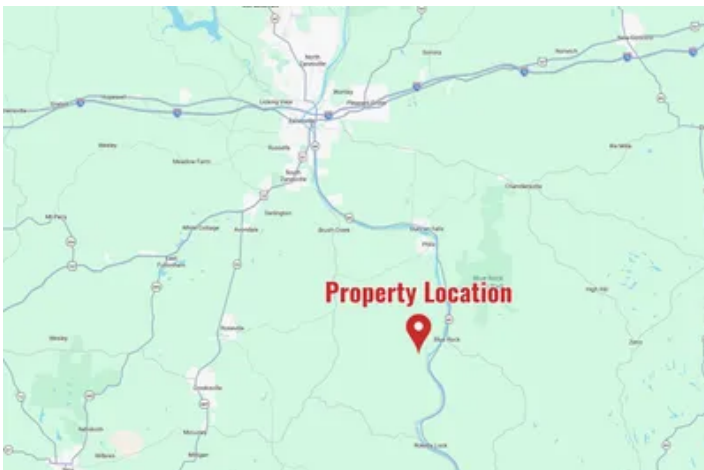
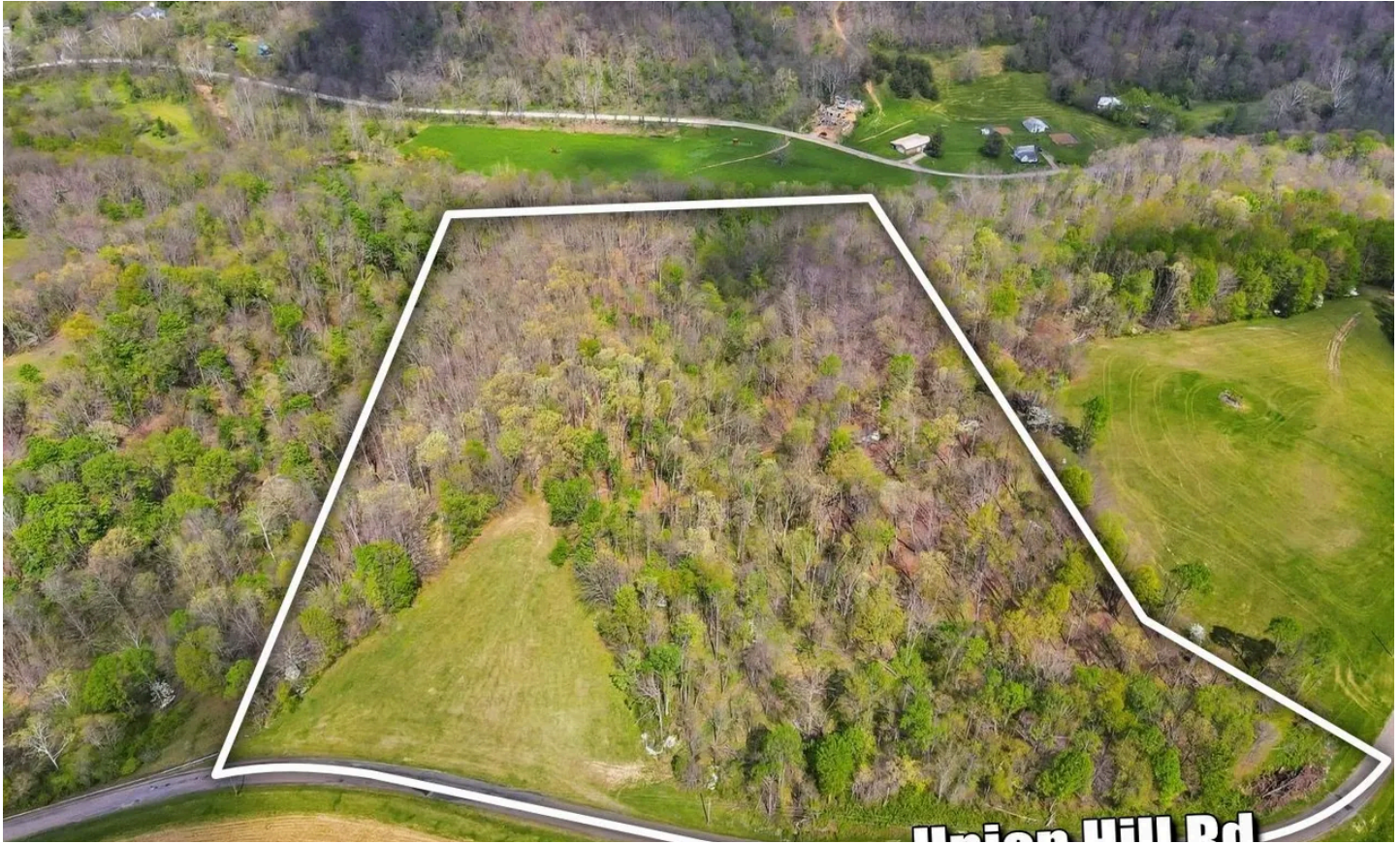


