

SR 669 - 6 acres - Morgan County
4995 SR 669
Mcconnelsville, OH 43756

\$189,000
6.688± Acres
Morgan County



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Mcconnelsville, OH / Morgan County

SUMMARY

Address

4995 SR 669

City, State Zip

Mcconnelsville, OH 43756

County

Morgan County

Type

Recreational Land, Residential Property

Latitude / Longitude

39.6752 / -81.8866

Taxes (Annually)

716

Dwelling Square Feet

1040

Bedrooms / Bathrooms

2 / 1

Acreage

6.688

Price

\$189,000

Property Website

<https://ohiolandforsale.com/property/sr-669-6-acres-morgan-county-morgan-ohio/30909/>



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PROPERTY DESCRIPTION

Land and river cottage for sale in Morgan County, Ohio. Are you looking for your very own river cottage? Look no further. This home sits on the hill with views of the Muskingum River. Would make a great weekend getaway or full-time home!

Property features include:

- 6.688 total acres
- 5 + acres wooded
- Some larger trees
- Large yard
- Multiple different flowers, fruit trees and bushes
- Rolling to steeper topography
- Small, stocked pond with floating dock
- Bass, Bluegill and 1 KOI fish
- New survey 2005
- Plenty of wildlife including deer, turkey, and small game
- Private location with scenic views
- 50+ feet of direct river frontage
- GPS Coordinates are 39.6755, -81.8872

Home features include:

- 1040 square foot home
- Built in 1975
- 2 bedrooms on second floor
- Built in drawers in both bedrooms
- 1 bathroom
- Large living room with new floating floor
- Newly remodeled kitchen 2022
- New electric water heater 2022
- Electric furnace
- Hardy Outdoor furnace (Needs install completed)
- Washer dryers hook up 1st floor
- New metal roof 2018
- Block foundation and crawl space
- Spring water to house
- Septic tank and leech field new in 2015
- Large wrap around deck

Also included is a 30 x 40 pole barn. Pole barn has electric and outdoor water hydrant from drilled water well. Concrete floor inside pole barn needs some repair. Large overhead door. 200 AMP service. Small metal shed on property. Water tap paid for hook up to public water. Any mineral rights owned by seller to transfer to buyer. Annual taxes are approximately \$715.82.

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Locator Maps



SR 669 - 6 acres - Morgan County
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



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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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