

**Cannelville Rd - 152 acres - Muskingum  
County**  
0 Cannelville Rd  
Roseville, OH 43777

**\$459,900**  
152.648± Acres  
Muskingum County





**Cannelville Rd - 152 acres - Muskingum County**  
**Roseville, OH / Muskingum County**

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**SUMMARY**

**Address**

0 Cannelville Rd

**City, State Zip**

Roseville, OH 43777

**County**

Muskingum County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

39.804348 / -82.024923

**Taxes (Annually)**

848

**Acreage**

152.648

**Price**

\$459,900

**Property Website**

<https://ohiolandforsale.com/property/cannelville-rd-152-acres-muskingum-county-muskingum-ohio/21513/>



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**PROPERTY DESCRIPTION**

152 acres for sale in Muskingum County, Ohio. Whitetail and turkeys galore on this large eastern Ohio tract of land. Great place for your new hunting camp. Build a cabin or home near the road or back on the hill top. This property is perfect for growing and holding those trophy bucks. Big rolling hills and trails throughout.

Features of this property include:

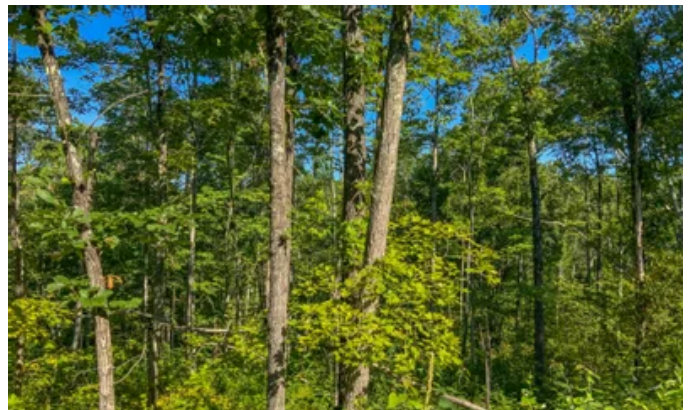
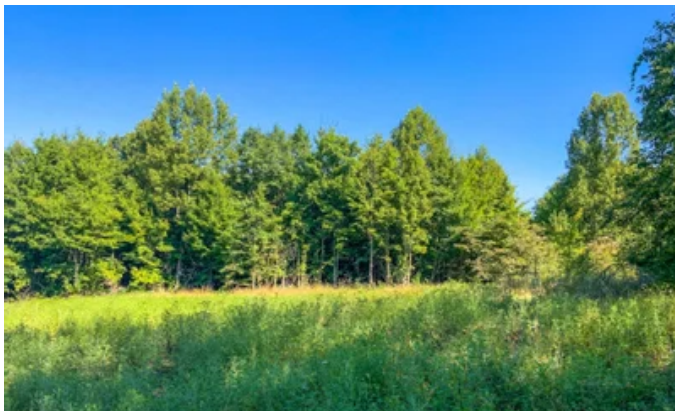
- 152.648 total acres
- Majority of the property is old pasture regenerated to forestland
- Woods consist of mostly immature mixed hardwoods
- Some of the best wildlife habitat around
- Perfect for growing those big bucks you dream about
- Deer sign is everywhere
- Great building site near the road or get secluded back on the hilltop
- Electric is at the road
- Creek runs down one side of property
- Topography is big rolling hills and valleys
- Mineral rights previously reserved
- Trails throughout
- Rural area but easy commute
- Area is known for great hunting and Muskingum County is one of the best in Ohio
- This property has it all

If you have been in search of a fantastic hunting property then look no further. This property is perfect for all of your recreational activities. Located just far enough away from everything but yet close enough to run to town for supplies. Call today before it's gone!



