

Goosecreek Rd - 9 acres
10195 Goosecreek Rd
Roseville, OH 43777

\$294,900
9.12± Acres
Muskingum County



Scott Bare Jr.
OH & WV AGENT

Scott has 40 years of outdoor experience in land sales and management with Mossy Oak Properties, rooted in childhood adventures with his father. A lifelong Ohio resident, he is knowledgeable about land prices in central, eastern, and southeastern Ohio. Living on a farm in Muskingum County, Scott is dedicated to providing excellent client service, aiming to secure the best deals for sellers and assisting buyers and sellers in Ohio.



MOSSY OAK
PROPERTIES
Bauer Realty & Auctions

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Goosecreek Rd - 9 acres
Roseville, OH / Muskingum County

SUMMARY

Address

10195 Goosecreek Rd

City, State Zip

Roseville, OH 43777

County

Muskingum County

Type

Residential Property, Recreational Land, Single Family

Latitude / Longitude

39.781519 / -82.020697

Dwelling Square Feet

1,288

Bedrooms / Bathrooms

4 / 1

Acreage

9.12

Price

\$294,900



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Roseville, OH / Muskingum County

PROPERTY DESCRIPTION

9.12 acres for sale in Muskingum County, Ohio. If you want privacy and enough property to enjoy with your family and friends, look no further! Fishing and hunting out your back door, or enjoy the peace and quiet of this area! The home is located off a low-traffic country road but not too far out of town. With some work, you can make this home your own! Multiple outbuildings to store all your toys and equipment in or raise some livestock. The seller has taken good care of this land, and with the 12 x 16 picnic shelter, you forget you're not in a park!

Property features include:

9.12 total acres
New survey completed
A mix of woods and grassy meadows
Park-like setting
Good trails through the property
The seller states plenty of wildlife
Hunting for deer, wild turkey, and small game
The seller planted peach, apple, and pear trees
10 to 12-foot pond stocked with bass, bluegill, crappie, and catfish
Rolling topography
Small stream through the property
GPS Coordinates are 39.7815, -82.0209

Home and outbuilding features include:

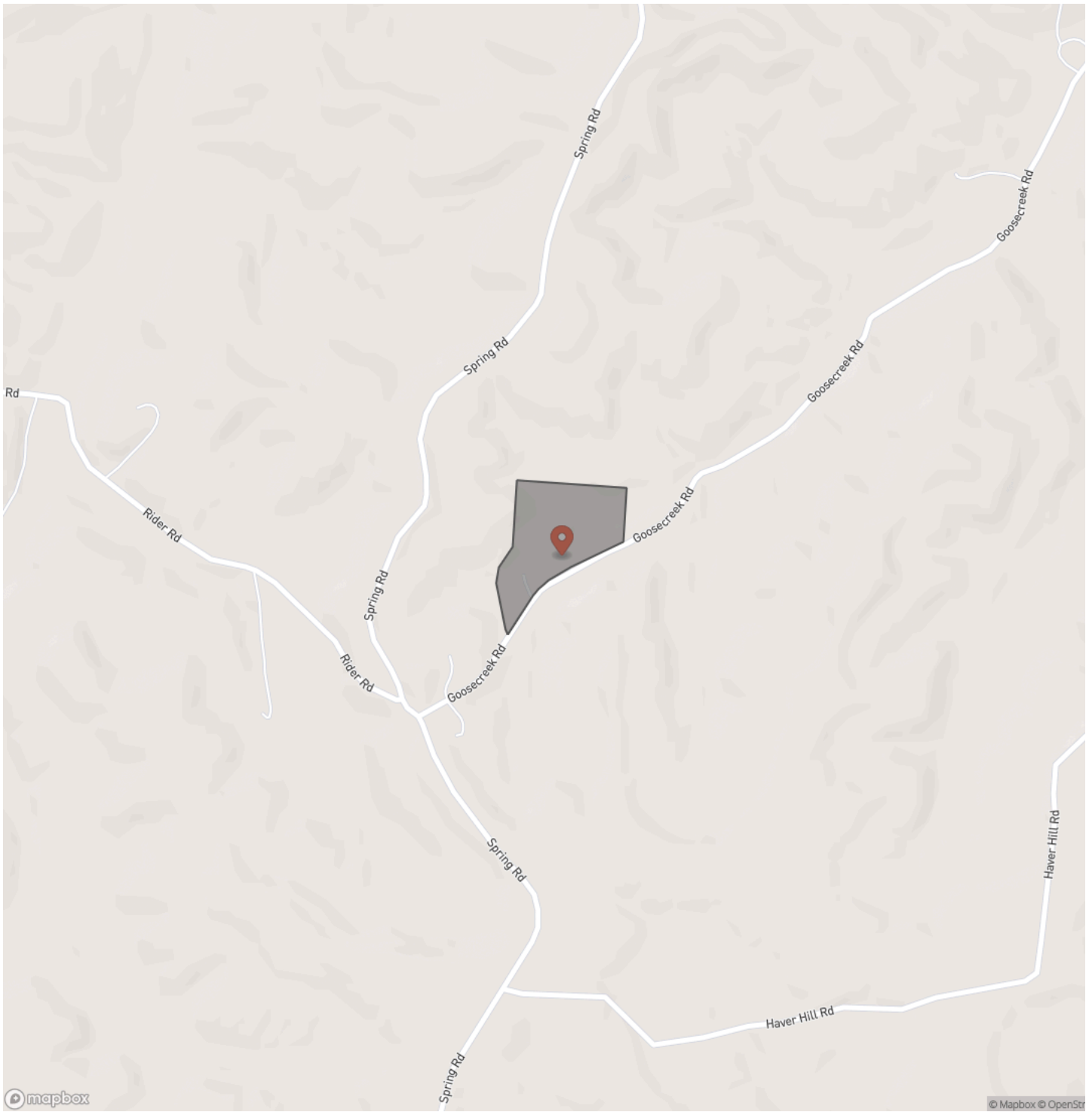
1288 SF ranch built in 1975
4 bedrooms
1 bathroom
Large living room
Electric 50-gal water heater
Hardy wood burner for heat, but no air conditioning
Drilled water well & septic tank with leech field (pumped in 2024)
2-year-old 26-gauge metal roof on home
16 x 24 storage barn with electric
18 x 88 machine shed
24 x 48 barn for livestock or hay storage with electric
30 x 40 3 bay pole barn with 200 AMP electric service & LED lighting

