

Cabin Shell - 6 acres - Bordering Public Land
0 BLUE ROCK CHURCH RD
Chandlersville, OH 43727

\$189,000
6.760± Acres
Muskingum County



Tristden Bauer
OH BROKER | AUCTIONEER

Tristden has been a licensed realtor since 2015. In 2020, he decided to further his career by pursuing a business management degree to become an Ohio-licensed broker. In 2023, Tristden graduated from Hondros College of Business and obtained his Broker's license, shortly thereafter obtaining his Auctioneer license. Tristden is most passionate about his faith, family, and local church involvement. He has been married since 2016 and has two beautiful daughters. Tristden loves all things real estate and couldn't imagine doing anything else with his life. The foundations of his career are honesty, integrity, and, most importantly, being a servant of his clients.



tbauer@mossyoakproperties.com | 614-745-5520

**Cabin Shell - 6 acres - Bordering Public Land
Chandlersville, OH / Muskingum County**

SUMMARY

Address

0 BLUE ROCK CHURCH RD

City, State Zip

Chandlersville, OH 43727

County

Muskingum County

Type

Recreational Land

Latitude / Longitude

39.8093 / -81.77464

Acreage

6.760

Price

\$189,000

Property Website

<https://www.mossoakproperties.com/property/cabin-shell-6-acres-bordering-public-land-muskingum-ohio/101190/>



Cabin Shell - 6 acres - Bordering Public Land Chandlersville, OH / Muskingum County

PROPERTY DESCRIPTION

Cabin Shell on 6.7 Acres Bordering 54,000+ Acres of Public Land

A great weekend getaway awaits in Muskingum County. This 6.7-acre property directly borders the 54,000+ acre Appalachian Hills Wildlife Area, offering immediate access to thousands of acres of public hunting and recreation. Located just 2 miles from The Wilds and only minutes from Blue Rock State Park, this property sits in the heart of some of the best outdoor opportunities in southeastern Ohio. A gravel driveway leads to a 672 sq. ft. cabin shell that is ready for you to make it your own.

Property features include:

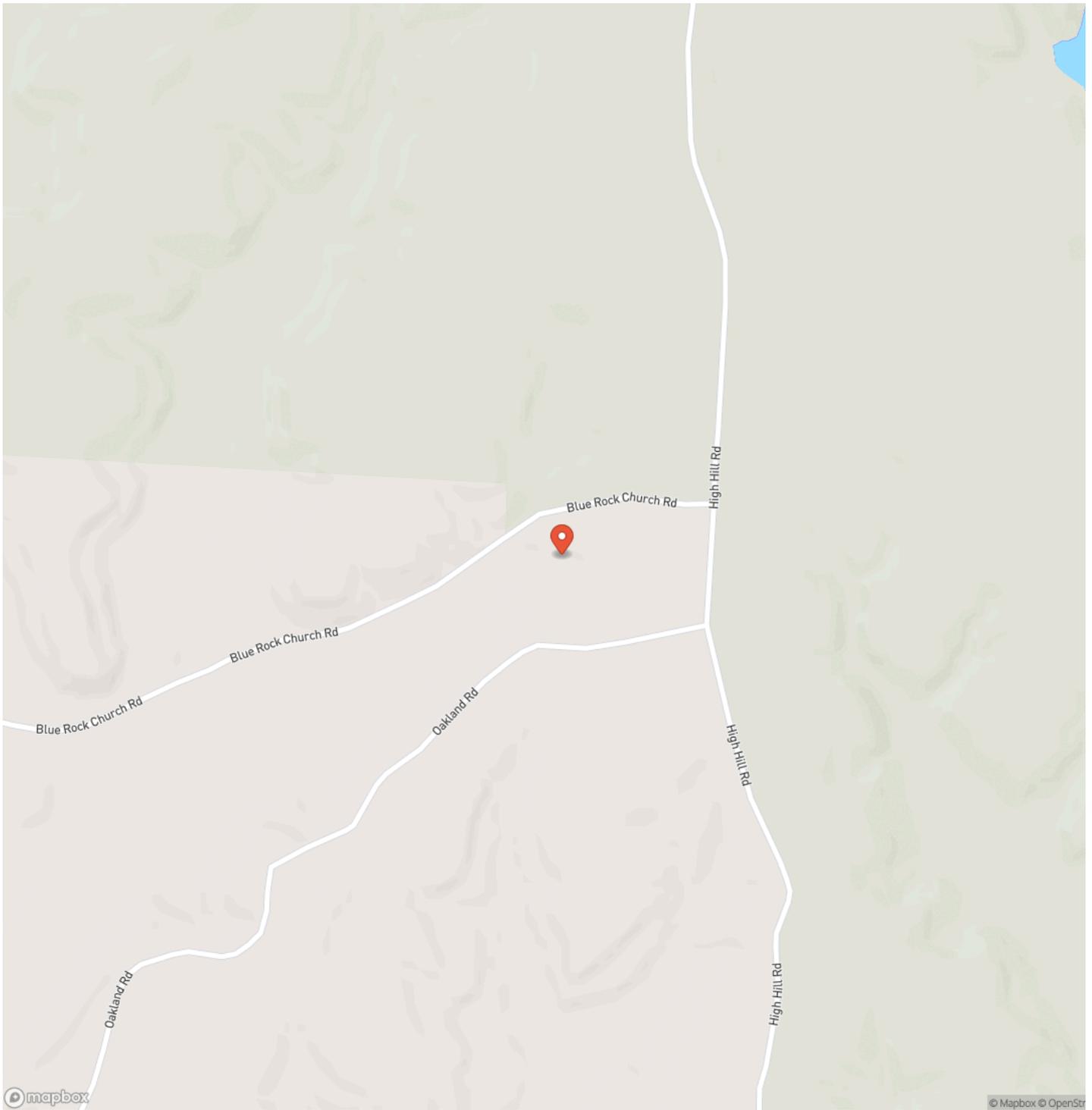
- 6.7 acres in Muskingum County, Ohio
- Touches Appalachian Hills Wildlife Area (54,000+ acres)
- Just 2 miles from The Wilds
- Approximately 5 minutes to Blue Rock State Park and State Forest
- Gravel driveway installed
- 672 sq. ft. cabin shell
- Electric service is close by on the neighboring properties
- Cabin is insulated with partial wiring in place (set up for solar potential)
- No bedrooms or bathrooms, ready to finish to your specs
- No deed restrictions
- Established walking trails

