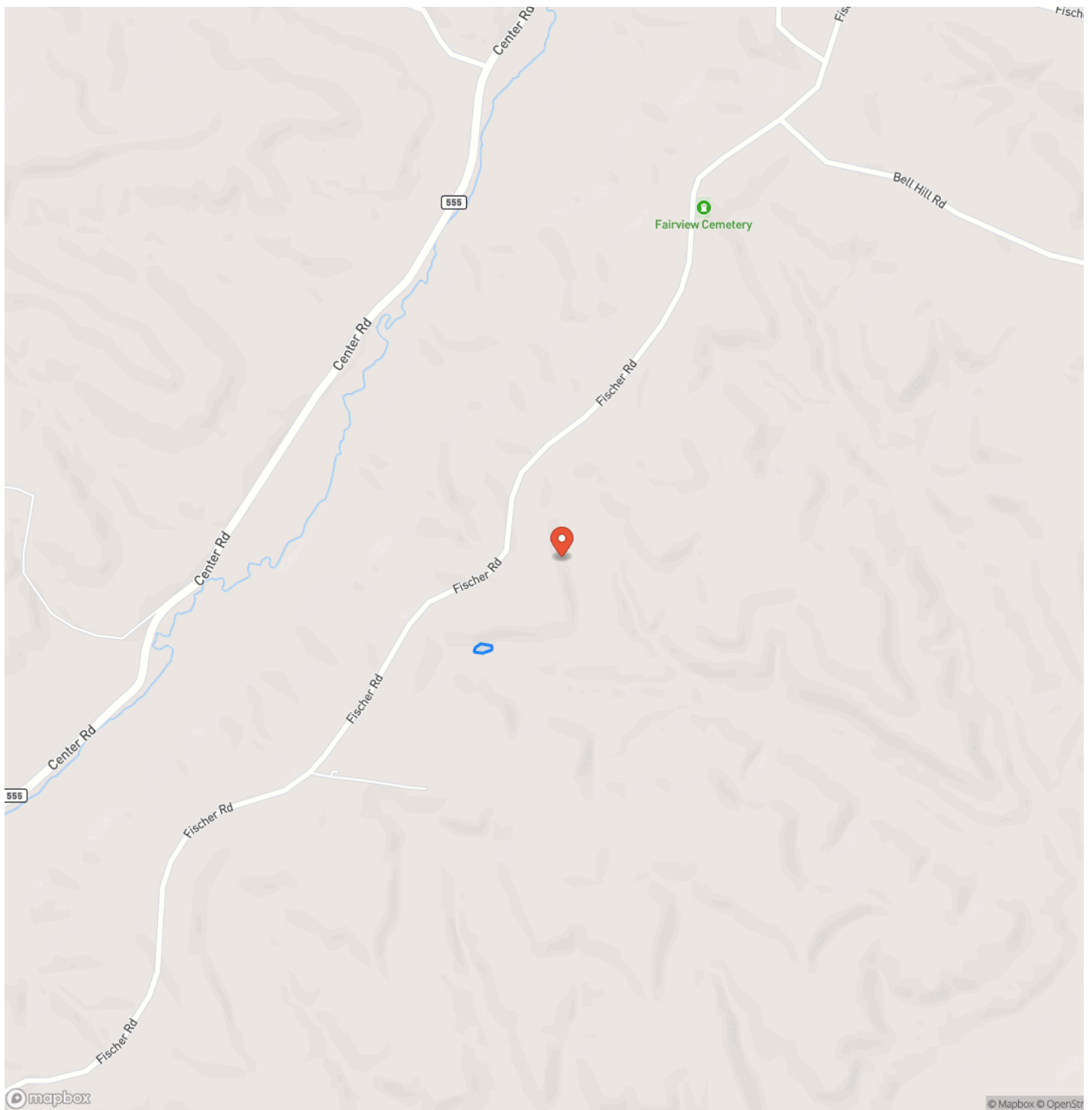


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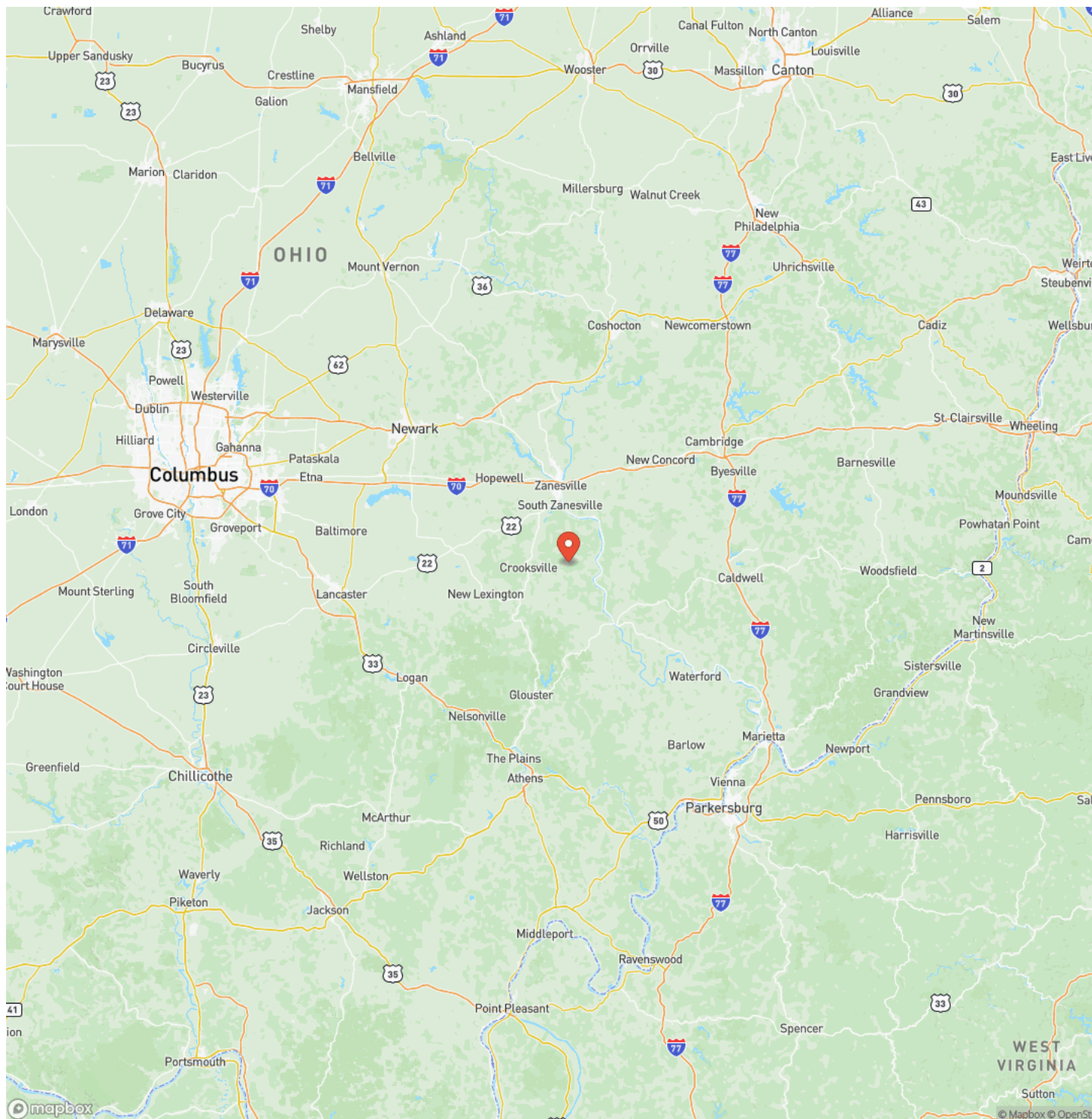


## Locator Map





## Locator Map





## Satellite Map



**Tract 1 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

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**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 extend across the width of the page. There are no margins, text, or other markings on the paper.



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

## **DISCLAIMERS**

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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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