

**Sugargrove Rd - 132 acres - Muskingum
County**
7375 Sugargrove Road
Chandlersville, OH 43727

\$699,900
132.060 +/- acres
Muskingum County



**Sugargrove Rd - 132 acres - Muskingum County
Chandlersville, OH / Muskingum County**

SUMMARY

Address

7375 Sugargrove Road

City, State Zip

Chandlersville, OH 43727

County

Muskingum County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.8729 / -81.8525

Taxes (Annually)

2178

Dwelling Square Feet

2240

Bedrooms / Bathrooms

3 / 2

Acreage

132.060

Price

\$699,900

Property Website

<https://ohiolandforsale.com/property/sugargrove-rd-132-acres-muskingum-county-muskingum-ohio/12531>



PROPERTY DESCRIPTION

132.06 acres for sale in Muskingum County, Ohio. If you have ever wanted to own and operate a campground, you will not want to miss this unique opportunity! The current owner has put a huge amount of time and money into setting this property up for campers and horse folks to enjoy! It is currently a full time campground / horse camp with everything in place to continue for years. There are so many great activities to do here or just relax and enjoy mother nature!

Features of this property include:

- 132.06 total acres
- Beautiful property makes you feel like your in a park
- Good mix of woods, hay fields and cleared areas
- Pine, oak, maple and wild cherry trees on property
- Mix of mature trees and younger growth
- Should be excellent deer, turkey and small game hunting
- Very private and peaceful location
- Property directly borders Blue Rock State Forest
- Great trail system through property
- Horseback riding and hiking
- 3 stocked ponds for fishing and swimming
- GPS Coordinates are 39.8729, -81.8525

Features of the Main home:

- 240 sf. manufactured ranch home on crawl space
- 3 bedrooms
- Large master bedroom with full bathroom and walk in closet
- 2 full baths
- Open kitchen with breakfast bar
- Sun room on back of home
- Large family room with fire place
- Covered porch on front of home
- Gas furnace, central air & electric water heater
- Free gas to home
- Drilled water well

Features of the Tenants home include:

- 2 story farm house built in 1846
- 1656 +/- square feet
- 3 bedrooms
- 1 full bath
- Gas furnace with free gas to house
- Central air
- Original fireplace
- Basement access from back porch
- Spring water to house

Campground features include:

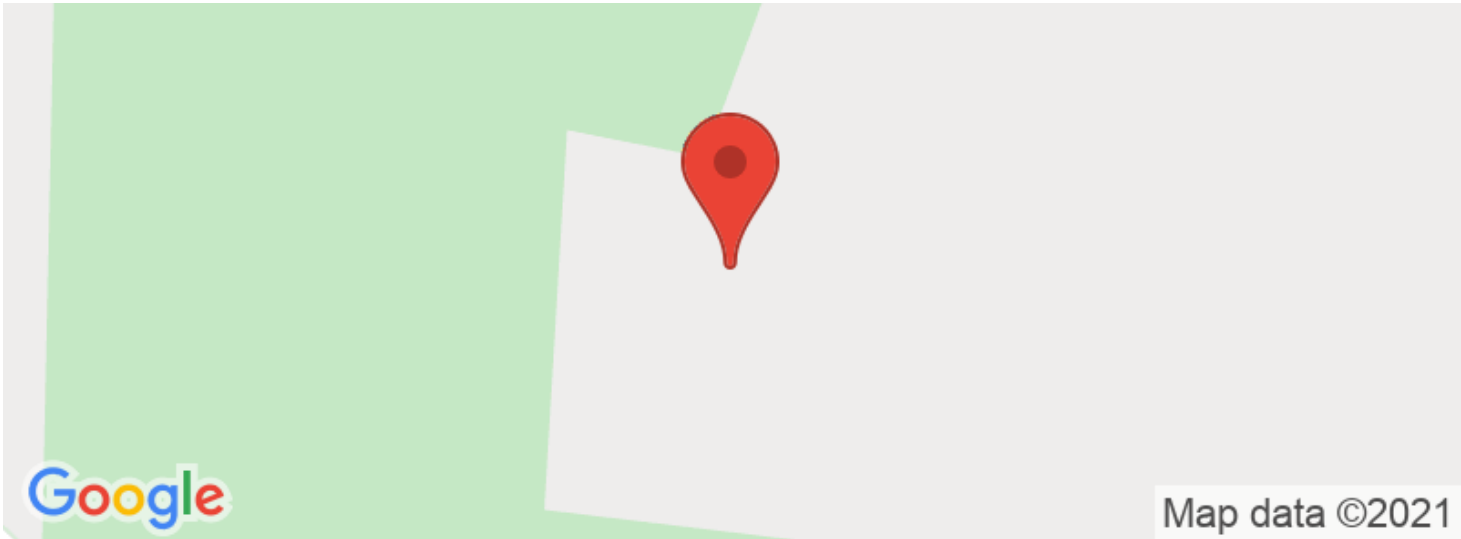
- 4 rental cabins
- 21 Tent / RV camp sites with access to electric and water
- Dump station
- 5000 gallon water storage tank
- Shelter house pavilion
- 3 stocked ponds
- 60x150 riding arena with electric and lights
- Summer kitchen
- Camp store with electric and AC

