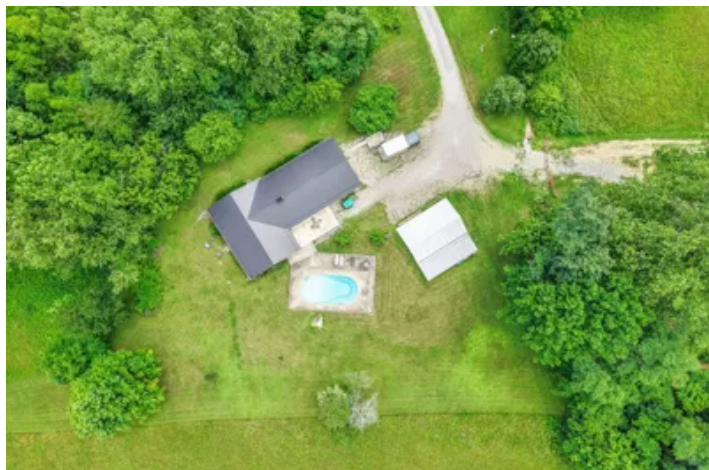


Bull Creek Rd - 98 acres
1737 Bull Creek Road
Laurelville, OH 43135

\$799,999
98.44± Acres
Ross County



Bull Creek Rd - 98 acres
Laurelville, OH / Ross County

SUMMARY

Address

1737 Bull Creek Road

City, State Zip

Laurelville, OH 43135

County

Ross County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

39.424276 / -82.768999

Dwelling Square Feet

2,044

Bedrooms / Bathrooms

3 / 2.5

Acreage

98.44

Price

\$799,999

Property Website

<https://www.mossyoakproperties.com/property/bull-creek-rd-98-acres-ross-ohio/111588/>



Bull Creek Rd - 98 acres
Laurelville, OH / Ross County

PROPERTY DESCRIPTION

Ranch home and 98.44 acres for sale in Ross County, Ohio. This beautiful 2044 sf home was built in 1980 and has 3 bedrooms and 2.5 baths. Good sized dining room off the kitchen with hardwood flooring. The kitchen has plenty of counter space and solid oak cabinets. Refrigerator, stove, and dishwasher all stay with the home. Large living room with brick fireplace and log storage nook for extra firewood storage. First-floor laundry hookups and an area for an additional stand-up freezer. Full basement under home with natural gas furnace and hot water heater that was new in 2018. Home is equipped with a central vacuum system and a central air conditioning system to keep the home cool in the summer. Public water supply to the home and a private septic tank for sewage. Two-car attached garage and an additional 22x32 block garage for storing equipment. Newer metal roof and composite siding on the home. With a secluded location, this home sits off Bull Creek Road approximately 680+/- feet and has around 820+/- feet of road frontage on Bull Creek Road. As a bonus, an 8-foot deep in-ground swimming pool is completely fenced in for safety.

