

Musky Bend Farm
09220 N River Rd
Dresden, OH 43821

\$465,000
31± Acres
Muskingum County



Musky Bend Farm
Dresden, OH / Muskingum County

SUMMARY

Address

09220 N River Rd null

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/>



PROPERTY DESCRIPTION

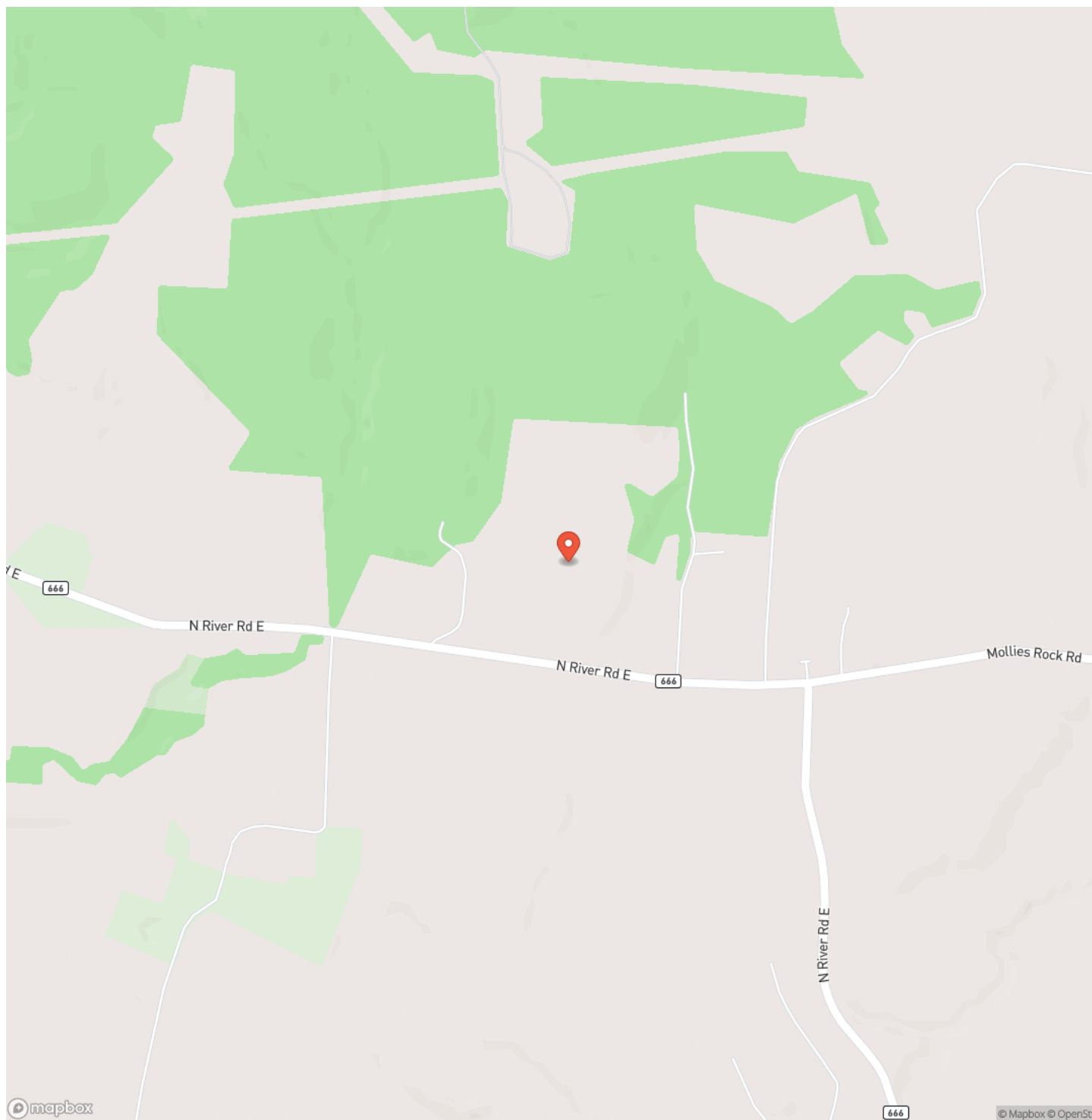
Welcome to the Musky Bend Farm in Muskingum County, Ohio! This 31 +/- acre working farm has so much to offer and even more potential! With a must see custom home, large primary barn with hay loft and horse stalls, a workshop and multiple other sheds and lean to's, this farm is both unique and breathtaking. 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:740.877.6326).

