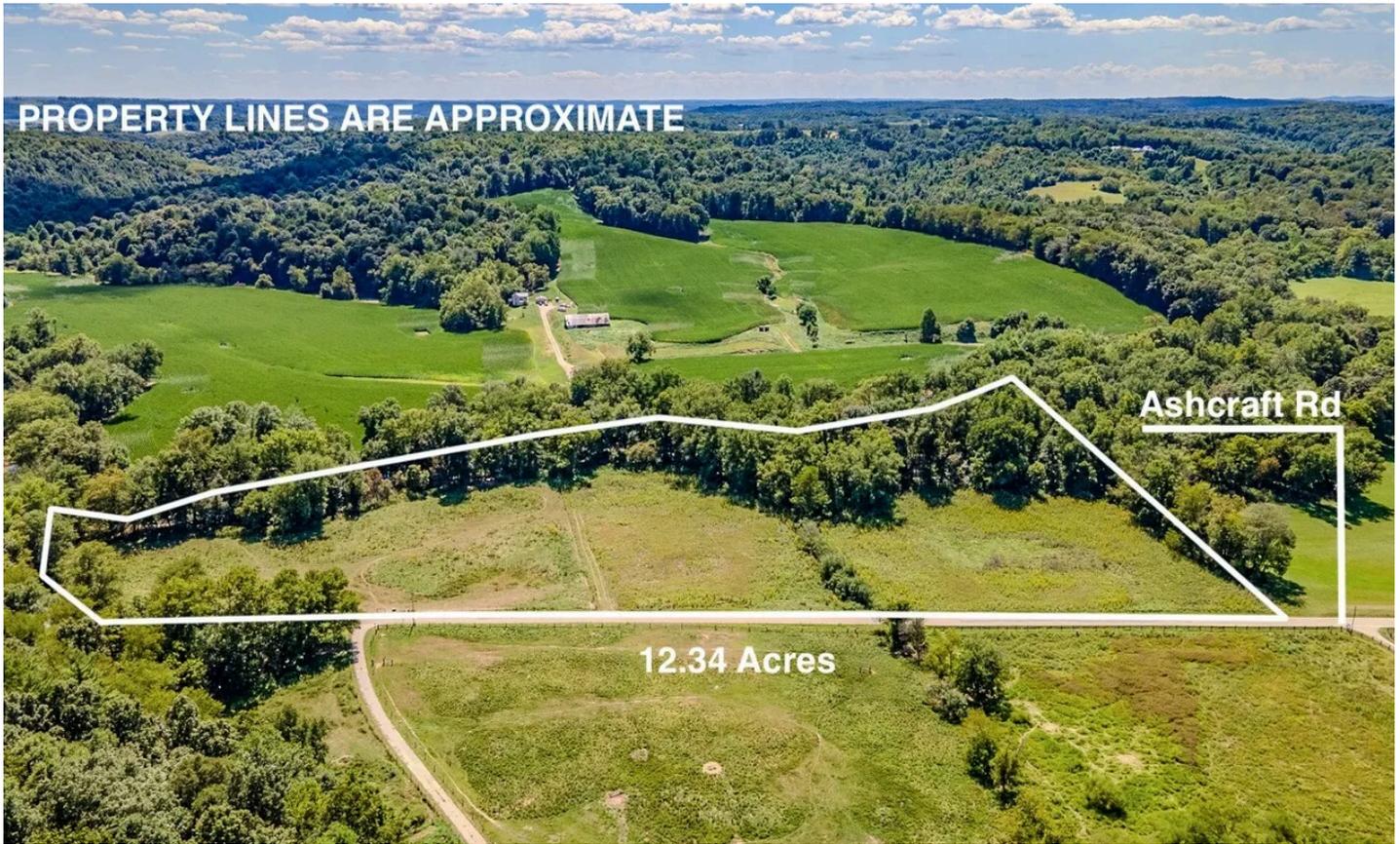


Ashcraft Rd - 12 acres
0 Ashcraft Road
Frazeytsburg, OH 43822

\$98,900
12.34± Acres
Muskingum County



Scott Bare Jr.
OH & WV AGENT

Scott has 40 years of outdoor experience in land sales and management with Mossy Oak Properties, rooted in childhood adventures with his father. A lifelong Ohio resident, he is knowledgeable about land prices in central, eastern, and southeastern Ohio. Living on a farm in Muskingum County, Scott is dedicated to providing excellent client service, aiming to secure the best deals for sellers and assisting buyers and sellers in Ohio.



MOSSY OAK
PROPERTIES
Bauer Realty & Auctions

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Ashcraft Rd - 12 acres
Fazeysburg, OH / Muskingum County

SUMMARY

Address

0 Ashcraft Road

City, State Zip

Fazeysburg, OH 43822

County

Muskingum County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

40.157839 / -82.145581

Acreage

12.34

Price

\$98,900



Ashcraft Rd - 12 acres
Fazeysburg, OH / Muskingum County

PROPERTY DESCRIPTION

12.34 acres for sale in Muskingum County, Ohio. If you're looking for a small recreational tract, don't miss out on this one! This acreage is located along the banks of the Wakitomika Creek in northern Muskingum County. This area is known for its good hunting opportunities, but a bonus of great fishing for smallmouth bass, panfish, and northern pike! Also, swimming and kayaking from your own land! With some work, this could be a little honey hole for the deer and duck hunter!

Property features include:

- 12.34 total acres
- 1 parcel
- Approximately 5+/- acres wooded
- Remainder of land is cleared
- 2+ acres fenced pasture
- Should be great hunting for deer, turkey, small game, and waterfowl
- Well-used deer trail along the creek
- Woods funnels deer down traveling along the creek bottom
- Large corn fields to the south of the creek
- Opportunities to plant food plots for wildlife
- 1100 +/- feet of road frontage on Ashcraft Road
- Total of 628 +/- feet of frontage on Wakitomika Creek
- Property is located 100% in the flood plain
- GPS Coordinates are 40.1574, -82.1457

Annual taxes are approximately \$249.50, and any mineral rights owned by the seller are to be transferred.

Ashcraft Rd - 12 acres
Frazeysburg, OH / Muskingum County



Locator Map



Locator Map



Satellite Map



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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