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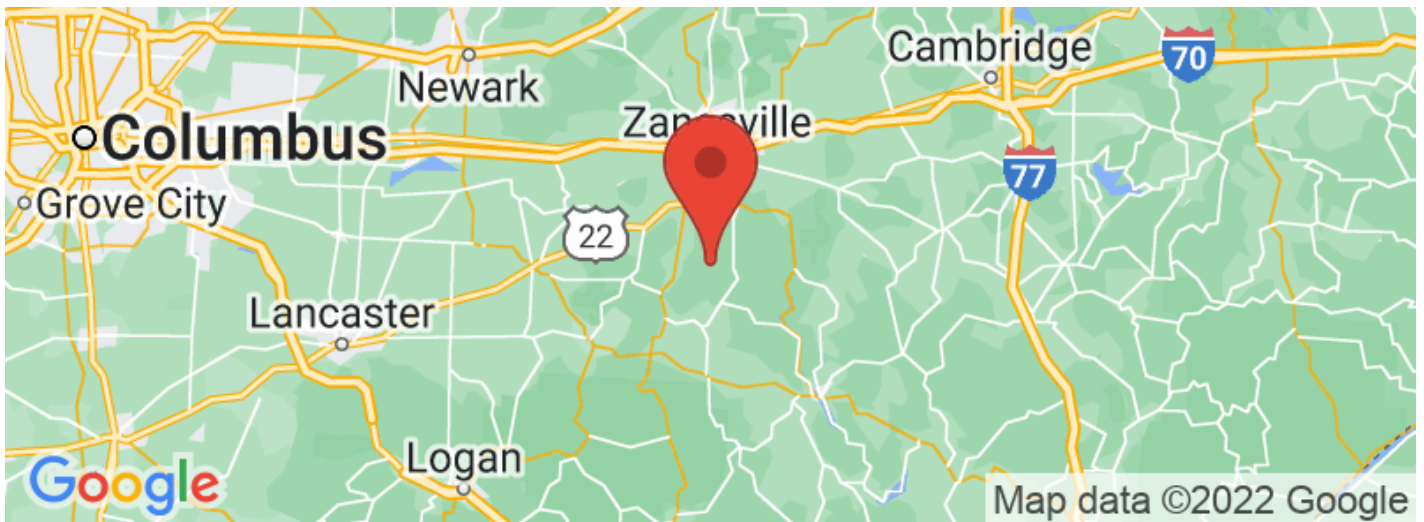
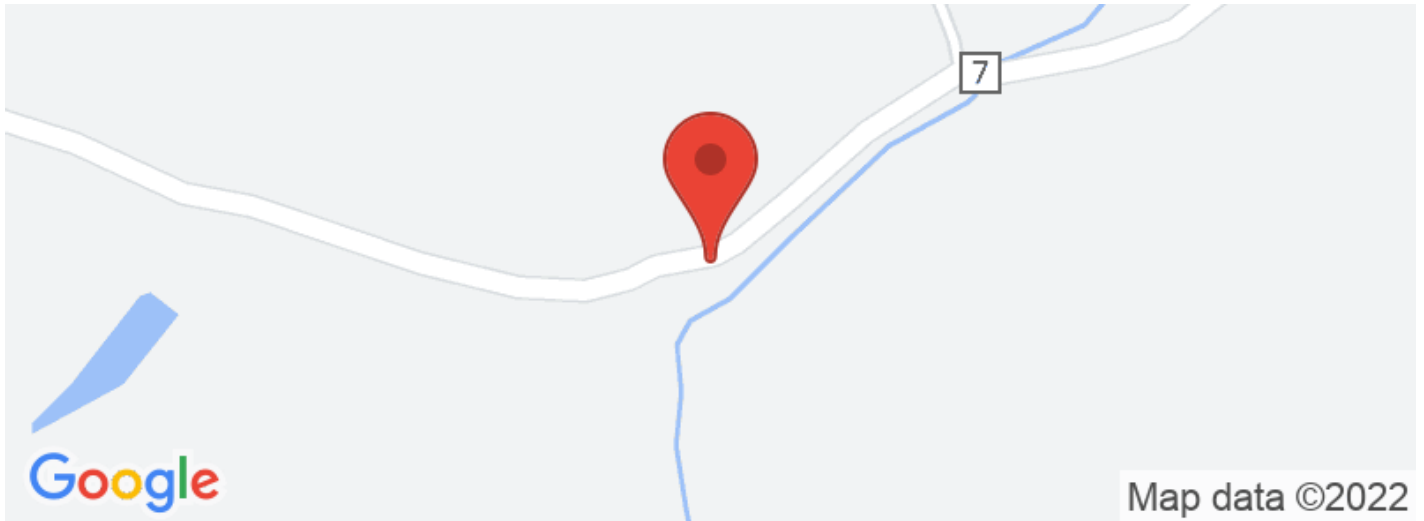
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## Locator Maps





Cannelville Rd - 152 acres - Muskingum County  
Roseville, OH / Muskingum County

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## Aerial Maps



Cannelville Rd - 152 acres - Muskingum County  
Roseville, OH / Muskingum County

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## LISTING REPRESENTATIVE

For more information contact:



### Representative

Jon Collins

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### Email

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### Address

PO Box 896

### City / State / Zip

Pickerington, OH 43147

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## NOTES

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# 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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