This very remote and peaceful location still has quick access to Zanesville and I-70

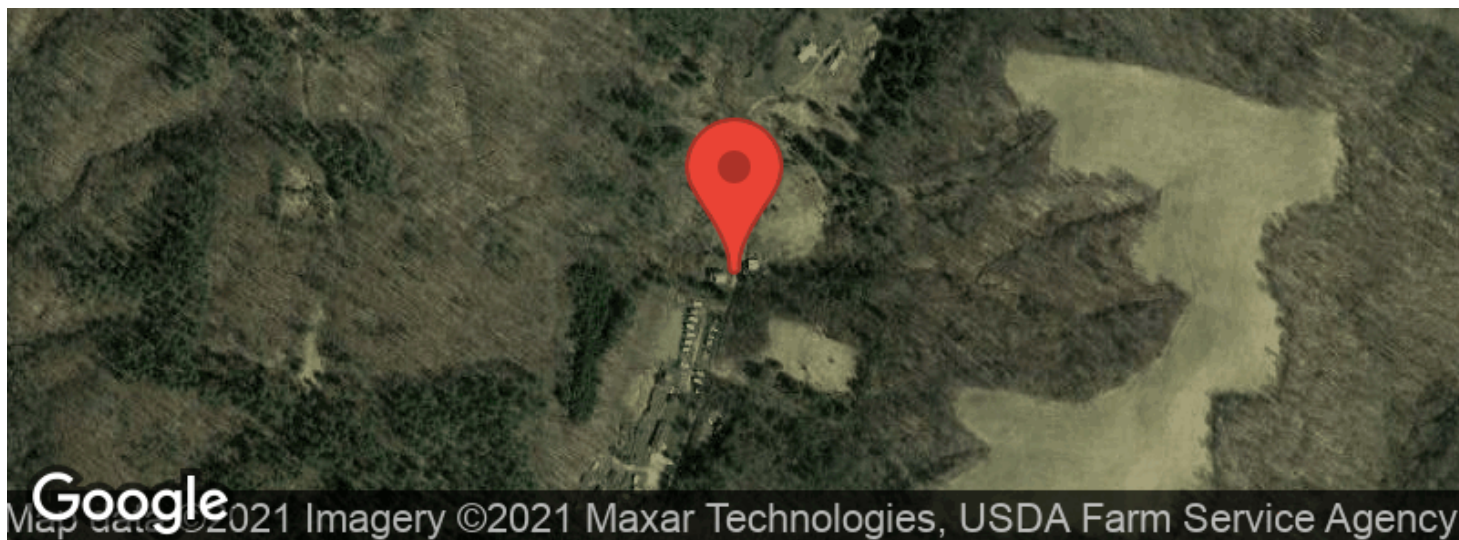
**Sugargrove Rd - 132 acres - Muskingum County
Chandlersville, OH / Muskingum County**



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare

Mobile

(740) 404-8915

Email

sbare@mossyoakproperties.com

Address

PO Box 896

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.

Mossy Oak Properties Bauer Real Estate
PO BOX 896
Pickerington, OH 43147
(614) 949-6764
OhioLandForSale.com