Union Hill Rd - 22 acres in Muskingum County, Ohio
Union Hill Rd
Blue Rock, OH 43720

\$165,000
22± Acres
Muskingum County



Vinny DeFelice
OHIO AGENT

Vinny, raised in Holmes County, developed a passion for the outdoors through hunting and fishing. He began his career as a survey technician before earning a degree in forest management from Hocking College in 2020. He founded Heartland Forest Management, offering consulting services like timber sales and invasive species control. Vinny later became a real estate agent through Hondros College, leveraging his knowledge of Ohio's forests and wildlife to understand land value. An avid hunter, he enjoys pursuing deer and turkey, believing in the rewards of land ownership. Vinny's dedication and integrity drive him to help clients achieve their real estate goals at Mossy Oak Properties.



MOSSY OAK PROPERTIES
Bauer Realty & Auctions

vdefelice@mossyoakproperties.com | 330-465-6346

**Union Hill Rd - 22 acres in Muskingum County, Ohio
Blue Rock, OH / Muskingum County**

SUMMARY

Address

Union Hill Rd

City, State Zip

Blue Rock, OH 43720

County

Muskingum County

Type

Hunting Land

Latitude / Longitude

39.7904 / -81.9161

Acreage

22

Price

\$165,000



Union Hill Rd - 22 acres in Muskingum County, Ohio Blue Rock, OH / Muskingum County

PROPERTY DESCRIPTION

Discover the perfect blend of seclusion, scenery, and convenience with this exceptional 22-acre property on Union Hill Rd in Muskingum County. Ideally located halfway between Zanesville and McConnelsville and just minutes from SR 60, this tract offers easy access while maintaining a peaceful country setting.

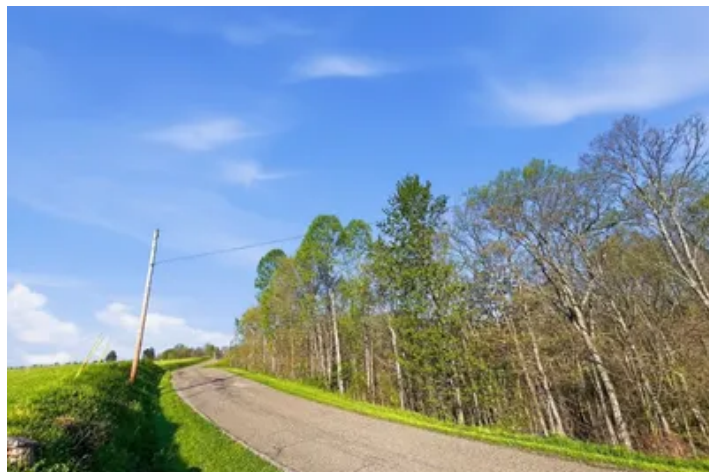
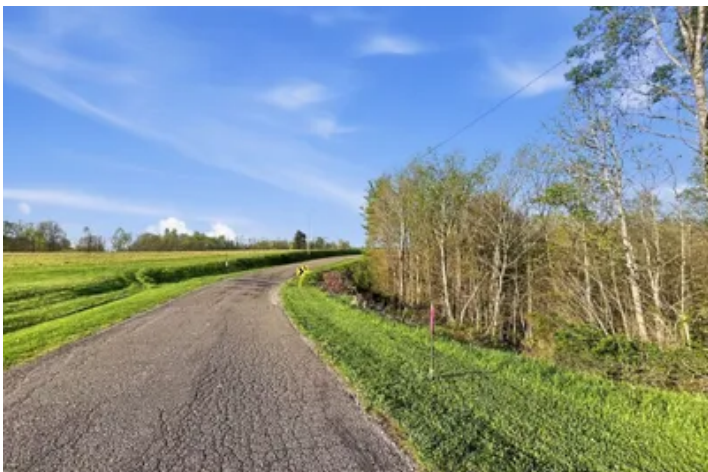
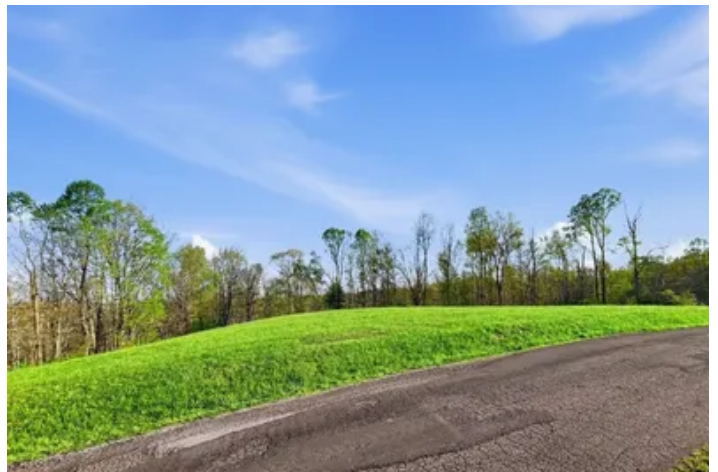
A standout feature of the property is the elevated ridgetop field along the road, one of the nicest potential building sites in the area, offering sweeping views of the surrounding countryside. Imagine enjoying your morning coffee while watching deer filter through the timber and listening to gobbling turkeys in the spring right from your doorstep.

