

**Inland Rd - 86 acres - Guernsey County**  
10980 Inland Road  
Cambridge, OH 43725

**\$975,000**  
86.130 +/- acres  
Guernsey County





**Inland Rd - 86 acres - Guernsey County**  
**Cambridge, OH / Guernsey County**

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**SUMMARY**

**Address**

10980 Inland Road

**City, State Zip**

Cambridge, OH 43725

**County**

Guernsey County

**Type**

Residential Property, Recreational Land

**Latitude / Longitude**

40.0583 / -81.5354

**Taxes (Annually)**

8313

**Dwelling Square Feet**

2747

**Bedrooms / Bathrooms**

4 / 3.5

**Acreage**

86.130

**Price**

\$975,000

**Property Website**

<https://ohiolandforsale.com/property/inland-rd-86-acres-guernsey-county-guernsey-ohio/23450/>



## **PROPERTY DESCRIPTION**

86.13 acres of land for sale in Guernsey County, Ohio. Here is a very unique opportunity to purchase a very well-maintained home and self-sustaining property! Not very often do these kinds of properties come up for sale! Very secluded and private setting beyond the end of the dead-end township road.

Property features include:

- 86.13 total acres
- 6+ acres open hay or pasture fields
- Opportunities to raise livestock and horses
- 80+/- acres wooded
- Mix of red & white oak, maple and walnut trees
- 3/4 acre of Maturing Canaan Christmas trees
- 1 pear, 1 apple, 2 sour cherry, 1 apricot and 2 plum trees
- Excellent maintained trail system throughout property
- 2 springs on property
- Should be excellent hunting for deer, turkey and small game
- Secluded clearings could be planted for wildlife
- Rolling to steeper topography
- GPS Coordinates are 40.0583, -81.5354

Home features include:

- 2014 custom built ranch home
- 2747 square feet
- 4 bedrooms
- Master bedroom has large walk in closet and private full bath
- Master bath has large walk-in custom shower & double sink
- Bonus bedroom over garage with 1/2 bath and built-in book shelves
- Third bedroom has sliding doors open to large rear deck
- 3.5 bath home
- Oak hardwood floors, trim, doors and cabinets
- Granite counter tops
- Built in double oven & electric stove
- Built in double oven & electric stove
- Open concept kitchen to dining room
- Comfortable living room with vaulted ceilings
- Gas brick fireplace

- Mud room with tile floors and stacked LG washer & dryer
- Screened in porch with access to large rear deck, dining area and master bedroom
- Walkout basement with full bathroom, shelves, chimney outlet & cool room
- French doors from basement open to concrete patio
- Attached 2 car heated garage with hot and cold hose bib
- Poured concrete walls
- Gas furnace with dehumidifier, heat pump, Hardy 120,000 BTU/hr. outdoor wood burner
- Private water well and septic system
- 20 KW Generac whole house standby generator
- Home orientated to the south west for maximum natural lighting
- Lots of storage in this home
- All utilities are underground
- Free gas to home

