

Sunset Ridge Farm
10285 Dozer Ridge Rd
Blue Rock, OH 43720

\$535,200
42± Acres
Muskingum County



Sunset Ridge Farm
Blue Rock, OH / Muskingum County

SUMMARY

Address

10285 Dozer Ridge Rd

City, State Zip

Blue Rock, OH 43720

County

Muskingum County

Type

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

Latitude / Longitude

39.776484 / -81.985525

Dwelling Square Feet

1100

Bedrooms / Bathrooms

2 / 1

Acreage

42

Price

\$535,200

Property Website

<https://arrowheadlandcompany.com/property/sunset-ridge-farm-muskingum-ohio/86676/>



PROPERTY DESCRIPTION

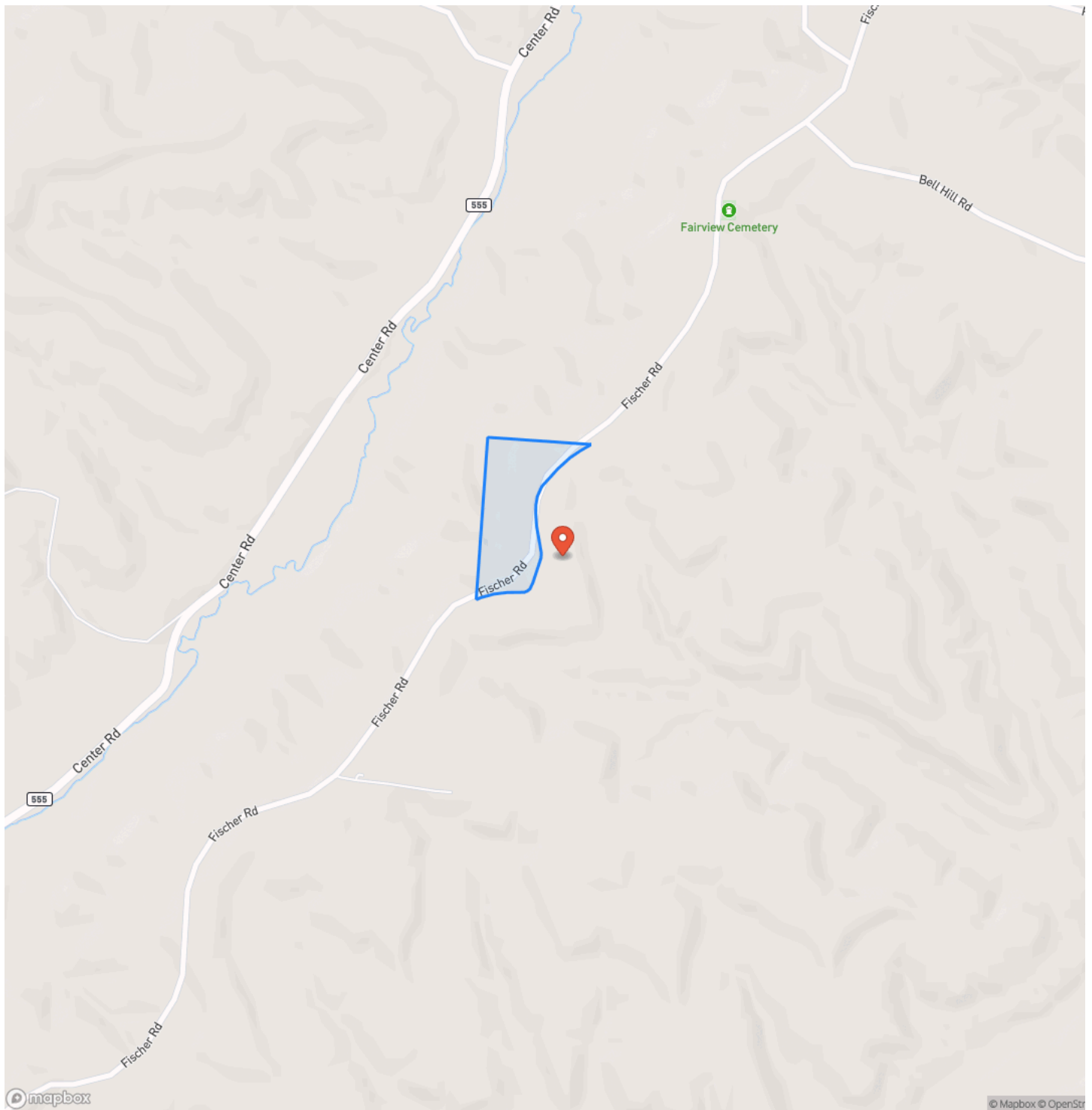
Take a look at this beautiful 42 +/- acre property in Muskingum County, Ohio! The primary feature on the farm is a completely remodeled ranch home with an open floor plan, 2 bedroom, 1 bath, full basement and a 2 car garage. To the beautiful landscapes of the rolling farm country complete with stables, pastures, woods, ponds and wildlife; this property offers you numerous opportunities! This is a property you can call home and live the rural lifestyle for years to come. 8 +/- of the 42 +/- acres is located across the road to the west where there is a great building lot for a family member of a rental home, or simply be used as a second residence for guests. This 8 +/- acres with water well, septic and electric available on the property. (Utilities need to be verified they are in working order). You could also take advantage of the opportunity of several potential lot splits (complete survey package available/optional) with one being 8 +/- acres as well as a 2 +/- acre vacant lot and more. Regardless of your goals, if you are looking for a home on acreage, a hunting retreat, a horse property, or an investment opportunity, this 42 +/- acres is a must see! The 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:740.877.6326).

