

Copeland Woods Rd - 96 acres - Muskingum County
0 Copeland Woods Rd.
Dresden, OH 43821

\$499,900
96.770± Acres
Muskingum County

PROPERTY LINES ARE APPROXIMATE!!



Copeland Woods Rd - 96 acres - Muskingum County
Dresden, OH / Muskingum County

SUMMARY

Address

0 Copeland Woods Rd.

City, State Zip

Dresden, OH 43821

County

Muskingum County

Type

Recreational Land

Latitude / Longitude

40.1064 / -81.9752

Taxes (Annually)

4080

Acreage

96.770

Price

\$499,900

Property Website

<https://www.mossyoakproperties.com/property/copeland-woods-rd-96-acres-muskingum-county-muskingum-ohio/50104/>



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Dresden, OH / Muskingum County

PROPERTY DESCRIPTION

Land for sale in Muskingum County Ohio. If you have been looking for a good hunting tract in a well-known trophy buck area do not miss this one! A huge bonus for any hunter is the 16,200 acres of Tri-Valley Wildlife area that borders this property! This public hunting area has produced some great whitetail bucks over the years and loads of wild turkeys!! This property has so much potential for secluded food plots and habitat work making the hunting even better on this one!!

Property features include:

- EXCELLENT HUNTING TRACT IN TROPHY BUCK AREA!!
- Mostly wooded acreage
- Select timber harvest completed within the last 5 years
- Mix of oak, beech, hickory, cherry, and maple
- Great habitat to hold wildlife on this tract
- Open woods and thicker areas of cover
- Small streams through the property provide water to wildlife
- Should be excellent deer, turkey, and small game hunting
- Loaded with deer tracks, fresh beds, and buck sign from this past year's rut
- 4 + acres of tillable ground planted in soybeans in 2023 (Great location for food plot)
- Good trail system throughout the property (Needs a couple culverts at creek crossings)
- Topography ranges from rolling too just slightly steeper
- Multiple cabin or camping sites
- 1172+/- feet of road frontage on Copeland Woods Road
- Good phone service for those cell cameras
- GPS Coordinates are 40.1064, -81.9752

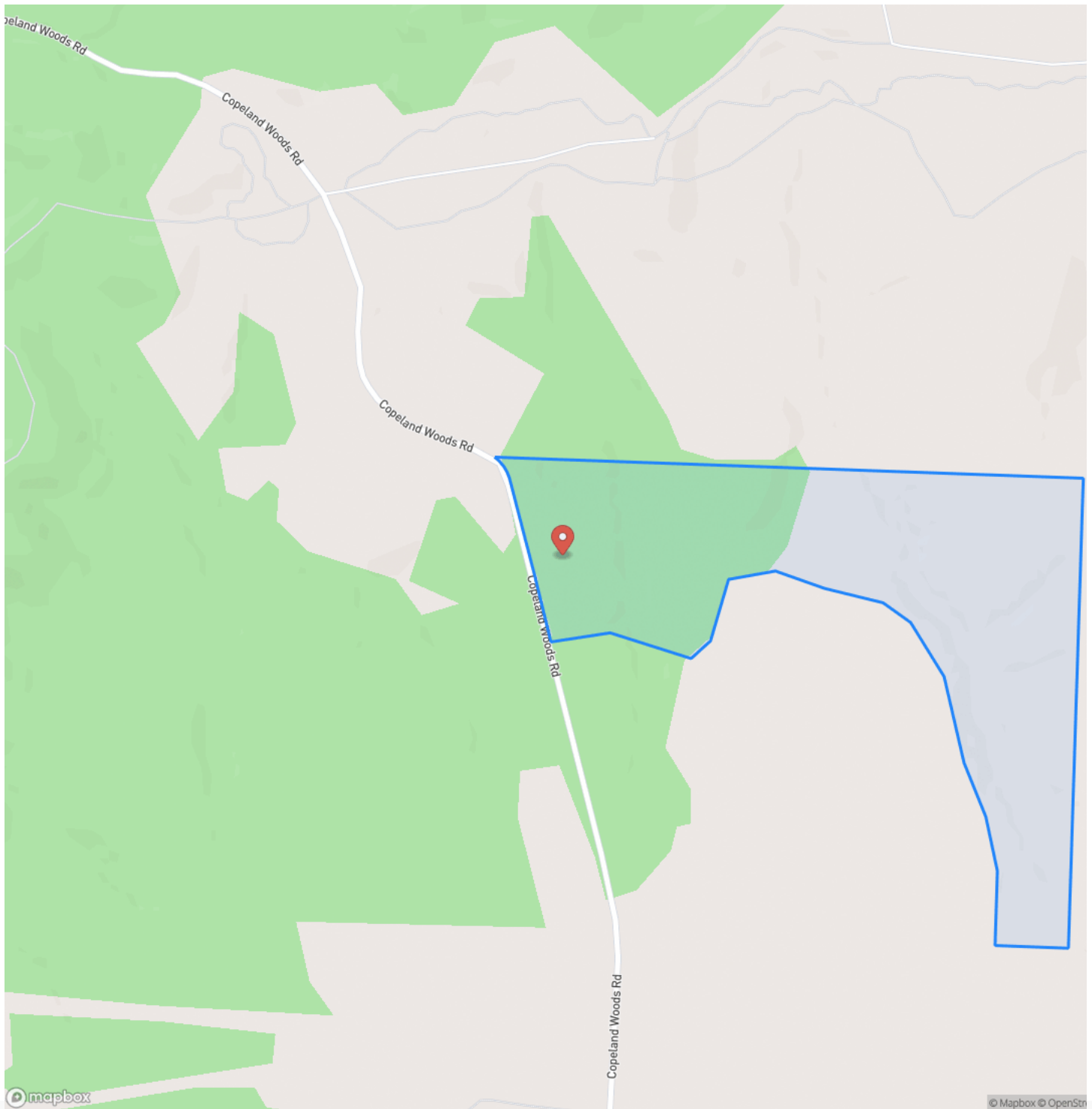
This acreage is located in northern Muskingum County and only 45 miles from Mt. Hope Ohio. Located in Tri-Valley LSD. Any mineral rights owned by seller to transfer to buyer. Seller states he owns 50% of the minerals and annual taxes are approximately \$4079.82.