The land is predominantly wooded with a strong stand of young, up-and-coming oaks, including white, red, and chestnut oak, providing excellent wildlife habitat and future timber value. The property was selectively harvested recently and has responded well, creating ideal cover and browse for wildlife while maintaining a clean, attractive appearance.

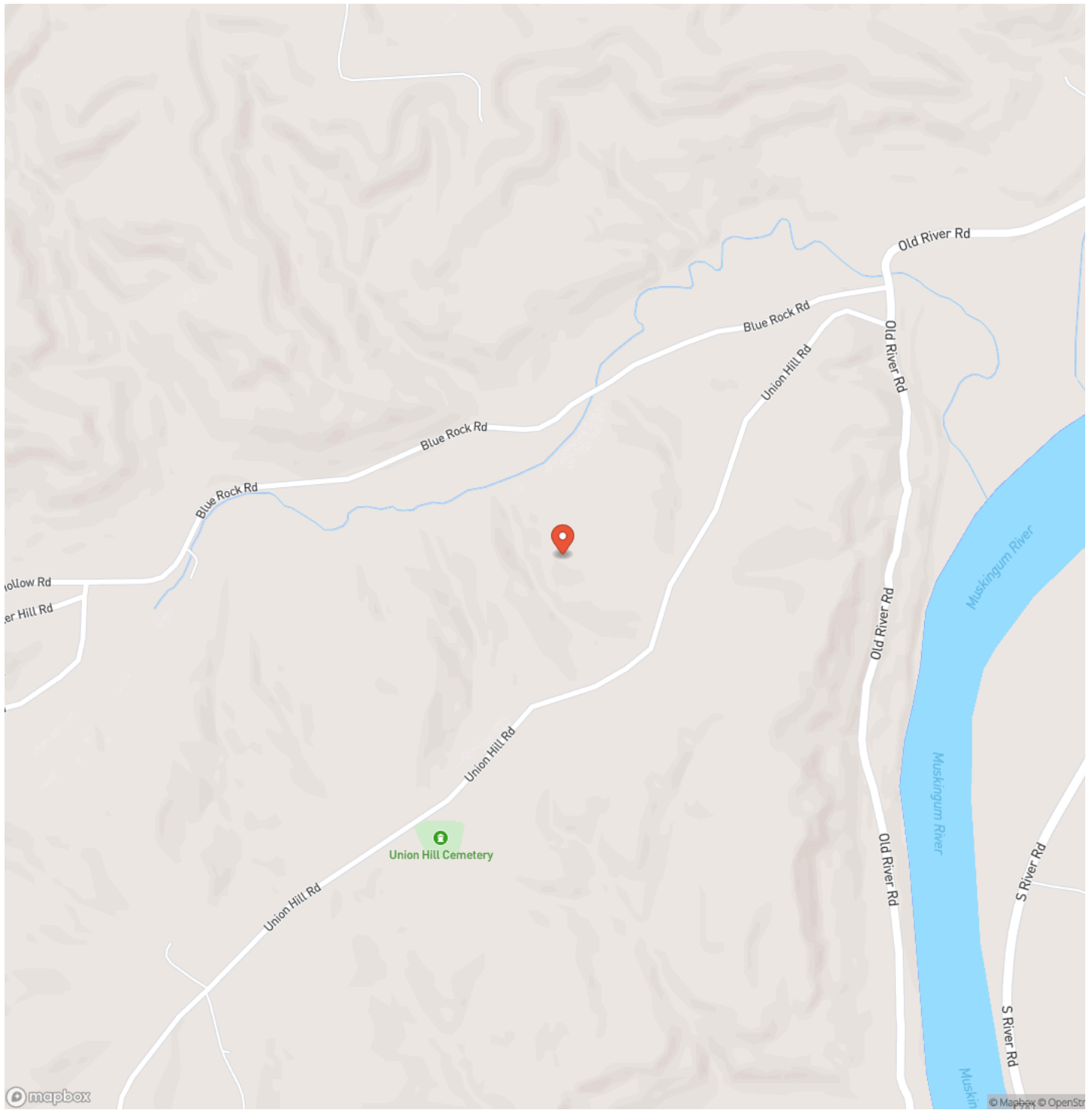
A well-established trail system allows easy access throughout the property, making it perfect for hunting, hiking, or exploring. With abundant deer sign and excellent turkey habitat, this is a turnkey recreational tract where you can truly walk out your back door and hunt.