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.

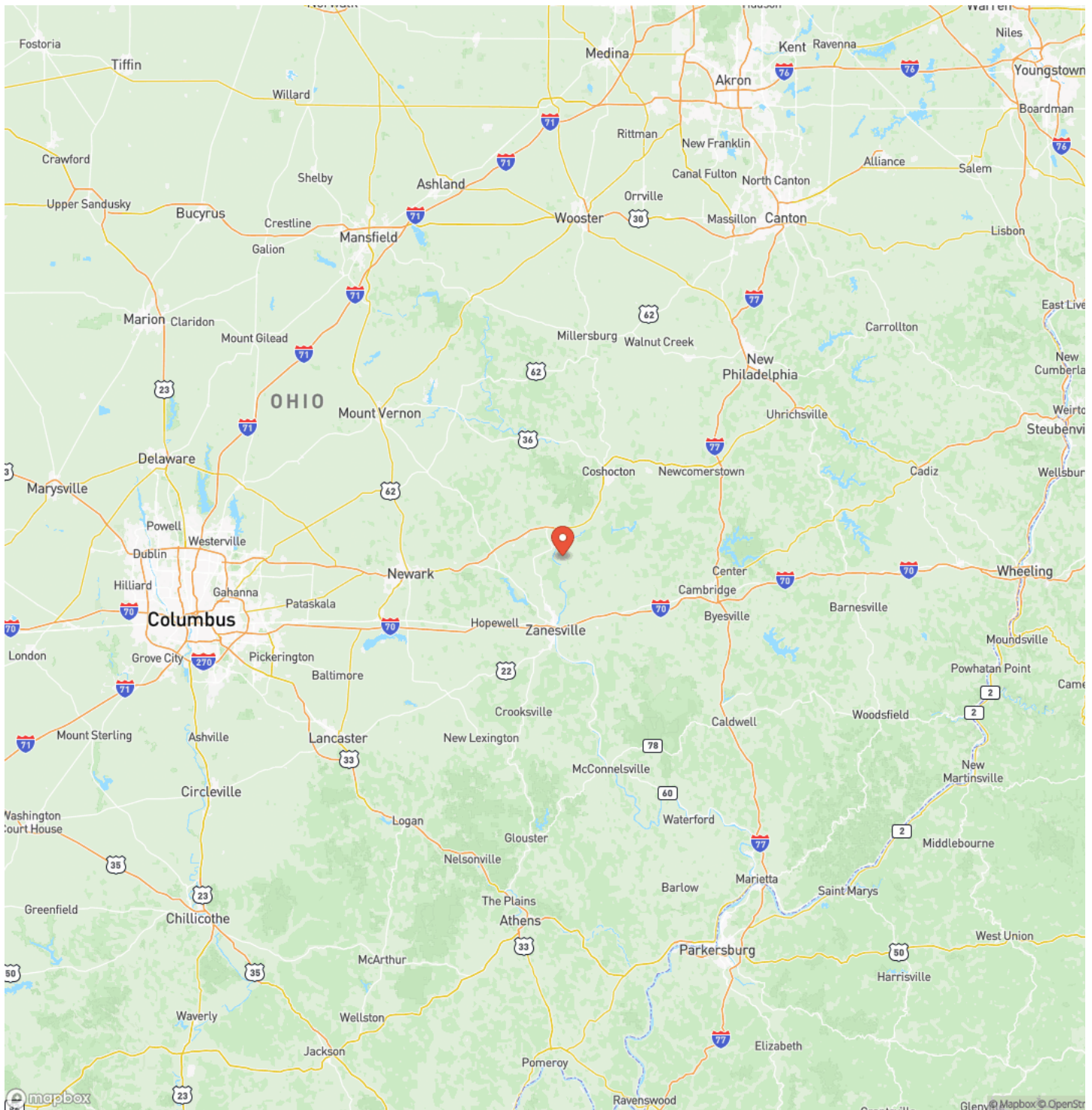
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Dresden, OH / Muskingum County