Whether you're looking for a hunting camp, cabin project, or weekend escape, this property offers a rare combination of location, access, and potential. Annual taxes are approximately 849.18.

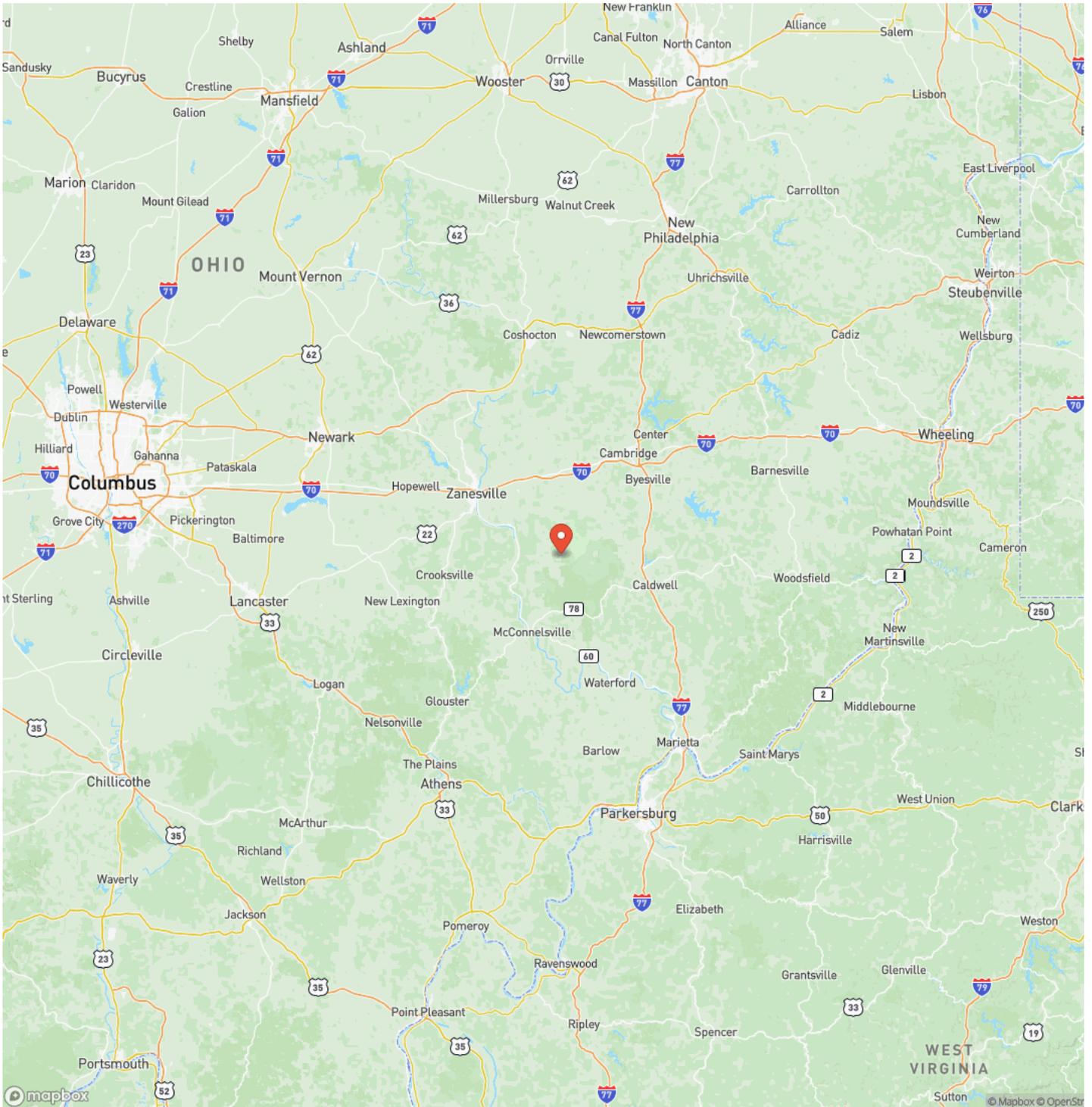
**Cabin Shell - 6 acres - Bordering Public Land
Chandlersville, OH / Muskingum County**



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.

Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 829-7070
www.mossyoakproperties.com/land-for-sale/ohio/

