

Country Living With Timber Framed Buildings  
9220 N River Rd  
Dresden, OH 43821

**\$750,000**  
42± Acres  
Muskingum County





## Country Living With Timber Framed Buildings

### Dresden, OH / Muskingum County

#### **SUMMARY**

##### **Address**

9220 N River Rd

##### **City, State Zip**

Dresden, OH 43821

##### **County**

Muskingum County

##### **Type**

Farms, Hunting Land, Residential Property, Horse Property

##### **Latitude / Longitude**

40.089471 / -81.986246

##### **Dwelling Square Feet**

1152

##### **Bedrooms / Bathrooms**

2 / 1

##### **Acreage**

42

##### **Price**

\$750,000

##### **Property Website**

<https://arrowheadlandcompany.com/property/country-living-with-timber-framed-buildings-muskingum-ohio/51830/>



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#### **PROPERTY DESCRIPTION**

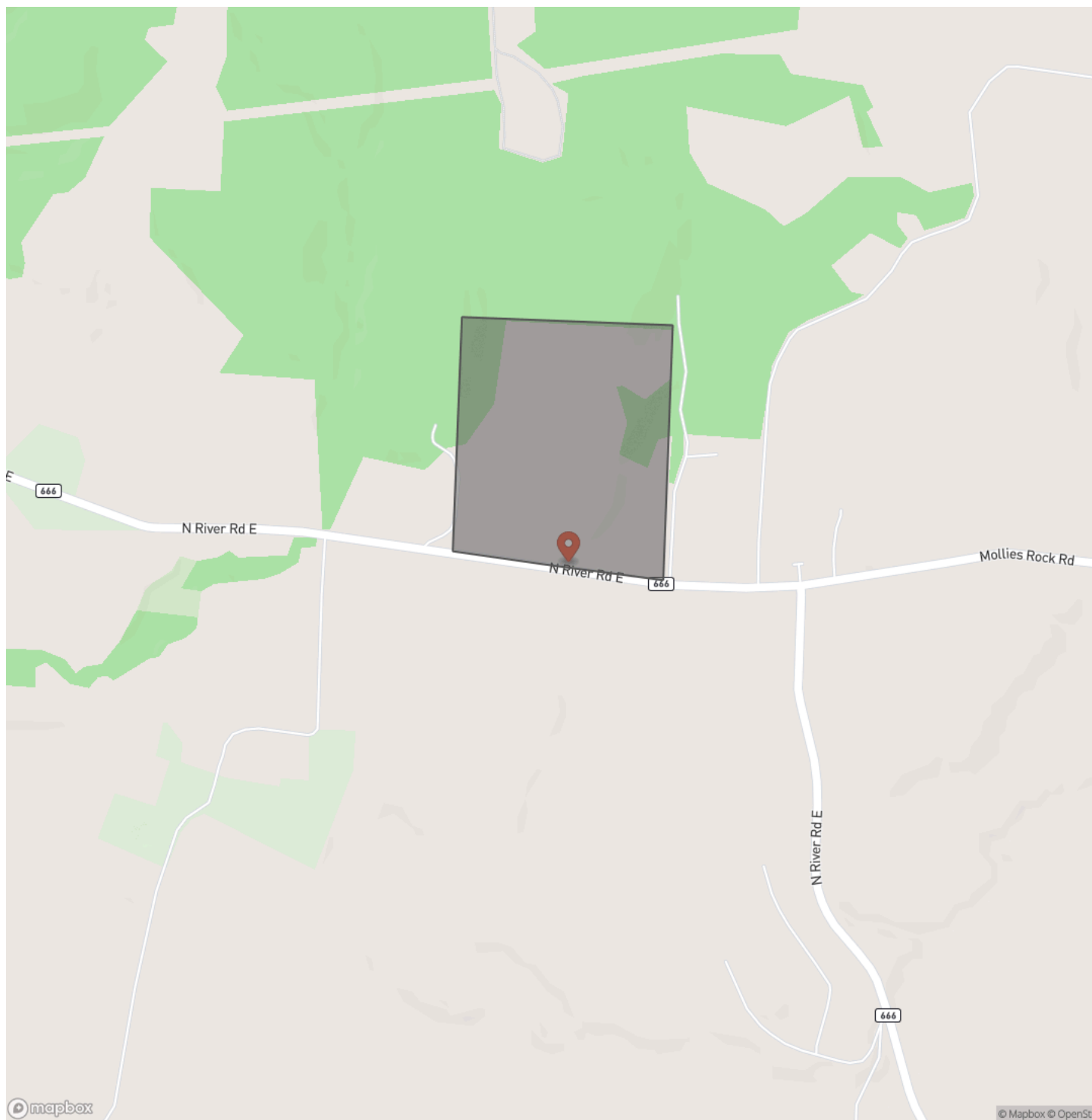
Welcome to Muskingum County and beautiful Dresden, Ohio. Here you will find one of the most awesome farms in the area, complete with custom home, barn and multiple outbuildings. The farm is nestled on +/- 42 acres that borders some public land which makes this property even more appealing. The property has a awesome custom home, built on a rock foundation, beautiful wood finishing and construction, open floor plan, heated with wood stove, an open area kitchen, the most beautiful staircase you will ever use or see, two bedrooms, a brick-layed covered patio and all on the most beautiful 42 acres Muskingum county has to offer. Seller says the buildings are all Timber Framing, with traditional mortise and tenon joinery pegged with oak pegs. The stone work on this home is full stone masonry that is about 18" thick. The attention to details and quality is really something to see, and wait until you see the front door! Some of the materials used are from the property itself, logs sawn on site with local labor and help utilized. The home is a must see! When you inspect and view the barn, you will see that it's a continuation of the owners vision and passion for quality wood