Utilities including electric, cable, and high-speed internet are available at the road, making this an ideal location for your dream home, cabin, or weekend getaway.

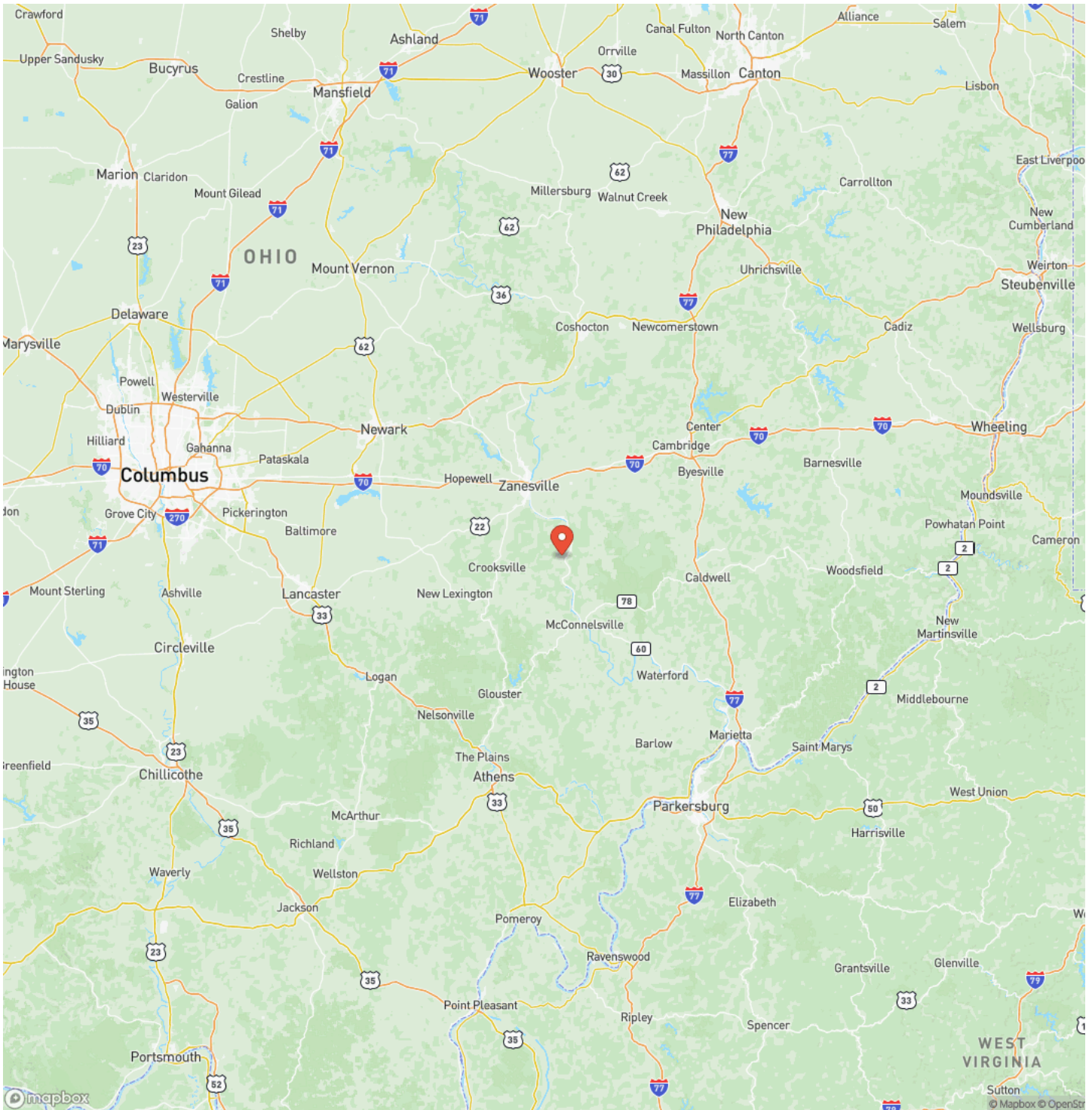
Union Hill Rd - 22 acres in Muskingum County, Ohio
Blue Rock, OH / Muskingum County