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.

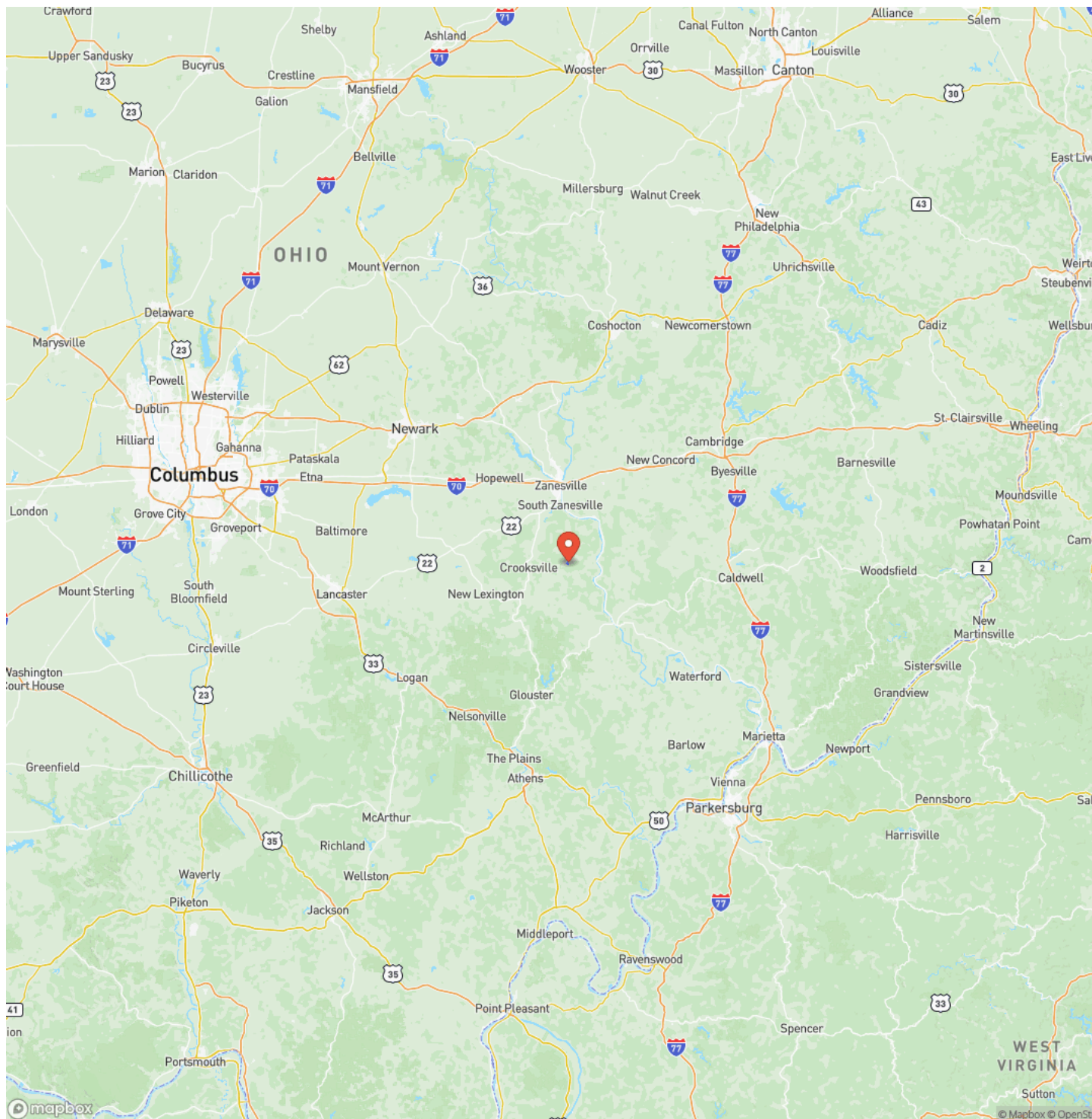
Sunset Ridge Farm
Blue Rock, OH / Muskingum County



Locator Map



Locator Map



Satellite Map



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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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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