construction, utilizing notch and peg practices and built with the working farmer in mind. Large horse stalls are in place to accommodate the working horse, or would be awesome for a horse enthusiast/hobbyist also. A large hay loft is in place, along with other areas for storage, or additional shelter for livestock and other farm animals. There is another custom shed/wood building that is also a custom invention of the seller who does not skimp on details and quality. If you are a fan of wooden structures, metal roofs, and quality craftsmanship, you will want to visit this one of a kind property. There is an awesome private drive, a creek and some beautiful pasture and tillable land. The owners herd of cows are very healthy and they have developed this property to be almost 100 percent self-sustaining. The fields are fenced and offer the farmer and hobbyist many opportunities for livestock and crops. To add to this excellent farm, it borders up to some of the best public hunting land in Ohio. Research Muskingum county for whitetail bucks, it's not a secret that giants live in this area. The property is just north of the Muskingum river and other large farms which have crops, so the bucks are here! This is a working farm and possession is negotiable as the owners will need some time to vacate the property. The seller is willing to teach and share his knowledge of sustainability and farming to help ensure a smooth transition to this excellent opportunity. This property really is a must see, and farms like this are not routinely available. If you want to own one of the most unique properties, which offers farm life, excellent hunting and is still convenient to Columbus and surrounding areas, schedule a showing today. Property is about an hour from Columbus. Please allow 24-48 hours for scheduling viewings. "Sellers" mineral rights convey. Water Well, Electric, and septic on site. All showings are by appointment only. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:937-545-7764) or Josh Grant at [\(330\) 341-0997](tel:330-341-0997).