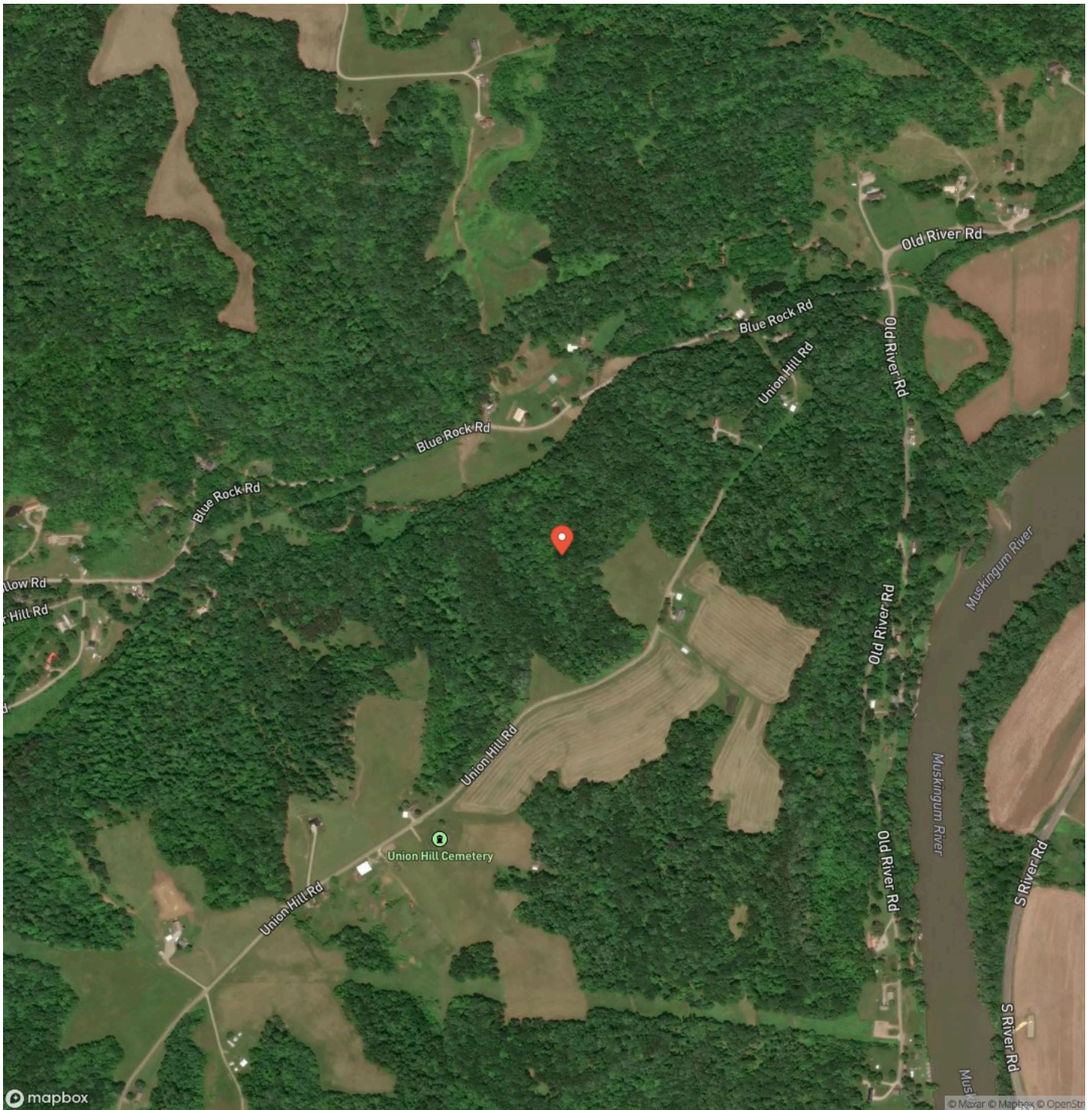
Locator Map



Locator Map



Satellite Map



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.

Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 829-7070
<https://www.mossoakproperties.com/>

