

**Pletcher Hill Rd - 40 acres - Muskingum
County**
2920 Pletcher Hill Rd
Blue Rock, OH 43720

\$229,900.00
40 +/- acres
Muskingum County



**Pletcher Hill Rd - 40 acres - Muskingum County
Blue Rock, OH / Muskingum County**

SUMMARY

Address

2920 Pletcher Hill Rd

City, State Zip

Blue Rock, OH 43720

County

Muskingum County

Type

Residential Property, Hunting Land

Latitude / Longitude

39.79663 / -81.98075

Taxes (Annually)

2375

Dwelling Square Feet

960

Bedrooms / Bathrooms

3 / 1

Acreage

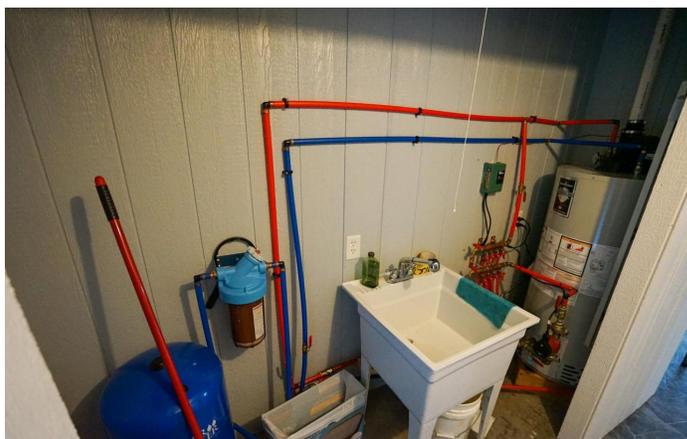
40

Price

\$229,900.00

Property Website

<https://ohiolandforsale.com/property/pletcher-hill-rd-40-acres-muskingum-county-muskingum-ohio/10536>



Pletcher Hill Rd - 40 acres - Muskingum County
Blue Rock, OH / Muskingum County

PROPERTY DESCRIPTION

40 acres of land with a gorgeous cabin for sale in Muskingum County, Ohio. The perfect getaway from it all! With this secluded cabin offering plenty of privacy and the peace and quiet of the country. Your own 40 acres to hunt, ride atv's, have a garden, hike, or just enjoy nature. The cabin is pretty much brand new and ready for your own finishing touches. Free gas for heat, electric, county approved septic, and a cistern for water are all in place and ready for use.

Additional features of the cabin include:

- 960 square feet on the main floor plus additional square footage upstairs
- 2 bedroom
- 1 full bath
- Main floor utility area/mudroom,
- Large open great room including living, dining, & kitchen areas
- Complete wrap-around patio area
- Free Gas Heat!
- Radiant heat in the floors and vent-less gas wall heater & electric baseboard as backup
- County approved septic system & a cistern
- Electric installed and hooked up
- Vinyl siding and a metal roof

Property features include:

- 40 total acres
- Approximately 25 acres of woods with a good mix of trees



- Approximately 15 acres of open fields
- Fields are great bedding areas for wildlife or could be cleared for livestock
- Great area for hunting with plenty of deer sign
- Easement for access off the road
- Easy commute being located just off a state route
- 19 minutes from Zanesville, 1 hour 10 minutes from Downtown Columbus
- Only 2 hours and 23 minutes from Pittsburgh, PA
- All mineral rights transfer ATO

This is a great deal for the money and will not last long. Grab your boots and come take a look before you miss out. Current annual taxes are \$2375. Call today with any questions or to schedule a time to view the property.

Pletcher Hill Rd - 40 acres - Muskingum County
Blue Rock, OH / Muskingum County



Pletcher Hill Rd - 40 acres - Muskingum County
Blue Rock, OH / Muskingum County

Locator Maps



Pletcher Hill Rd - 40 acres - Muskingum County
Blue Rock, OH / Muskingum County

Aerial Maps



**Pletcher Hill Rd - 40 acres - Muskingum County
Blue Rock, OH / Muskingum County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jon Collins

Mobile

(614) 419-3924

Email

jcollins@mossyoakproperties.com

Address

PO Box 896

City / State / Zip

Pickerington, OH, 43147

NOTES

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.

Mossy Oak Properties Bauer Real Estate
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
OhioLandForSale.com