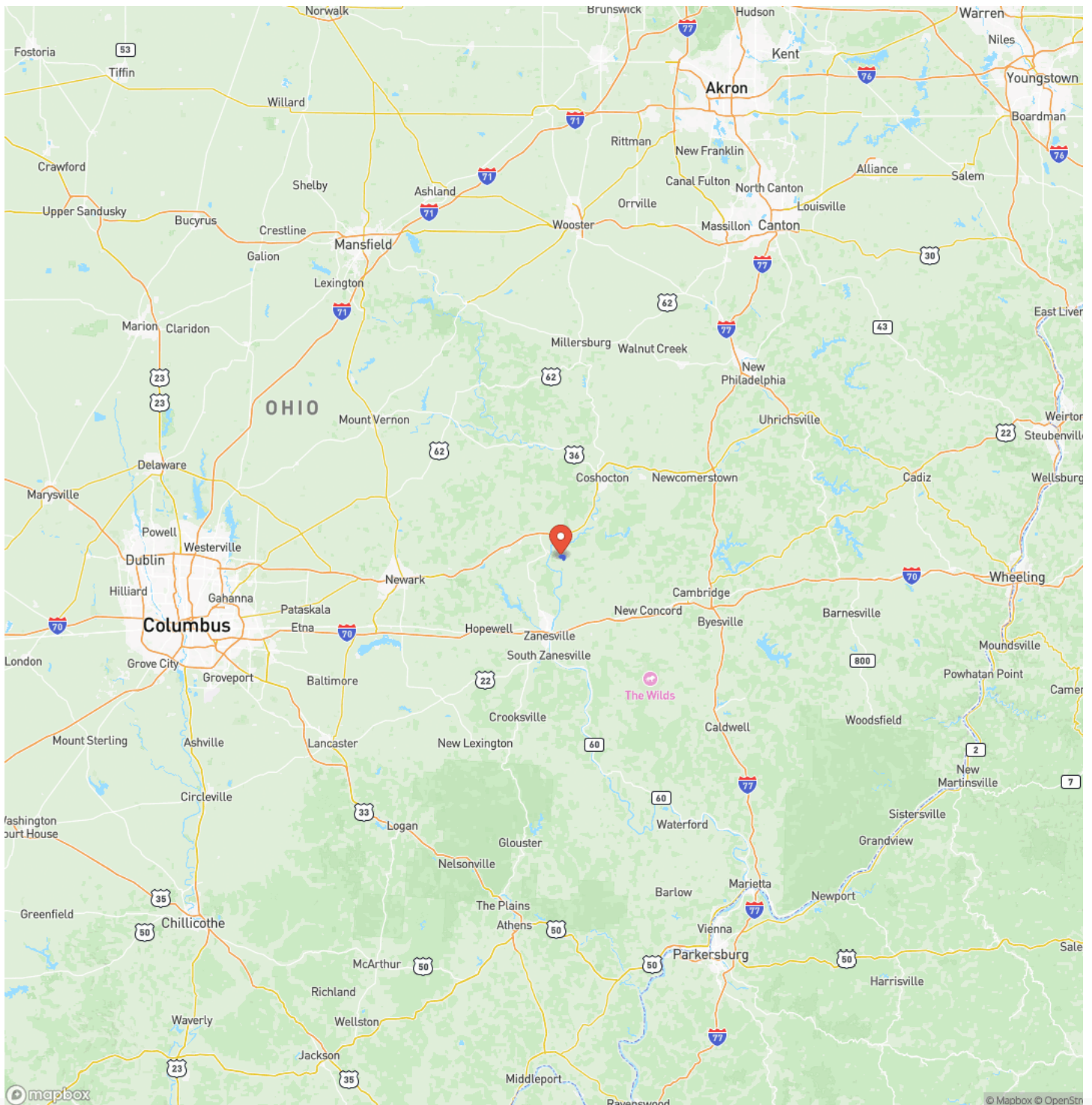
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Locator Map



Locator Map



Satellite Map



**Copeland Woods Rd - 96 acres - Muskingum County
Dresden, OH / Muskingum County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare Jr.

Mobile

(740) 404-8915

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sbare@mossyoakproperties.com

Address

City / State / Zip

Zanesville, OH 43701

NOTES



MORE INFO ONLINE:

www.mossyoakproperties.com/land-for-sale/ohio/

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.



www.mossoakproperties.com/land-for-sale/ohio/

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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