

**Porter Run Rd - 38 acres - Muskingum  
County**  
8653 Porter Run Rd  
Roseville, OH 43777

**\$159,900.00**  
38.490 +/- acres  
Muskingum County





**Porter Run Rd - 38 acres - Muskingum County**  
**Roseville, OH / Muskingum County**

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**SUMMARY**

**Address**

8653 Porter Run Rd

**City, State Zip**

Roseville, OH 43777

**County**

Muskingum County

**Type**

Recreational Land

**Latitude / Longitude**

39.8391 / -82.1591

**Acreage**

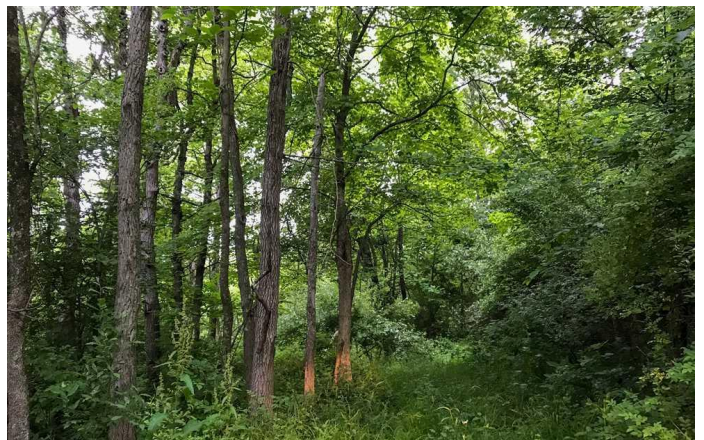
38.490

**Price**

\$159,900.00

**Property Website**

<https://ohiolandforsale.com/property/porter-run-rd-38-acres-muskingum-county-muskingum-ohio/9350/>



## **PROPERTY DESCRIPTION**

Hunting at its finest in one of Ohio's top trophy deer counties. This property provides great habitat for the wildlife, allowing them to feel safe and grow to their potential. This would also make a great place to build a cabin or your new home. Located on a dead end shared access its very secluded and private.

Features of the property include:

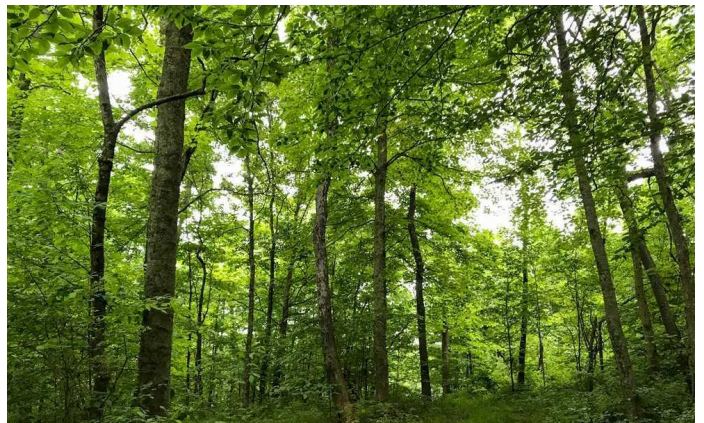
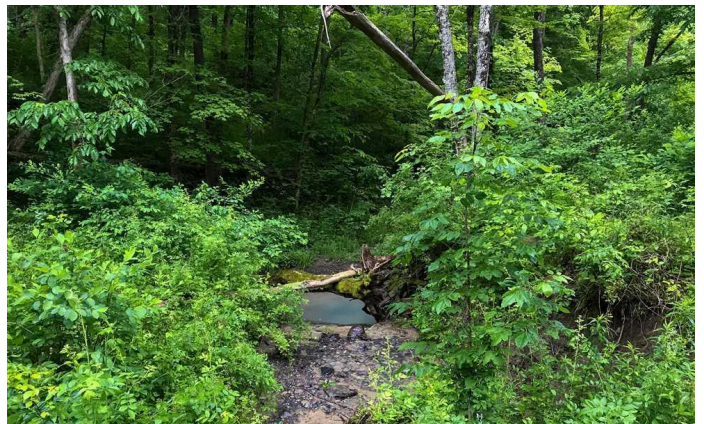
- 38.49 total acres
- Nearly all wooded
- Mostly younger growth timber
- Great cover for wildlife
- Perfect for a hunting camp
- Small streams run through the property
- Some trails for easier access throughout
- Powerline crosses through property
- Few areas good for food plots
- Old garage needs TLC
- Has storage tank for water but several neighbors have wells
- Septic was approved for 3 bedroom home
- Electric on site
- 1986 mobile home in disrepair
- Shared easement access to property
- Small pond
- Oil & Gas rights reserved
- Topography is mostly rolling

Own your own little piece of the country. Strap on your boots and come take a look. Current annual taxes are \$386. Call today with any questions or to schedule a time to view the property. Showings by appointment only.



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## Locator Maps



## Aerial Maps



**Porter Run Rd - 38 acres - Muskingum County**  
**Roseville, OH / Muskingum County**

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**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

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





## **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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