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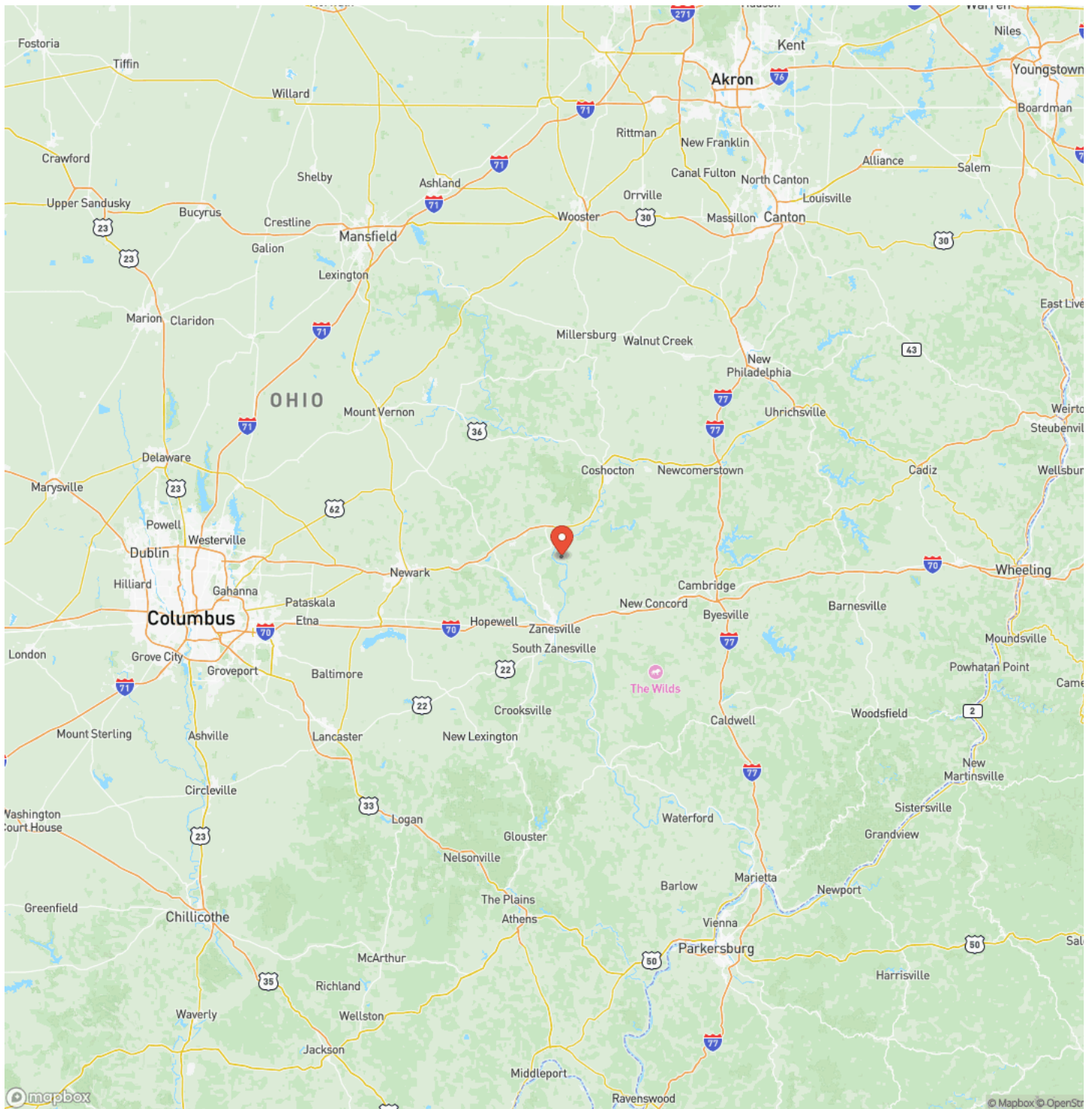


## Locator Map





## Locator Map





## Satellite Map



## Country Living With Timber Framed Buildings

### Dresden, OH / Muskingum County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Brian Whitt

## Mobile

(423) 494-7793

## Email

brian.whitt@arrowheadlandcompany.com

**Address**

## City / State / Zip

Caryville, TN 42349

## NOTES

[illegible]



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## **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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