Any mineral rights seller owns will transfer, and annual taxes are approximately \$1575.04. Home selling AS IS and will be cash or conventional loan only.

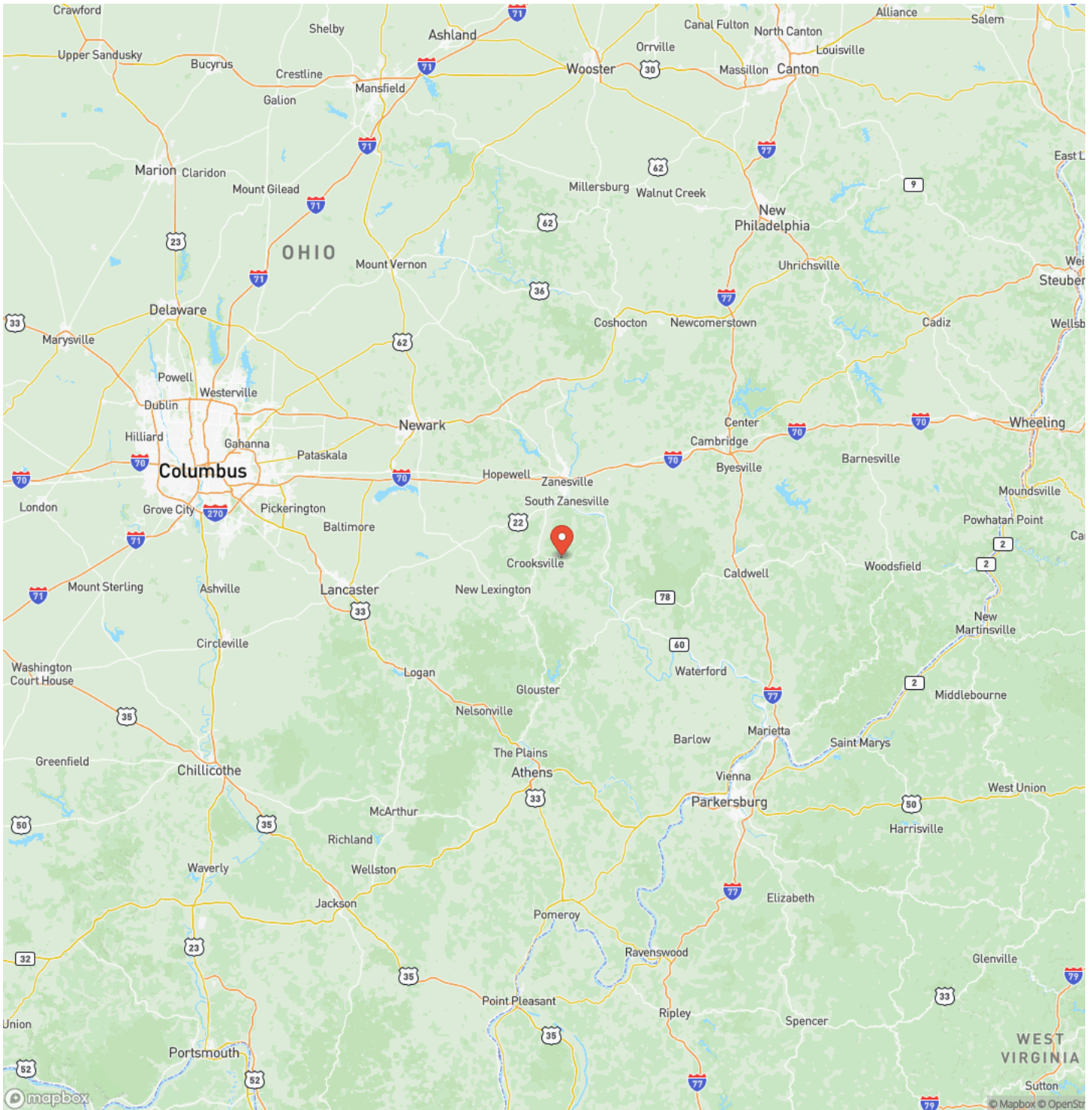
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Locator Map



Locator Map



Satellite Map



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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