

**Conquer Hill Rd - 25 acres - Guernsey
County**
13900 Conquer Hill Road
Byesville, OH 43723

\$379,900
25.820 +/- acres
Guernsey County



Conquer Hill Rd - 25 acres - Guernsey County
Byesville, OH / Guernsey County

SUMMARY

Address

13900 Conquer Hill Road

City, State Zip

Byesville, OH 43723

County

Guernsey County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.9587 / -81.4808

Taxes (Annually)

2446

Dwelling Square Feet

1296

Bedrooms / Bathrooms

3 / 2

Acreage

25.820

Price

\$379,900

Property Website

<https://ohiolandforsale.com/property/conquer-hill-rd-25-acres-guernsey-county-guernsey-ohio/22099/>



Conquer Hill Rd - 25 acres - Guernsey County Byesville, OH / Guernsey County

PROPERTY DESCRIPTION

25.82 acres of land for sale in Guernsey County, Ohio. If you're looking for a new home in the country and a great location to run your home-based business look no further! This property is only minutes from both I-77 & I-70 and only a short drive to Cambridge Ohio. Large 5200 SF fully insulated pole barn shop complete with restroom and office! 600-amp electric service and LED lighting through out!

Property features include:

- 25.82 total acres
- 5 + acres wooded
- Plenty of cover and habitat to hold wildlife on property
- Hunting for deer, turkey and small game
- Apple trees and several nice hardwoods
- Some trails through property
- 2 ponds totaling over 2 acres both with docks
- Stocked with bass and bluegill
- Swimming and boating opportunities
- Several springs on property
- Pasture for livestock or horses with some fencing
- Scenic views of the ponds and property from hill top
- Large yard for family activities
- 5.98 acres additional building site
- GPS coordinates are 39.9587, -81.4808

Home features include:

- Remodeled 1500+/- SF home
- 2 bedrooms
- Big master bedroom with private bathroom
- 2 full baths
- Open kitchen to dining room
- Large living room
- Bonus room could be extra bedroom or office
- Carpeted solarium with views of the pond
- Easily accessed laundry room
- Wood burner for heat source
- Filtered spring water for water source to home
- Attached 2.5 car garage

- 2 decks
- New gun safe and sauna both stay with home
- Home is on permanent block foundation with crawl space
- Shop features include:
- 30' x 80' x 11' high with 12' wide x 10 high automatic garage door (Wayne garage doors)
- (2) man doors.
- 30' x 70' x 13' high with 12' x 12' automatic door and 1 man door and office space.
- Both buildings connected by 24' x 36' x 8' high (1) man door and bathroom is in this building.

Any equipment on site is also available for purchase. Home is in good condition with a ton of updates! Come and see this one before it is SOLD! Seller is reserving all mineral rights and annual taxes are approximately \$2446.18.

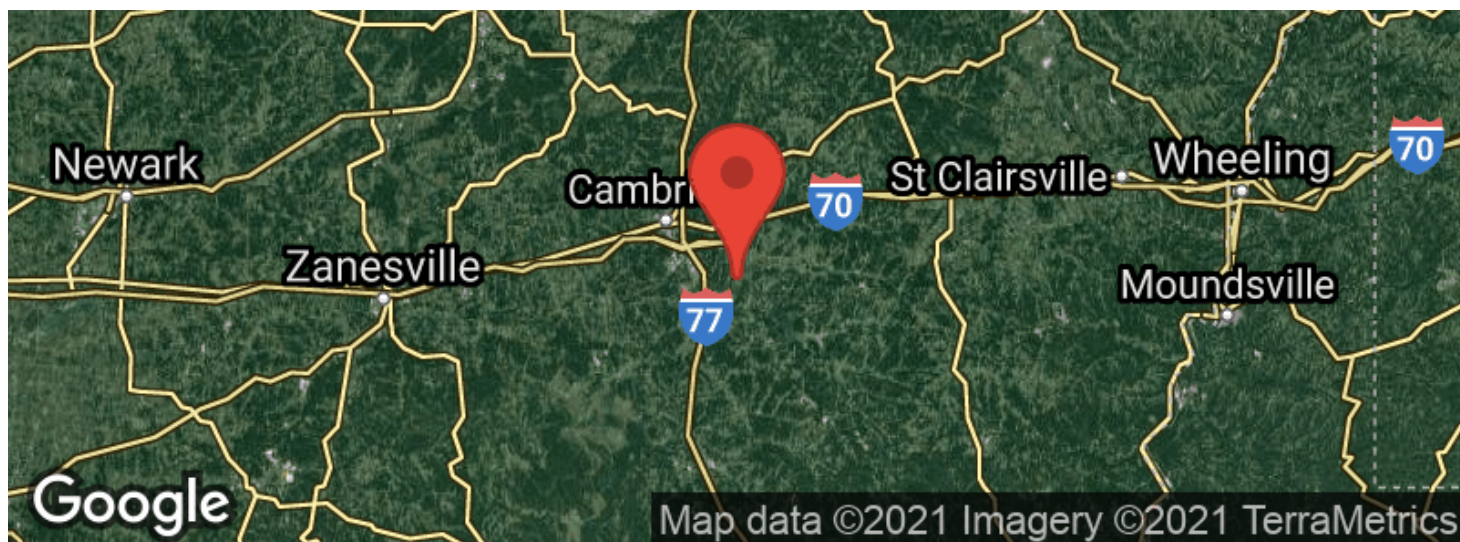
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Byesville, OH / Guernsey County



Locator Maps



Aerial Maps



Conquer Hill Rd - 25 acres - Guernsey County
Byesville, OH / Guernsey County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Pickerington, OH 43147

NOTES

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

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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.

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