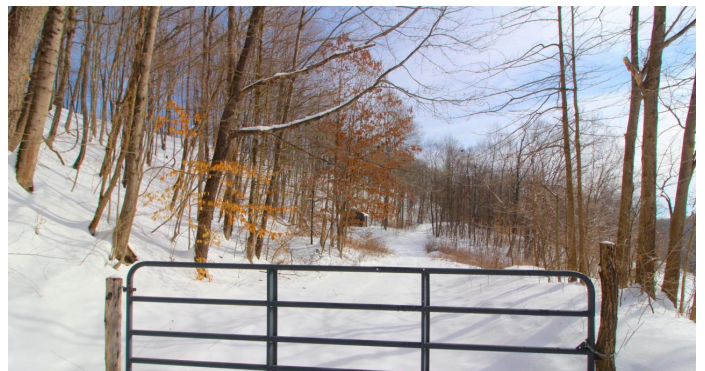


**Moody Hollow Rd - 101 acres -
Muskingum County
1805 Moody Hollow Road
Blue Rock, OH 43720**

\$320,000
101.697 +/- acres
Muskingum County



Moody Hollow Rd - 101 acres - Muskingum County
Blue Rock, OH / Muskingum County

SUMMARY

Address

1805 Moody Hollow Road

City, State Zip

Blue Rock, OH 43720

County

Muskingum County

Type

Hunting Land, Recreational Land

Latitude / Longitude

39.7627 / -81.7627

Acreage

101.697

Price

\$320,000

Property Website

<https://ohiolandforsale.com/property/moody-hollow-rd-101-acres-muskingum-county-muskingum-ohio/12175>



PROPERTY DESCRIPTION

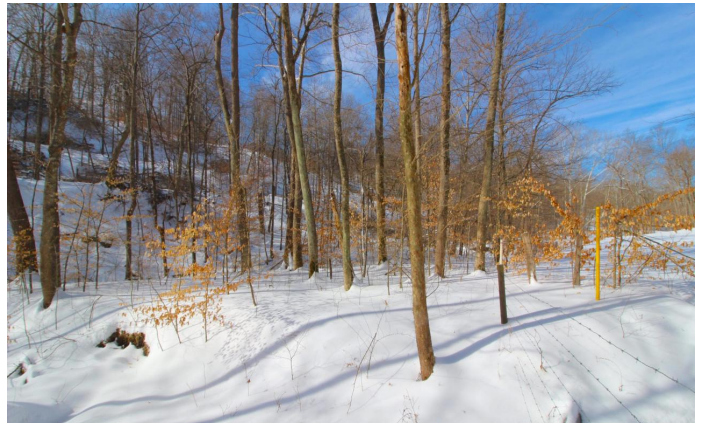
101.697 acres of land for sale in Muskingum County, Ohio. If your looking for a property completely set up and ready for you to just start hunting, look no further! The seller has studied the property and the way the deer travel through it and has placed tree-stands in the right locations. The well maintained trail system provides access to all corners of this property. With planting a few food plots, you will be ready for some great deer hunting! The high ridges will have plenty of gobbling turkeys on it this spring!

Property features include:

- Mostly wooded
- Good mix of hardwoods and maple trees
- Several cleared areas to plant secluded food plots
- Locked gate at road
- Great trail system to access property
- Year round creek runs through property
- Large stocked pond
- Seller states excellent deer, turkey and small game hunting
- Current owner has 10 well placed tree stands that will stay with property
- Plenty of deer sign around and close to established stand sites
- Steep to rolling topography
- Great mix of high hardwood ridges and low dry creek bottom ground
- 1784 +/- feet of road frontage on Moody Hollow Road
- New home or cabin building sites
- GPS Coordinates are 39.7627, -81.7627

This is is a great all around recreational property. There is a 10x26 pre-built cabin; which consists of 1 large room, a loft area and screened in porch on front. The cabin is pre-wired and electric is close. If buyer would like something a little more permanent to stay in there is a ranch home and additional acreage that can be purchased as well with larger tract. (Not Included in price of 101 acres) Call today before this one is gone! Mineral rights do not transfer and annual taxes are approximately \$298.92.

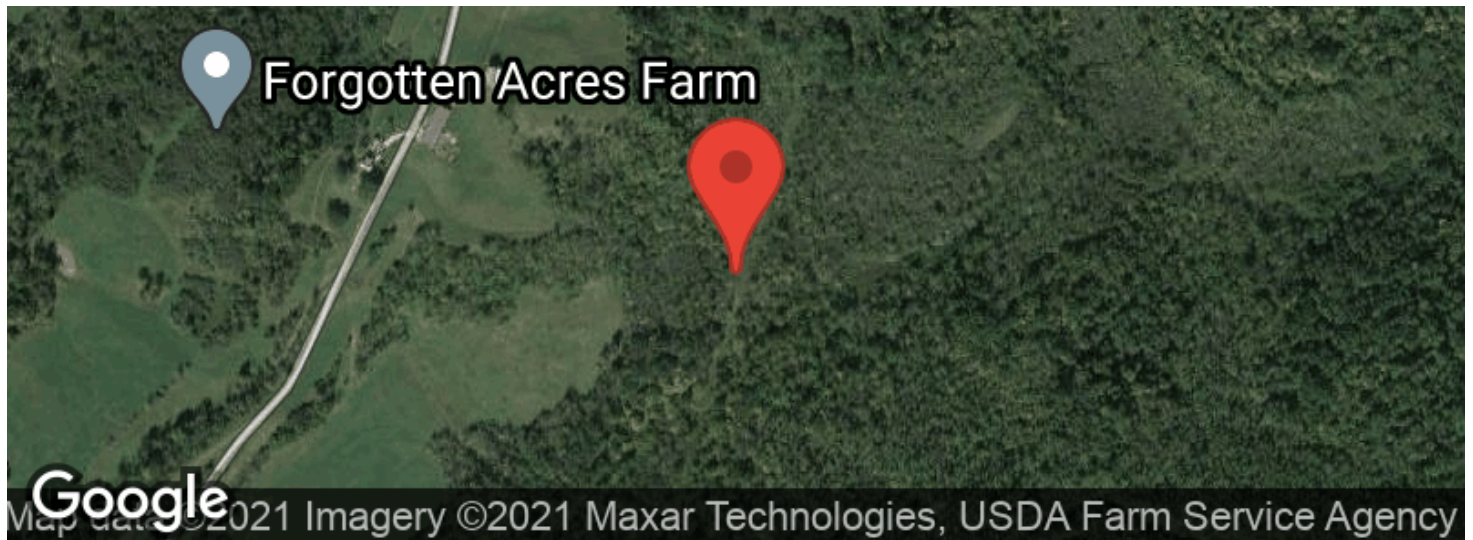
Moody Hollow Rd - 101 acres - Muskingum County
Blue Rock, OH / Muskingum County



Locator Maps



Aerial Maps



Moody Hollow Rd - 101 acres - Muskingum County
Blue Rock, OH / Muskingum County

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 single 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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