

Parmiter Rd - 77 acres - Morgan County
2674 N. Parmiter Road NE
Mcconnelsville, OH 43756

\$998,520
77.380± Acres
Morgan County



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Mcconnelsville, OH / Morgan County

SUMMARY

Address

2674 N. Parmiter Road NE

City, State Zip

Mcconnelsville, OH 43756

County

Morgan County

Type

Residential Property, Recreational Land

Latitude / Longitude

39.6339 / -81.8207

Taxes (Annually)

1916

Dwelling Square Feet

2160

Bedrooms / Bathrooms

3 / 2

Acreage

77.380

Price

\$998,520

Property Website

<https://www.mossyoakproperties.com/property/parmiter-rd-77-acres-morgan-county-morgan-ohio/52243/>



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McConnelsville, OH / Morgan County

PROPERTY DESCRIPTION

Land for sale Morgan County Ohio. DONT MISS OUT!!! Opportunities like this do not come around very often! Beautiful farm with so many possibilities and options for the next owner! A great place in the country to raise your family in this solid farmhouse! If you want peace and quiet and to raise a few animals or if you want to start booking events and weddings for income in the barn it's all here! The sellers have put so much into setting up this future wedding or event barn the new owners will be quickly up and running and getting a nice return on their investment! They even thought ahead enough to leave some stalls with dirt floors for horses or livestock as well!

Property features include:

- 77.38 total acres
- 30+/- acres of pasture
- Newer fencing and gates
- Pastures fertilized in 2021
- 35+/- acres of wooded ground
- Mostly poplar, oak, and maple trees
- Some marketable timber
- Hunting for deer, turkey, and small game
- Open food plot location secluded in the timber
- Rolling to steeper topography
- Incredible hilltop views and views of the sunrise
- Well maintain-ed trail system throughout the property
- Shelter house near the creek for camping or picnic area
- Trickling waterfall and 2 small drainages flow through the property
- 2200+/- feet of road frontage on Parmiter Road
- Low-traffic road with good neighbors
- Great location close to State Routes, the Morgan County Fairgrounds, Morgan County Local School District and downtown McConnelsville Ohio
- Historic farm dating back to the 1800's (seller has original deed!)
- GPS Coordinates are 39.6339, 81.8207

Home features include:

- 2160 +/- square foot 2 story farmhouse built around 1900
- Large patio and wrap-around deck on home

First floor:

- Remodeled kitchen with granite countertops on breakfast bar & island and plenty of cabinet space
- Stainless steel appliances stove, refrigerator, microwave, and dishwasher
- Corner sink
- Huge formal dining room with fireplace and original hardwood flooring
- Bathroom with large walk-in shower with glass doors, toilet, and sink
- Washer and dryer on the first floor
- Hallway closet or pantry
- Large family room with sliding door to deck

Second Floor:

- Large master bedroom with 2 closets
- Two smaller bedrooms for children or guests
- Bathroom with stand-up corner shower toilet and sink
- Full basement with walk-out door
- Gas furnace and water heater
- Central air
- Septic system with leech field
- Public water to the house



- Detached 5 + car garage with gas heater and electric service
- Free gas to structures

Additional private event barn!!

Great opportunities for business and additional income with the private wedding or event barn!