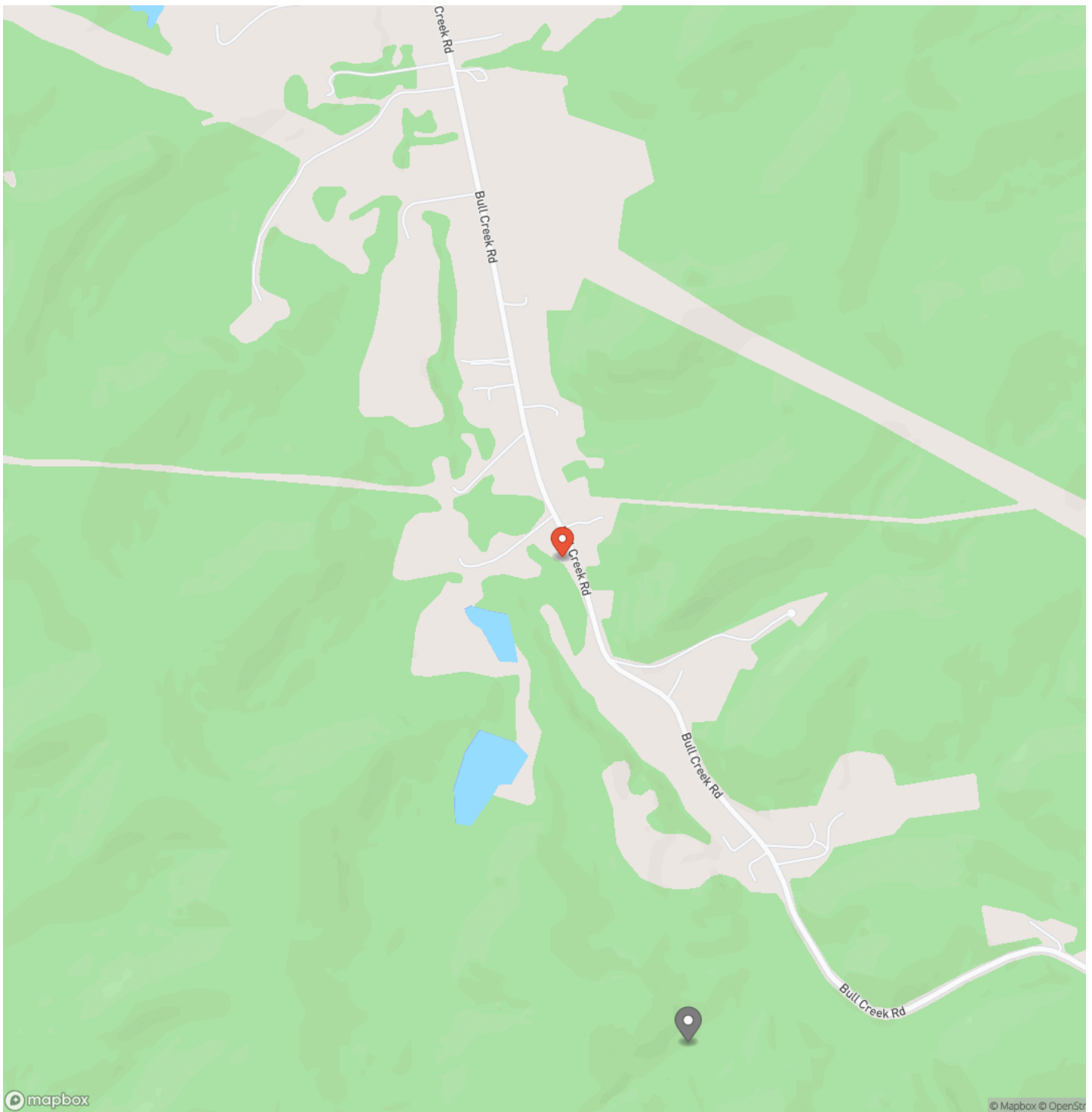
The 98.44 acres are mostly wooded, and the seller states incredible hunting for deer, turkey, and small game! If 98.44 acres is not enough, this property borders 16,354 acre Tar Hollow State Park. The third largest State Forest in Ohio. This area is known for its great whitetail deer hunting, but a great chance for a trophy buck as well! Plenty of locations for deer stands and blinds. This land is gently rolling to steeper topography. Two ponds are located on the property, with one being around 3 acres, stocked with bass, bluegill, and catfish. Above the pond sits a rustic 2-bedroom hunting cabin with a full covered porch. Cabin has a working kitchen, bathroom with septic, electric, and a wood burner for heat!

Any mineral rights seller owns will transfer to the buyer, and annual taxes are approximately \$2,946.94. Home is located in Zane Trace Local School District. The seller is letting a John Deere riding mower stay with the property.