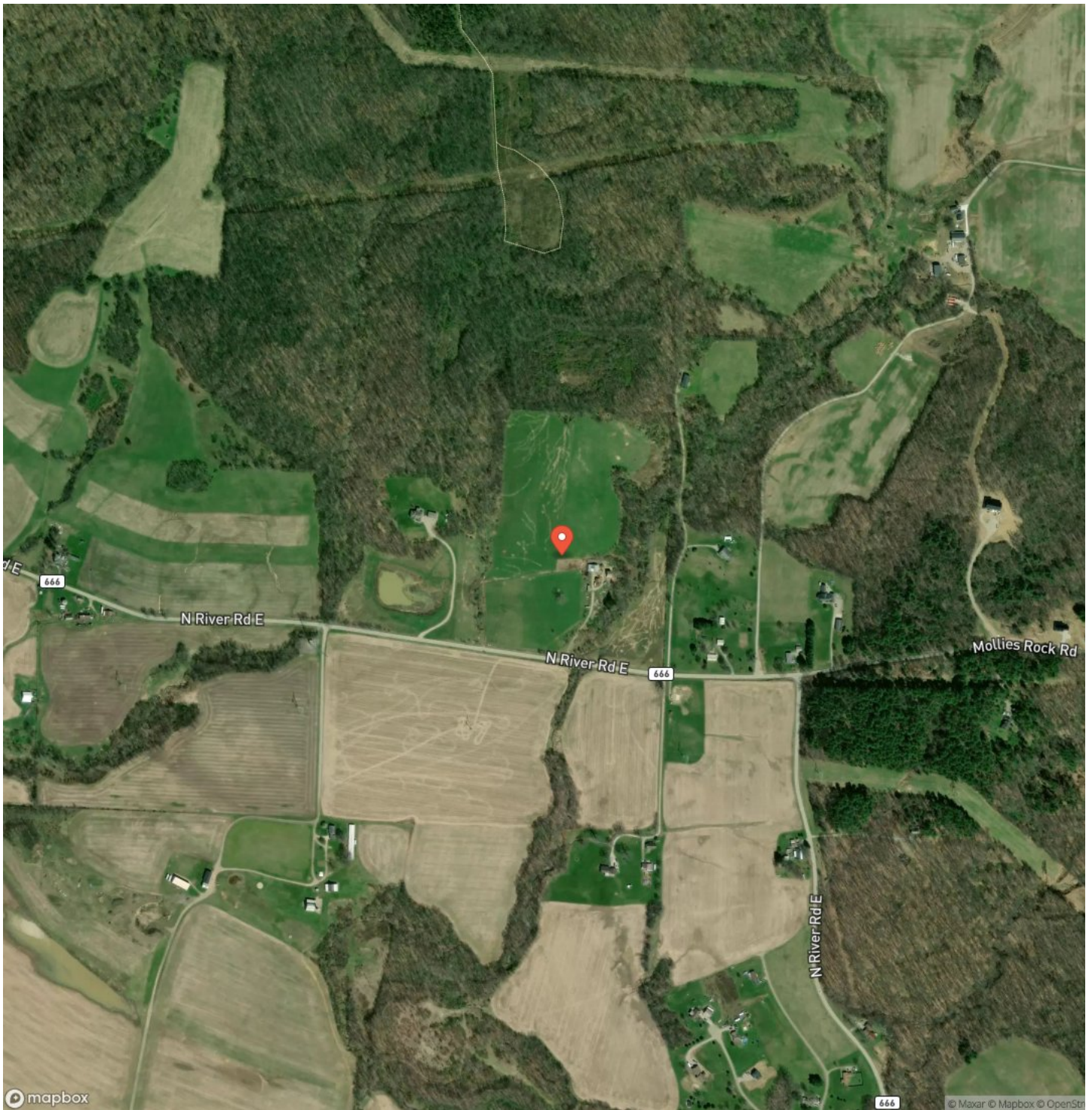
Locator Map



Locator Map



Satellite Map



Musky Bend Farm
Dresden, OH / Muskingum County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tom Petry

Mobile

(740) 877-6326

Email

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Address

City / State / Zip

Zanesville, OH 43701

NOTES



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<https://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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