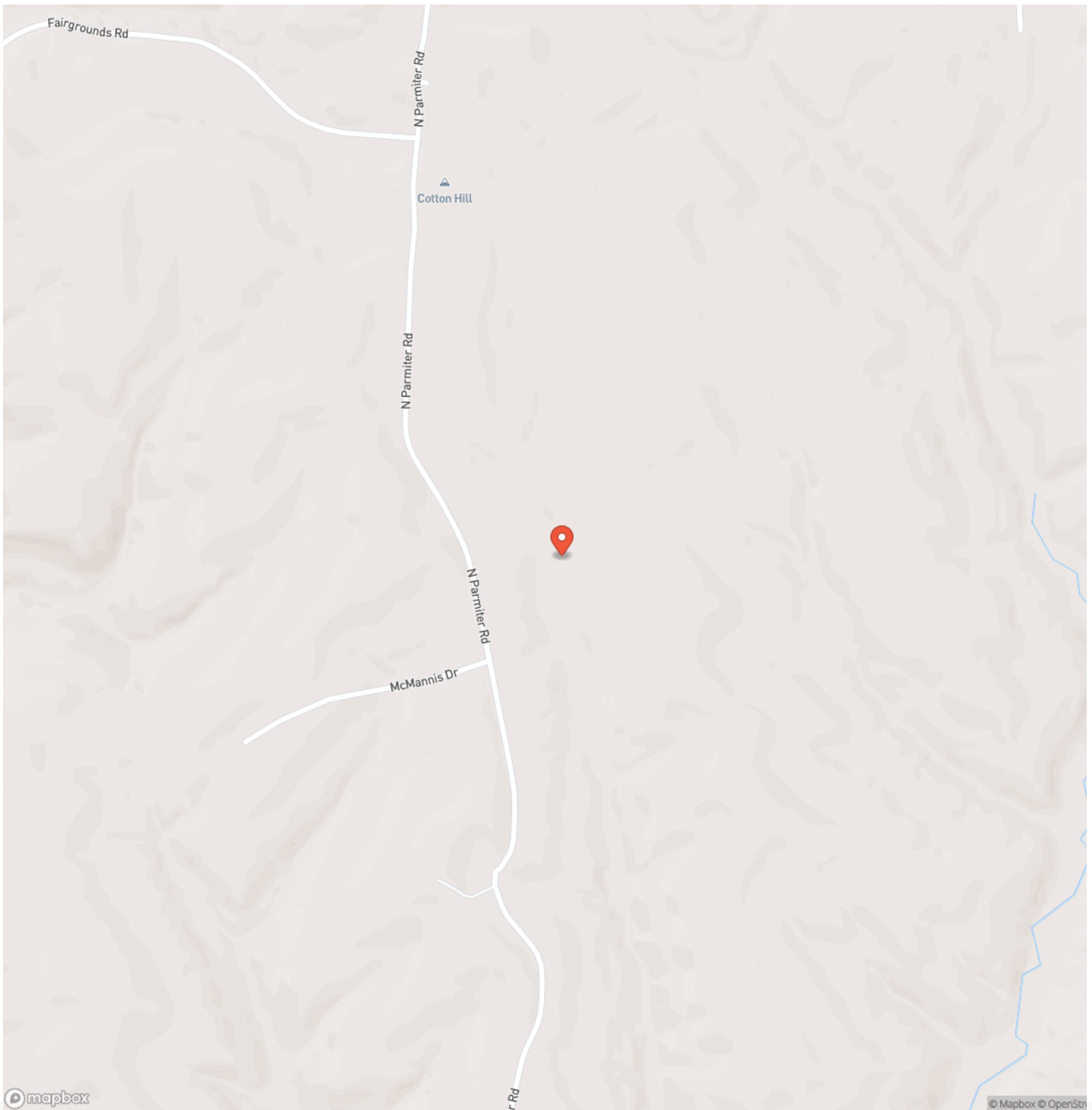
- Large arena area with concrete and lighting
- Rooms in this barn are finished with metal and wood and are tastefully decorated
- Barn walls have been insulated
- Hardwood flooring in some areas of the barn
- Two finished restrooms in the barn and a third roughed in and ready to finish
- Four stalls currently with dirt floors for livestock
- Four stalls and arena area with new concrete floor
- Addition on barn built with new windows,
- Bridal room with porch
- New 400 amp split electric service
- New wiring, electric outlets, exterior lights, fans & LED and antique light fixtures throughout barn
- Camper/RV power already wired to box
- New septic system installed for barn
- Public water with a separate meter for barn
- Barn roof painted in 2022
- With the addition of some safety requirements and any needed permits you can have a small business with instant income!

The new 200 x 50 gravel parking lot can hold several cars and trucks and is located adjacent to event barn. Annual taxes are \$1,916.16 and any mineral rights owned by seller to transfer to buyer! Seller requests 24-hour notice and proof of funds or bank letter of approval prior to scheduling showing.