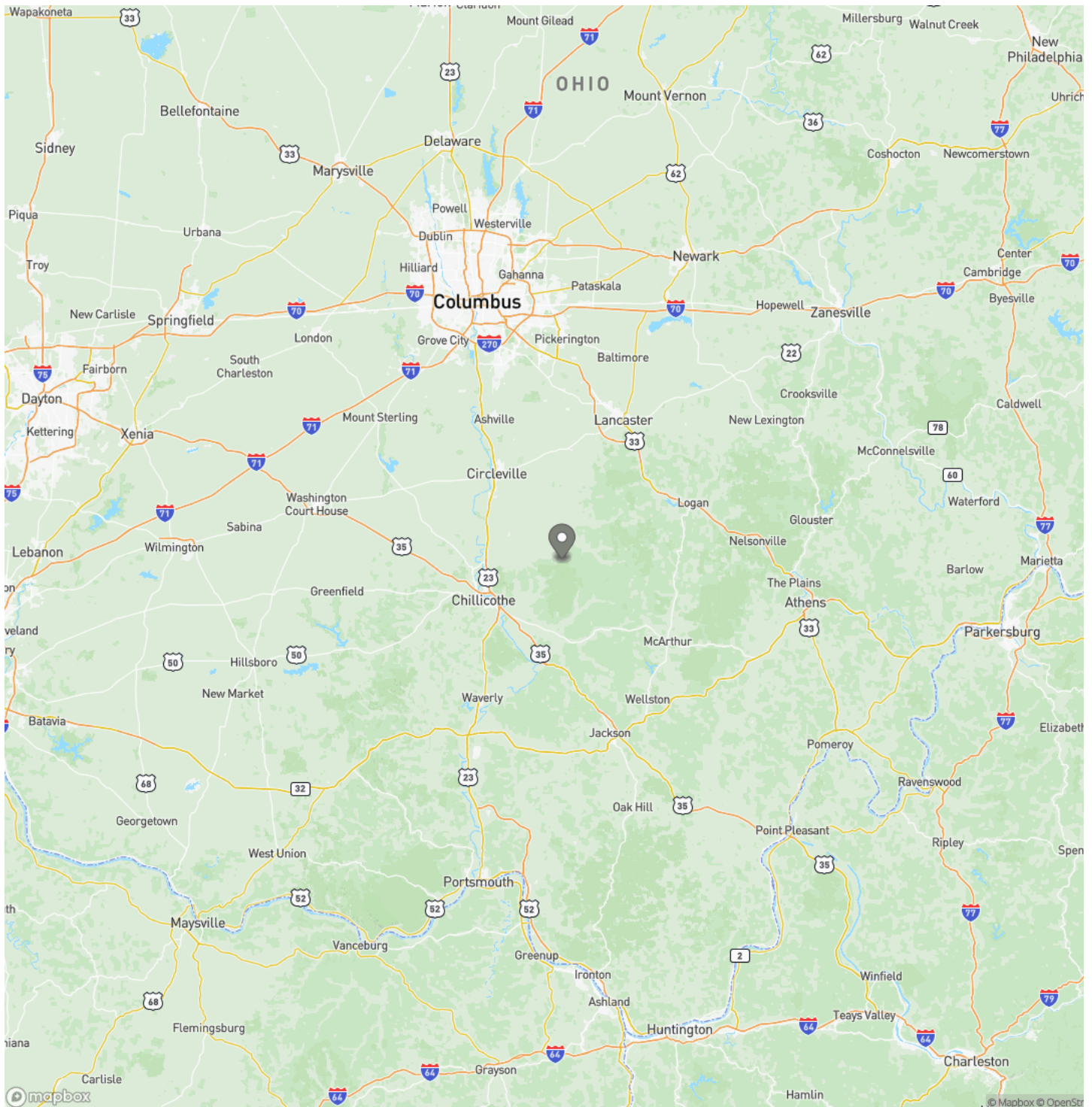
Bull Creek Rd - 98 acres
Laurelville, OH / Ross County



