

Oakland Church Rd - 5 acres
5 acres Oakland Church Rd
Chandlersville, OH 43727

\$189,900
5± Acres
Muskingum County



Matt Whiteman
OHIO AGENT

Matt, an avid hunter from Ohio, has managed his whitetail grounds for 18 years and harvested many record-book trophies. He has hunted across the Midwest, pursued elk in the West, and hunted moose in Alaska. With his expertise, Matt can identify trophy properties and assist clients in purchasing their dream land. His clients value his knowledge of land values, timber, and mineral rights. Join Matt to experience the expertise of a true Land Specialist!



MOSSY OAK PROPERTIES
Bauer Realty & Auctions

mwhiteman@mossyoakproperties.com | 740-603-1174

Oakland Church Rd - 5 acres
Chandlersville, OH / Muskingum County

SUMMARY

Address

5 acres Oakland Church Rd

City, State Zip

Chandlersville, OH 43727

County

Muskingum County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.806907 / -81.771877

Acreage

5

Price

\$189,900



Oakland Church Rd - 5 acres
Chandlersville, OH / Muskingum County

PROPERTY DESCRIPTION

5 acres for sale in Muskingum County, Ohio. Welcome to your new getaway or hunting camp. The cabin is finished in tongue and groove pine with one bedroom and an upstairs loft. The property is directly across the road from thousands of acres of ODNR public land, known as "Appalachian Hills.

Property features include:

- 648 sq ft Cabin with 200 amp electric service
- Comes fully furnished
- Wood-burning stove with blower
- 275-gallon water tank
- 275-gallon holding tank for the septic
- Rolling topography
- Mostly young pine timber
- Gated access
- Great whitetail hunting
- 4 miles from The Wilds Safari
- 19 miles from Zanesville
- Over 54,000 acres of public hunting
- Over 350 ponds/lakes for fishing and trapping

Annual taxes are approximately 604.08. Buyers must be pre-qualified. Give us a call with any questions or to schedule a showing.

Oakland Church Rd - 5 acres
Chandlersville, OH / Muskingum County



Locator Map



Locator Map



Satellite Map



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 Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 829-7070
www.mossyoakproperties.com/land-for-sale/ohio/