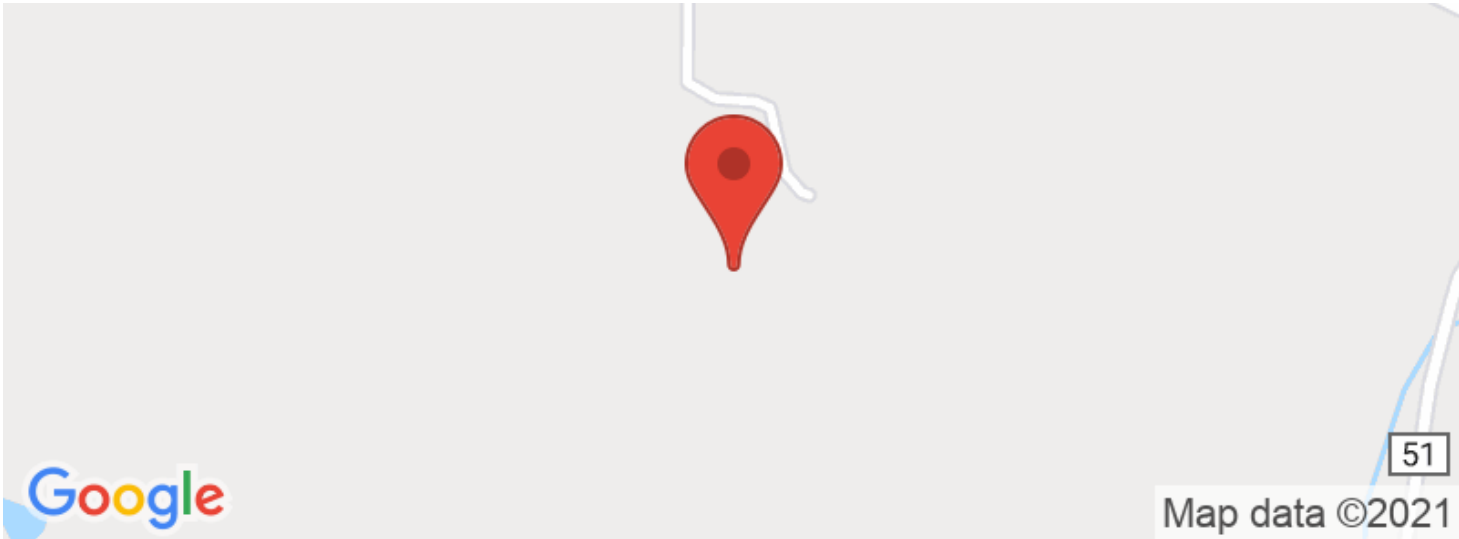
Not far from Cambridge Ohio and quick access to I-77. Located only 5 miles from Salt Fork Lake State Park entrance and half way between Columbus Ohio and Pittsburgh PA. airports. There is a 30x60 pole barn with large shop and 20x30 furnished studio apartment. Heat pump and complete septic system for apartment. Drilled water well provides soft water to the apartment and main home. 2500-gallon cistern collects rain water for fruit trees and large garden area. Opportunity to build heated green house on property with access to free gas. Call today don't miss out on this property! Seller is reserving all but one acre of undivided mineral rights and annual taxes are approximately \$8313.40



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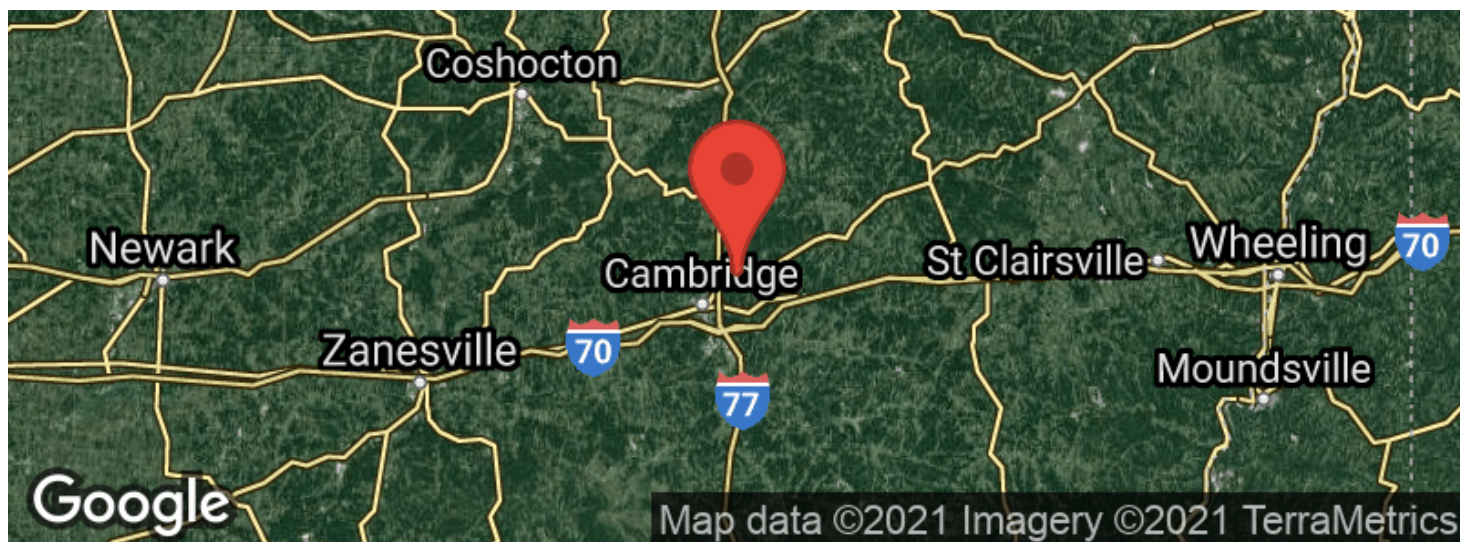


# Locator Maps





## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



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Scott Bare

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PO Box 896

**City / State / Zip**

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**NOTES**

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## **DISCLAIMERS**

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