

**Canal Rd - 42 acres - Muskingum County**  
8500 Canal Road  
Fazeysburg, OH 43822

**\$379,900**  
42 +/- acres  
Muskingum County



**Canal Rd - 42 acres - Muskingum County  
Fazeysburg, OH / Muskingum County**

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**SUMMARY**

**Address**

8500 Canal Road

**City, State Zip**

Fazeysburg, OH 43822

**County**

Muskingum County

**Type**

Residential Property, Recreational Land

**Latitude / Longitude**

40.0879 / -82.1549

**Dwelling Square Feet**

625

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

42

**Price**

\$379,900

**Property Website**

<https://ohiolandforsale.com/property/canal-rd-42-acres-muskingum-county-muskingum-ohio/11302>





## **PROPERTY DESCRIPTION**

42+/- acres of land for sale in Muskingum County, Ohio. Do not miss this chance to own this very unique property! The cottage will take you back in time to a more basic way of life and make you feel right at home as soon as you walk through the door! The long gravel driveway takes you to the beautiful yard with giant towering pines and oak trees for shade. If you are looking for a weekend get away or a full time home do not miss out on this property. The cottage and garage/apartment are in excellent condition and ready for you and your family to move right in!

Property features include:

- 36+/- acres wooded
- Mix of hardwoods and maple
- Fruit trees
- Excellent deer and turkey hunting
- Good trail system for accessing property
- Rock out-croppings
- Secluded field for planting food plots
- Rolling topography
- 1156' +/- long driveway

Features of the home include:

- Built in 1901
- Remodeled in 2020
- Large kitchen area
- Unique design on the kitchen cabinets
- 2 bedrooms
- 2 bath
- Original hardwood floors
- Wood burning brick fire place
- Dry clean basement
- Gas furnace
- Electric water heater
- Water softener

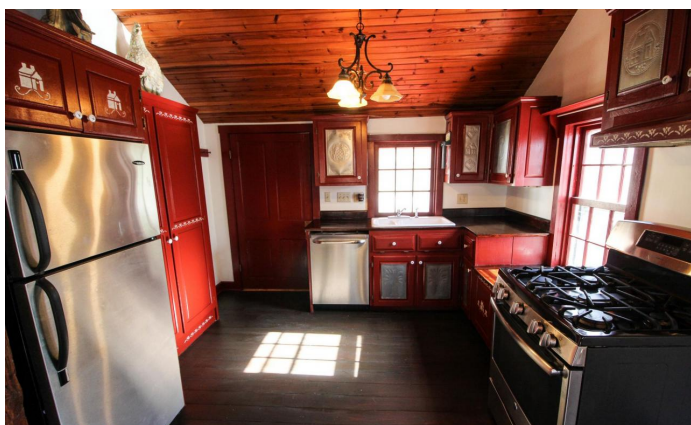
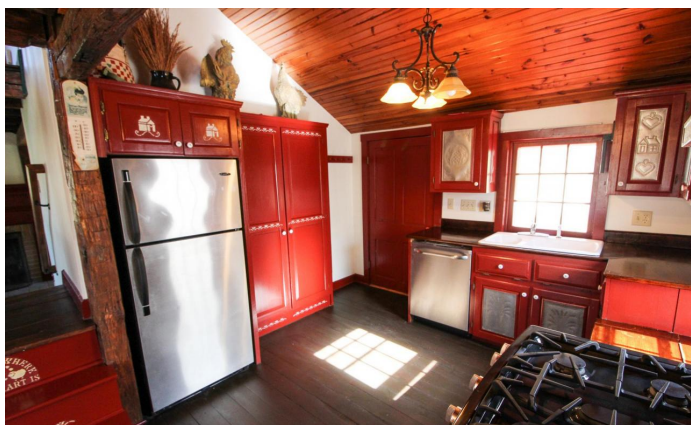
Features of the garage include:

- 3 car 2-story garage
- Full 1 bedroom / 1 bathroom apartment on 2nd floor
- Electric furnace
- Gas water heater

There is plenty of property for hunting, horse back riding or raising some livestock. There is a small horse barn with stalls and storage, 3 plus acres of fenced pasture field and any mineral rights owned by seller to transfer. Annual taxes will be determined due to new split. Tri-Valley Local School District. Call today to view this property!

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## Locator Maps





## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Scott Bare

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**Email**

sbare@mossyoakproperties.com

**Address**

PO Box 896

**City / State / Zip**

Pickerington, OH, 43147

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**NOTES**

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## 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**

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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