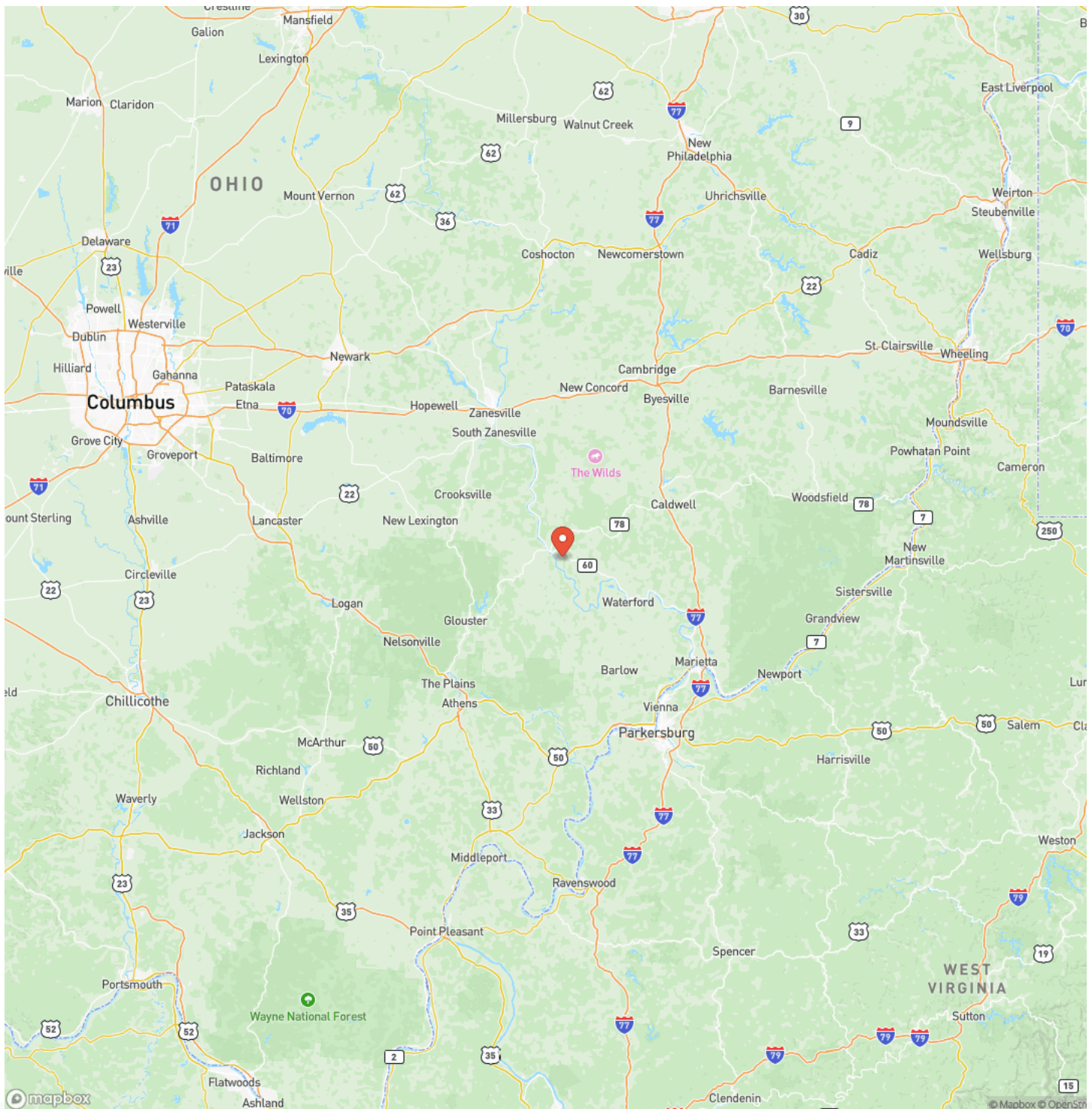
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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Address

City / State / Zip

Zanesville, OH 43701

NOTES



MORE INFO ONLINE:

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

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