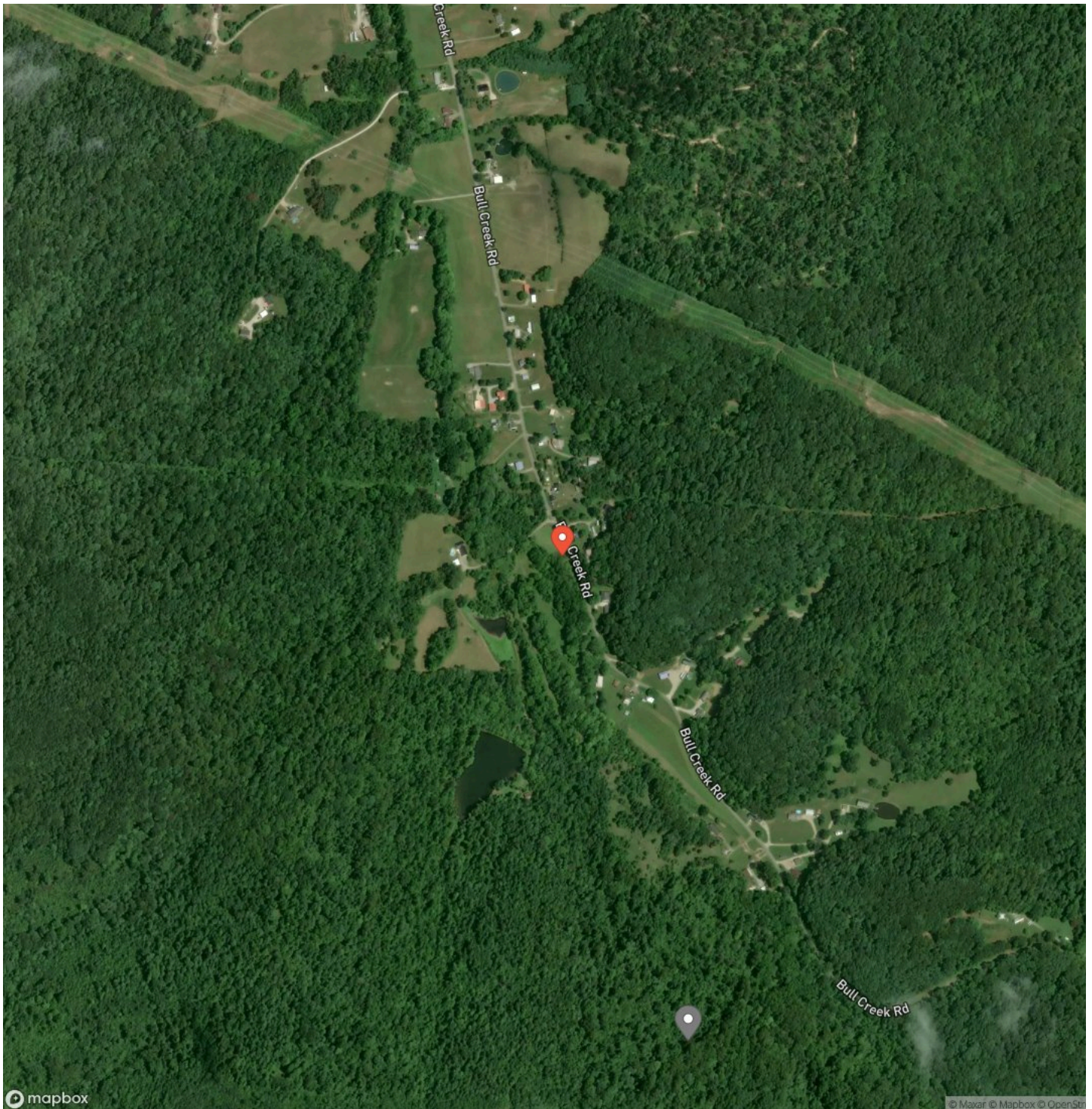
Locator Map



Locator Map



Satellite Map



Bull Creek Rd - 98 acres
Laurelville, OH / Ross County

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare Jr.

Mobile

(740) 404-8915

Email

sbare@mossyoakproperties.com

Address

City / State / Zip

Zanesville, OH 43701

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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